



The City of Oklahoma City *PC Info & Inv sent*  
Development Services Department, Subdivision and Zoning  
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102  
Phone: (405) 297-2623 – Web: <https://www.okc.gov>

## APPLICATION FOR REZONING

Staff Use Only:	
Case No.: PC -	<i>10431</i>
File Date:	<i>20 Jan 22</i>
Ward No.:	<i>1</i>
Nbhd. Assoc.:	<i>OKC</i>
School District:	<i>C-3</i>
Extg Zoning:	<i>C-3</i>
Overlay:	<i>—</i>

*2520 N. Oklahoma Rezone for Training*  
Project Name

*2520 N. Oklahoma Ave. OKC, OK. 73105*  
Address / Location of Property to be Rezoned

*HVAC SERVICE Company*  
Present Use of Property

*Correct Zoning for Proper use to Construct training facility and outside storage*  
Purpose Statement / Proposed Development

*From C-3 to I-2*  
Proposed Zoning District

*40,500 SQ. FT*  
ReZoning Area (Acres or Square Feet)

### REQUIREMENTS FOR SUBMITTAL:

- ☒ 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☒ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- NA* ☐ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative, if Applicant is not the Property Owner of record.
- ☒ 4.) One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☒ 5.) One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☒ 6.) Maps, Site Plan and, or Survey Exhibits must be Letter size (8.5" x 11"), 600dpi minimum resolution, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- ☐ 7.) A filing fee of \$1500.00 must be remitted within One (1) business day of submittal confirmation. (Online payment preferred.)

#### Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

*Larry Beatty*  
Signature of Applicant

*LARRY BEATTY*  
Applicant's Name (please print)

*11441 S. WALKER AVE.*  
Applicant's Mailing Address

*OKC, OK. 73170*  
City, State, Zip Code

*405-317-5450*  
Phone

*LARRY BEATTY @ JMSOKC.COM*  
Email

Submit your Application by Email to [Subdivisionandzoning@OKC.gov](mailto:Subdivisionandzoning@OKC.gov)  
Compressed files (.zip, etc...) or links to FileShare services (Dropbox, etc...) can not be accepted for security purposes.

## LETTER OF AUTHORIZATION

I, \_\_\_\_\_ Jackson Mechanical Service Inc. \_\_\_\_\_ or,

*Property owner of record*

MAHOL Matt Olson President authorize,

*Agent of the Property Owner of Record and Title*

Larry Beatty of C & L Asset Group, LLC

Designated Representative

To make application for municipal approvals and do all things necessary for the advancement of such application with respect to the property at the following location:

\_\_\_\_\_  
Address and / or county assessor account number and county name

By: MAHOL

Signature

Title: President

Manager / Proprietor

Date: 6/8/22

MM/DD/YYYY

2021020201018885 B: 14621 P: 543  
02/02/2021 03:41:09 PM Pgs: 2  
Fee: \$20.00 Doc Stamp: \$375.00  
David B. Hooten, County Clerk  
Oklahoma County - State of Oklahoma



## WARRANTY DEED

Statutory Form Individual

Deed presented for filing by: Oklahoma City Abstract & Title Co.  
File No.: 2012016  
American Security Title Insurance Company

### Know All Men by These Presents:

THAT, V.E. Deaton, Co-Trustee of the Betty L. Deaton 1997 Revocable Trust, duly organized and existing under and by virtue of the laws of the State of Oklahoma party of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto C&L Asset Group, LLC party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

Part of Block Eleven (11) in BARROWS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, more particularly described as follows: Beginning at a point located in the West line of said Block 11 and at a distance of 270 feet North of the South line of said Block 11; Thence East 100 feet; Thence South 135 feet thence West 100 feet; Thence North 135 feet to the Point or Place of Beginning.

AND

Part of Block Eleven (11) in BARROWS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, more particularly described as follows: Beginning at a point 135 feet North of the Southeast corner of said Block 11, Thence West 200 feet; Thence North 135 feet; Thence East 200 feet; Thence South 135 feet to the Point of Beginning.

TAX ID No.: 035892030

11441

S. Walker Ave., Oklahoma City, OK 73170

Grantee's Mailing Address:

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said party of the second part, his/her/their heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. SUBJECT to existing zoning, easements, right-of-ways and restrictive covenants of record.

Signed and Delivered this 21 day of January, 2021

THE BETTY L. DEATON 1997 REVOCABLE TRUST

V.E. Deaton  
V.E. Deaton  
Co-Trustee

The Oklahoma City Abstract & Title Co.  
9620 S. Pennsylvania, #B  
Oklahoma City, OK 73159  
File # 2012016 10-5-375.00

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Co-Trustee

The Oklahoma City Abstract & Title Co.  
9620 S. Pennsylvania, #B  
Oklahoma City, OK 73159  
File # 2012016 TOS 375.00

STATE OF Oklahoma

)

INDIVIDUAL  
ACKNOWLEDGEMENT

COUNTY  
OF

) SS.


Oklahoma

Before me, the undersigned, a Notary Public, in and for said County and State, on this, 21st day of January, 2020, personally appeared V.E. Deaton, Co-Trustee of the Betty L. Deaton 1997 Revocable Trust, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written

My commission  
expires

8.9.24

  
Amie S. Witt

Notary  
Public

Warranty Deed File No. 2012016



Exhibit "A"

**LEGAL DESCRIPTION**

Street Address: 2520 N. Oklahoma Avenue  
Oklahoma City, Oklahoma County, Oklahoma

This property is described as commencing at the NW/c of the S/2 of Block 11, BARROW'S Addition; thence East 300 feet; thence South 135 feet; thence West 300 feet; Thence North 135 feet to the point of the beginning, Oklahoma City, Oklahoma County, Oklahoma. The subject property is located in the SW/4 Section 22 Township 12 North Range 3 West, Oklahoma City, Oklahoma County, Oklahoma.

**EXHIBIT "A"**

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Exhibit "A"

**LEGAL DESCRIPTION**

Street Address:

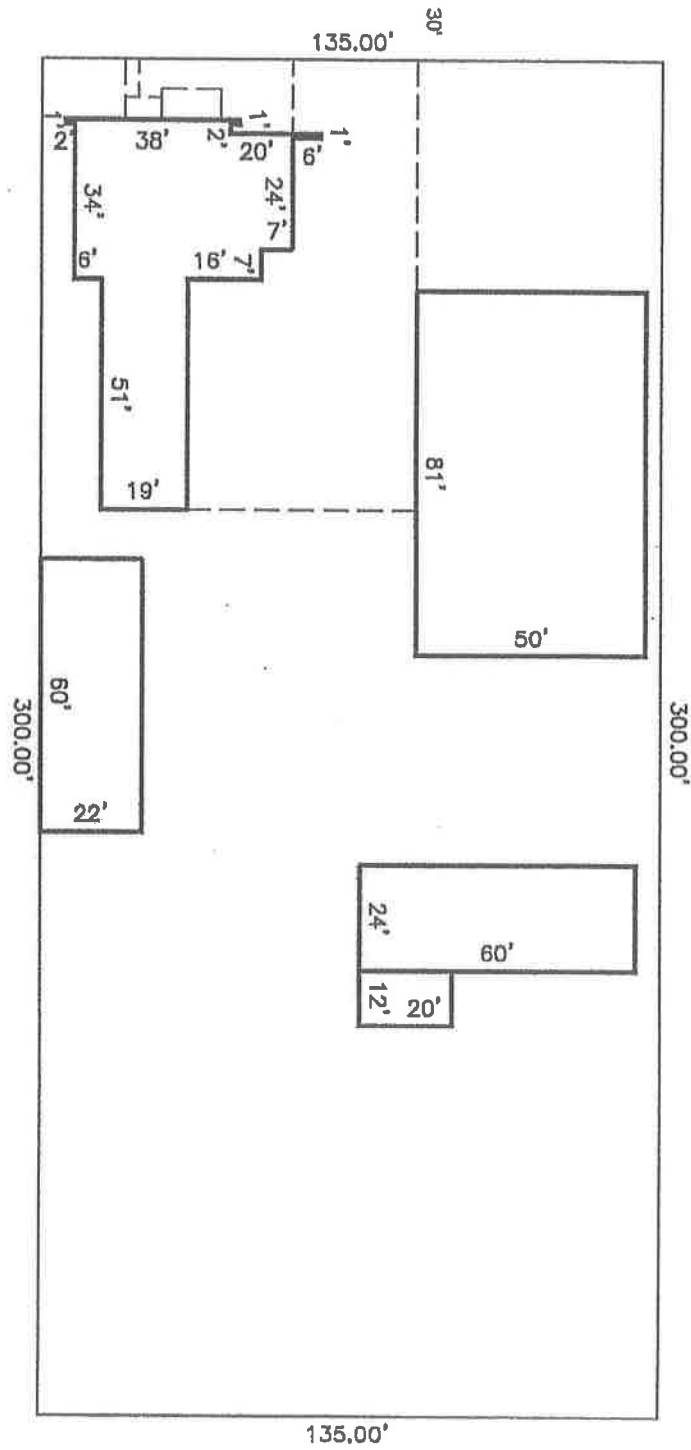
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Oklahoma City, Oklahoma County, Oklahoma

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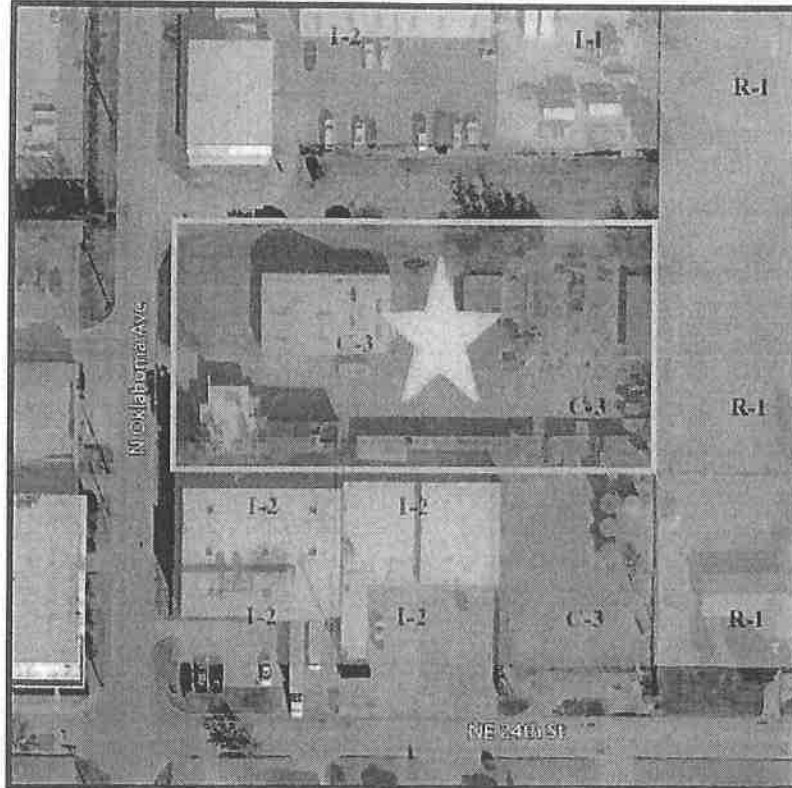


2524-2520 N. OKLAHOMA AVENUE

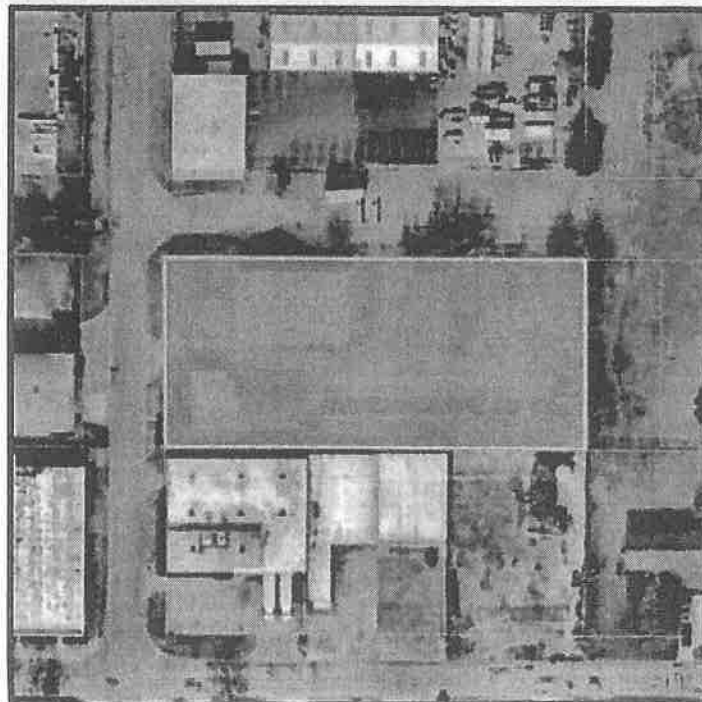


*J. Beck*

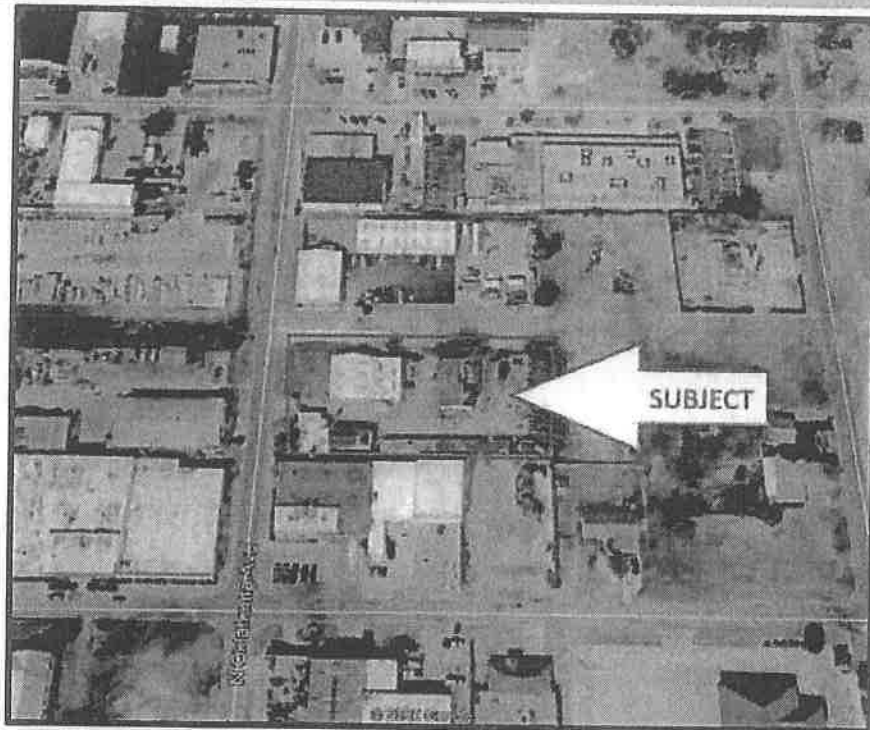
**Zoning Map**



**Tax Map**



Aerial



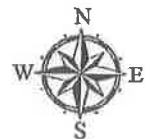
FEMA Flood Map





Historical Aerial Photo  
Year 2018

**2520 N. OKLAHOMA AVENUE  
OKLAHOMA CITY, OK**



Target Site: 35.495759, -97.5096215 Job #: 2104727698

# Larry Stein Oklahoma County Assessor's Office



## Ownership Radius Report

This Official Report is for Account Number R035892030 and is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.

STATE OF OKLAHOMA } ss:  
COUNTY OF OKLA.

I, the duly elected qualified and acting  
County Assessor in and for the County  
and State aforesaid, do hereby certify that  
the within and foregoing is a full, true and  
complete copy of 300ft Radius Report

filed in the office of the County Assessor  
on the 18 day of July, 2022

Given under my hand and official seal this  
18 day of July, 2022

County Assessor

J. Webb

Deputy

Oklahoma County Assessor's  
300ft Radius Report  
7/18/2022

accountno	name1	name2	mailingaddress1	Shape	city	state	zipcode	subname	block	lot	legal	location
R035650160	OKLAHOMA CITY CONGREGATION	METROPOLITAN UNIT	2425 N WALNUT AVE		OKLAHOMA CITY	OK	73105	MADISON PARK ADD	001	000	MADISON PARK ADD 001 000 LOTS 1 THRU 16 & LOTS 48 THRU 48	2425 N WALNUT AVE OKLAHOMA CITY
R035650960	WHITEHEAD JEFFREY L & TOMMIYE L CO TRS	WHITEHEAD JEFFREY & TOMMIYE TRUST	2704 WOODRUFF RD		EDMOND	OK	73013-7629	MADISON PARK ADD	001	000	MADISON PARK ADD 001 000 LOTS 17 THRU 20	106 NE 24TH ST OKLAHOMA CITY
R035653360	MLP LLC		2423 N OKLAHOMA AVE		OKLAHOMA CITY	OK	73105	MADISON PARK ADD	002	000	MADISON PARK ADD 002 000 LOTS 1 2 3 & 4	0 UNKNOWN OKLAHOMA CITY
R035653680	MLP LLC		2423 N OKLAHOMA AVE		OKLAHOMA CITY	OK	73105-3022	MADISON PARK ADD	002	000	MADISON PARK ADD 002 000 LOTS 5 THRU 12 & LOTS 37 THRU 42	19 E MADISON OKLAHOMA CITY
R035651280	CARL & REGINA KRUEGER	EDUCATIONAL TRUST	805 NW 39TH ST		OKLAHOMA CITY	OK	73118-7119	MADISON PARK ADD	001	000	MADISON PARK ADD 001 000 LOTS 21 THRU 24	100 NE 24TH ST OKLAHOMA CITY
R035816400	THOMPSON BUILDING CO		PO BOX 60160		OKLAHOMA CITY	OK	73146-0160	BARROWS SUB ADDITION	004	000	BARROWS SUB ADDITION 004 000 LOTS 31 THRU 48	39 NE 24TH ST OKLAHOMA CITY
R035891350	VERBS LLC		11516 COUNTRYSIDE CT		EDMOND	OK	73013-0474	BARROWS ADDITION	011	000	BARROWS ADDITION 011 000 BEG AT SW/C E100FT N135FT W100FT	101 NE 24TH ST OKLAHOMA CITY
R035891120	LIHIAN PROPERTIES LLC		2800 SUMMIT DR		EDMOND	OK	73034-7957	BARROWS ADDITION	011	000	BARROWS ADDITION 011 000 PT BLK 11 BEG 100FT E OF SW/C TH N135FT E100FT S135FT W100FT TO BEG	109 NE 24TH ST OKLAHOMA CITY
R035891300	WHITE OPERATING PROPERTY MANAGEMENT LLC		1627 SW 96TH ST		OKLAHOMA CITY	OK	73159	BARROWS ADDITION	011	000	BARROWS ADDITION 011 000 BEG SE/C BLK 11 W100FT N135FT E100FT S135FT TO BEG	0 UNKNOWN OKLAHOMA CITY
R035892030	C&L ASSET GROUP LLC		11441 S WALKER AVE		OKLAHOMA CITY	OK	73170	BARROWS ADDITION	011	000	BARROWS ADDITION 011 000 A TR 300FT E&W BY 135FT N&S BEG AT NW/C OF S 1/2	2520 N OKLAHOMA AVE OKLAHOMA CITY
R035893150	HOUSTON RICHARD T & MARY L TRS	HOUSTON LIVING TRUST	2501 N WALNUT AVE		OKLAHOMA CITY	OK	73105-3122	BARROWS ADDITION	012	000	BARROWS ADDITION 012 000 BEG SE/C OF BLK 12 N270FT W200FT FOR PT OF BEG TH S135F W50FT N135FT E50FT	0 UNKNOWN OKLAHOMA CITY
R035892700	HOUSTON RICHARD T & MARY L TRS	HOUSTON LIVING TRUST	2501 N WALNUT AVE		OKLAHOMA CITY	OK	73105-3122	BARROWS ADDITION	012	000	BARROWS ADDITION 012 000 BEG SE/C BLK 12 N270FT W150FT FOR BEG THENCE S135FT W50FT N135FT E50FT	0 UNKNOWN OKLAHOMA CITY
R035893375	HOUSTON RICHARD T & MARY L TRS	HOUSTON LIVING TRUST	2501 N WALNUT AVE		OKLAHOMA CITY	OK	73105-3122	BARROWS ADDITION	012	000	BARROWS ADDITION 012 000 BEG SE/C OF BLK 12 N270FT W100FT FOR PT OF BEG S135FT W50FTN135FT E50FT	0 UNKNOWN OKLAHOMA CITY
R035892475	HOUSTON RICHARD T & MARY L TRS	HOUSTON LIVING TRUST	2501 N WALNUT AVE		OKLAHOMA CITY	OK	73105-3122	BARROWS ADDITION	012	000	BARROWS ADDITION 012 000 BLK 12 EX N135FT & EX W50FT OF S135FT OF N270FT & EX E150FT OF W200FT OF N135FT OF S270FT	2501 N WALNUT AVE OKLAHOMA CITY
R035819600	RIVER LEASING COMPANY LLC		2629 GUILFORD LN		OKLAHOMA CITY	OK	73120-4536	BARROWS SUB ADDITION	004	000	BARROWS SUB ADDITION 004 000 E450FT OF N 1/2	2515 N OKLAHOMA AVE OKLAHOMA CITY

Oklahoma County Assessor's  
300ft Radius Report  
7/18/2022

R035892025	JACKSON MECHANICAL SERVICE INC					OK	OKLAHOMA CITY	OK	73154-0824	BARROWS ADDITION	011	000	BARROWS ADDITION 011 000 PT OF BLK 11 BEG 135FT S OF NW/C TH S135FT E100FT N135FT W100FT TO BEG PLUS A TR BEG 135FT S & 100FT E OF NW/C TH S135FT E200FT N135FT W200FT TO BEG	2600 N OKLAHOMA AVE OKLAHOMA CITY
R035892925	HOUSTON RICHARD T & MARY L TRS	HOUSTON LIVING TRUST				OK	OKLAHOMA CITY	OK	73105-3122	BARROWS ADDITION	012	000	BARROWS ADDITION 012 000 BEG 135FT S OF NW/C E50FT S135FT W50FT N135FT	0 UNKNOWN OKLAHOMA CITY
R035892475	HOUSTON RICHARD T & MARY L TRS	HOUSTON LIVING TRUST				OK	OKLAHOMA CITY	OK	73105-3122	BARROWS ADDITION	012	000	BARROWS ADDITION 012 000 BLK 12 EX N135FT & EX W50FT OF S135FT OF N270FT & EX E150FT OF W200FT OF N135FT OF S270FT	2501 N WALNUT AVE OKLAHOMA CITY
R035738800	BIG CHIEF AT NE 26TH LLC					OK	NORMAN	OK	73070-5156	ROLANE ADDITION	003	000	ROLANE ADDITION 003 000 LOTS 7 THRU 12	26 NE 26TH ST OKLAHOMA CITY
R035738400	CRS HOLDING LLC					OK	OKLAHOMA CITY	OK	73113-2183	ROLANE ADDITION	003	000	ROLANE ADDITION 003 000 E100FT OF N/2 BLK 3 (AKA LTS 1 THRU 4) & S67.5FT OF W50FT E150FT OF N/2 BLK 3 (AKA S67.5FT OF LTS 5 & 6) & W146.8FT OF BLK 3 (AKA LOTS 19 THRU 30) & LOTS 31 THRU 48 PLUS N25FT	0 NW 26TH ST OKLAHOMA CITY
R035890675	KUEWER INVESTMENTS LLC					OK	OKLAHOMA CITY	OK	73105-3021	BARROWS ADDITION	011	000	BARROWS ADDITION 011 000 BEG NW/C OF BLK 11 TH E100FT S135FT W100FT N135FT	100 NE 26TH ST OKLAHOMA CITY
R035891575	KUEWER INVESTMENTS LLC					OK	OKLAHOMA CITY	OK	73105-3021	BARROWS ADDITION	011	000	BARROWS ADDITION 011 000 BEG 100FT E OF NW/C S135FT E50FT N135FT W50FT	0 UNKNOWN OKLAHOMA CITY
R035893600	BOTANICA HOLDINGS LLC					OK	EDMOND	OK	73034	BARROWS ADDITION	000	000	BARROWS ADDITION 000 000 PT OF BLK 12 BEG AT NW/C TH E250FT S135FT W250FT N135FT TO BEG PLUS PT OF BLK 11 BEG AT NE/C BLK 11 TH W150FT S135FT E150FT N135FT TO BEG	120 NE 26TH ST OKLAHOMA CITY



