



The City of Oklahoma City
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 SPUD ReZONING

Simplified Planned Unit Development District
Plaza Peacock

Project Name

1417 N Blackwelder Ave.

Address / Location of Property (Provide County name & parcel no. if unknown)

Multi-family development

Summary Purpose Statement / Proposed Development

Staff Use Only	1454
Case No.: SPUD -	25 Aug '22
File Date:	
Ward No.: 6	
Nbhd. Assoc.: CLASSEN TEN PENN	
School District: OKC	
Extg Zoning: R-2	
Overlay:	

0.896 acres

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 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.
- ☐ 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.
- ☐ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. Make check payable to "City Treasurer"

Property Owner Information (if other than Applicant):

Home Ownership Made Easy, LLC

Name

4 NE 10th St., Suite 227

Mailing Address

Oklahoma City, OK 73104

City, State, Zip Code

Phone

Email

Signature of Applicant

Mark W. Zitzow, Johnson & Associates

Applicant's Name (please print)

1 E Sheridan Ave., Suite 200

Applicant's Mailing Address

Oklahoma City, OK 73104

City, State, Zip Code

(405) 235-8075

Phone

mzitzow@jaokc.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov

Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

August 25, 2022

City of Oklahoma City
Development Services Department
420 W. Main Street, 9th Floor
Oklahoma City, OK 73102

Attention: Mr. Curtis Liggins

RE: Plaza Peacock: SPUD Submittal

Dear Curtis:

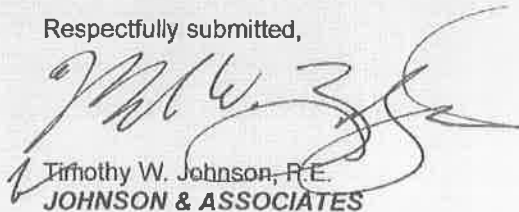
On behalf of the property owner, Home Ownership Made Easy, LLC, we are submitting a request for a Simplified Planned Unit Development application to be reviewed and recommended for approval by the Planning Commission for property located at 1417 N Blackwelder Ave. in Oklahoma City. The subject site is currently zoned as R-2, "Medium-Low density Residential" District. Currently, most of the property is undeveloped with the exception of two single-family structures that will be raised upon the development of this SPUD. This application seeks to rezone the property, totaling 0.896 acres, to permit the proposed multi-family development.

Please find attached the following submittal documents for the above referenced project:

- SPUD Rezoning Application
- Letter of Authorization
- Warranty Deed
- Legal Description
- 300-foot Radius Ownership List
- Master Design Statement
- Conceptual Site Plan
- Filing Fee of \$1,800.00

Please review the following information for its completeness and place this application on the Planning Commission docket of **October 13, 2022**. Should you have any questions or comments, please feel free to contact this office.

Respectfully submitted,



Timothy W. Johnson, P.E.
JOHNSON & ASSOCIATES

TWJ/rw

Attachment(s)

cc: Mark W. Zitzow, AICP, Johnson & Associates
[5300 000/ PUD]

P:\5300\PU\Sub Ltr.docx

Home Ownership Made Easy, LLC
4 NE 10th St., Suite 227
Oklahoma City, OK 73104
PH: (405) 771-0127

August 17, 2022

City of Oklahoma City
Development Services Department
420 W. Main Street, 9th Floor
Oklahoma City, OK 73102

Attn: Mr. JJ Chambless

RE: Letter of Authorization for Submittal to the City

Dear JJ:

As owner/representative of the subject property, I hereby authorize Johnson & Associates to act as agents on our behalf in the submittal and processing of this Simplified Planned Unit Development rezone application and all subsequent applications to the City of Oklahoma City. If you have any questions or comments, please feel free to contact me at the number listed above.

Respectfully Submitted,


James Dempster
Manager

cc: Mark W. Zitzow, AICP, Johnson & Associates
File: 5300 000/PUD

Tax I.D. No.: 062625160

Mail Tax Statement To:

Grantee
4 NE 10th Street #227
Oklahoma City, OK 73104

After Recording Return To:

American Eagle Title Group, LLC
6805 N. Classen Ste. A
Oklahoma City, OK 73116

Rec. & Ret. to:

American Eagle Title Group
421 NW 13th St, Suite 320
Oklahoma City, OK 73103

20160609010822980
DEED 06/09/2016
12:34:46 PM Book:13142
Page:530 PageCount:1
Filing Fee:\$13.00
Doc. Tax:\$40.50
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

WARRANTY DEED
(Individual)

KNOW ALL MEN BY THESE PRESENTS:

That **Jerry Van Brown and Barbara Brown**, husband and wife
party of the first part, in consideration of the sum of ***TEN AND NO/100***** dollars and other valuable
consideration, in hand paid, the receipt of which is acknowledged, does hereby grant, bargain, sell, and convey
unto

Home Ownership Made Easy, LLC

Whose address is: **4 NE 10th Street, Okc, OK 73104**

party of the second part, the following described real property and premises situated in **Oklahoma** County, State
of **Oklahoma**, to wit:

The South 12.1 feet of Lot Six (6), All of Lot Seven (7) and the North 10 feet of Lot Eight (8) in Block Eight (8),
COLLEGE ADDITION to Oklahoma County, Oklahoma, according to the recorded plat thereof.

Together with all fixtures and improvements, and all appurtenances, subject to existing zoning ordinances, plat or
deed restrictions, utility easements serving the property, including all mineral rights owned by party of the first part,
which may be subject to lease, and excluding mineral rights previously reserved or conveyed of record, and
warrants title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, and their heirs and
assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments,
mortgages and other liens and encumbrances of whatsoever nature, EXCEPT FOR and SUBJECT TO those
exceptions set forth hereinabove.

SIGNED AND DELIVERED the date(s) on the acknowledgment(s) below.


Jerry Van Brown


Barbara Brown

ACKNOWLEDGMENT


State of **Oklahoma**

County of **Oklahoma**


SS:

The foregoing instrument was acknowledged before me on this **2nd** day of **June**, 2016 by **Jerry Van Brown and
Barbara Brown, husband and wife**.

My Commission Expires:
May 3, 2019


Notary Public,
Christl S. Cina

EC No.: 1604-0040-61


CHRISTL S. CINA
Notary Public
State of Oklahoma
Commission # 07004322 Expires 05/03/19



Tax I.D. No.: 062625000 and 062625080

Mail Tax Statement To:
Home Ownership Made Easy LLC
4 NE 10th St., Ste 227
Oklahoma City, OK 73104

After Recording Return To:
American Eagle Title Group, LLC
421 NW 13th St., Ste 320
Oklahoma City, OK 73103

Rec. & Ret. to:
American Eagle Title Group
421 NW 13th St, Suite 320
Oklahoma City, OK 73103

WARRANTY DEED
(Individual)

20171024011482230
10/24/2017 10:40:44 AM
Bk: R013573 Pg: 1865 Pgs: 1 DEED
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

KNOW ALL MEN BY THESE PRESENTS:

That **Wayne Coyne, a single person,**
party of the first part, in consideration of the sum of ***TEN AND NO/100**** dollars and other valuable
consideration, in hand paid, the receipt of which is acknowledged, does hereby grant, bargain, sell, and convey
unto

Home Ownership Made Easy LLC

Whose address is: **4 NE 10th St., Suite 227**
Oklahoma City, OK 73104

party of the second part, the following described real property and premises situated in **Oklahoma** County, State
of **Oklahoma**, to wit:

Lots Three (3), Four (4) and Five (5) and the North 12.9 feet of Lot Six (6), in Block Eight (8), in COLLEGE
ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Together with all fixtures and improvements, and all appurtenances, subject to existing zoning ordinances, plat or
deed restrictions, utility easements serving the property, including all mineral rights owned by party of the first part,
which may be subject to lease, and excluding mineral rights previously reserved or conveyed of record, and
warrants title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, and their heirs and
assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments,
mortgages and other liens and encumbrances of whatsoever nature, EXCEPT FOR and SUBJECT TO those
exceptions set forth hereinabove.

SIGNED AND DELIVERED the date(s) on the acknowledgment(s) below.

Wayne Coyne

ACKNOWLEDGMENT

State of **Oklahoma** County of **Oklahoma** ss:
The foregoing instrument was acknowledged before me on this **20th day of October, 2017** by **Wayne Coyne, a
single person.**

My Commission Expires:
April 14, 2019

Notary Public,
M. Lueninghoener

EC No.: 1707-0106-55

20171024011482230
Filing Fee: \$13.00
Doc. Stamps: \$82.50
10/24/2017 10:40:44 AM
DEED



WARRANTY DEED

Statutory Form Individual

Deed presented for filing by: Oklahoma City Abstract & Title Co.
File No.: 1901642
American Security Title Insurance Company

20190410010471260
DEED 04/10/2019
02:47:03 PM Book:13994
Page:555 PageCount:1
Filing Fee:\$13.00
Doc. Tax:\$225.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

Know All Men by These Presents:

THAT, Justin J. Vandewalker and Angela N. Vandewalker, Trustees of the Justin J. and Angela N. Vandewalker Living Trust dated December 3, 2018, 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 Home Ownership Made Easy, LLC party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

Lots One (1) and Two (2) in Block Eight (8) of COLLEGE ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TAX ID No.: 062624920

Grantee's Mailing Address: 4 NE 10th St #227, Oklahoma City, OK 73104

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, its 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 8th day of April, 2019

JUSTIN J. VANDEWALKER AND ANGELA N.
VANDEWALKER, TRUSTEES OF THE JUSTIN J.
AND ANGELA N. VANDEWALKER LIVING TRUST
DATED DECEMBER 3, 2018

Justin J. Vandewalker
Trustee

Angela N. Vandewalker
Trustee

1901642
Doc Stamps \$*225.00
INDIVIDUAL ACKNOWLEDGMENT

State of Oklahoma
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 8th day of April, 2019, personally appeared, Justin J. Vandewalker and Angela N. Vandewalker, Trustees of the Justin J. and Angela N. Vandewalker Living Trust dated December 3, 2018, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of of said person(s) for the uses and purposes therein set forth.

Gives under my hand and seal the day and year last above written.

Connie Calaway



WARRANTY DEED

Statutory Form Individual

20170823011178940
DEED 08/23/2017
02:37:34 PM Book:13522
Page:1500 PageCount:1
Filing Fee:\$13.00
Doc. Tax:\$162.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

Know All Men by These Presents:

THAT, Magdaleno Reyes and Deanna Reyes, husband and wife, parties 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 Home Ownership Made Easy, L.L.C. party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

The South 15 feet of the West 66 feet of Lot Eight (8) and the West 66 feet of Lots Nine (9) through Twelve (12), in Block Eight (8), of COLLEGE ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TAX ID No.: 062625240

Grantee's Mailing Address: 4 NE 10th St, Unit 227, Oklahoma City, OK 73104

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, its 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 23rd day of August, 2017

Magdaleno Reyes

Magdaleno Reyes

Deanna Reyes

Deanna Reyes

8-23-17

1704752
Doc Stamps \$ 102-
INDIVIDUAL ACKNOWLEDGMENT

State of Oklahoma
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 23rd day of August, 2017, personally appeared, Magdaleno Reyes and Deanna Reyes, husband and wife, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of said person(s) for the uses and purposes therein set forth.

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

Connie Calaway

Connie Calaway

Commission Expires: 6-17-18



Oklahoma City Abstract & Title Company
9211 Lake Hefner Parkway, Suite 100
Oklahoma City, OK 73120



IN THE DISTRICT COURT OF OKLAHOMA COUNTY
STATE OF OKLAHOMA

FILED IN DISTRICT COURT
OKLAHOMA COUNTY

DEC - 6 2017

HOME OWNERSHIP MADE EASY LLC,
an Oklahoma entity,

Plaintiff,

vs.

VIVIAN ELSEA, her unknown heirs, if any,
and successors and assigns, if any,
SHELLEY J. FOWLER, her unknown heirs,
if any, and successors and assigns, if any,
and, DAVID FOWLER, his unknown heirs,
if any, and successors and assigns, if any,

Defendants.

CASE NO. CV-2017-2032



20171206011705930
12/06/2017 08:09:48 AM
Bk: 13607 Pg: 1891 Pgs: 4 ORDER
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

JOURNAL ENTRY OF JUDGMENT

On this 29th day of November, 2017, this matter came before the Honorable Judge Richard Ogden, Judge of the District Court. Plaintiff, HOME OWNERSHIP MADE EASY LLC appears by and through its attorney of record, Jacqueline M. Short. As its Judgment in this matter, the following findings are made by the court:

1. The Court finds that this is an action to quiet title to the real estate located in Oklahoma County, Oklahoma to wit:

S15FT OF W66FT LOT 8 & W66FT LOTS 9 THRU 12 Block 8 COLLEGE

ADDITION to Oklahoma City, Oklahoma County, State of Oklahoma.

Commonly known as 1709 NW 13th Street, Oklahoma City, Oklahoma.

2. That Plaintiff obtained title by virtue of a Warranty Deed given by Magdaleno Reyes and Deanna Reyes dated August 23, 2017, filed with the Oklahoma County Clerk at Book

3. That a Warranty Deed to Defendant, Shelley J. Fowler, dated February 9, 1993 and filed with the Oklahoma County Clerk at Book 6683 Page 98 contained an incorrect legal description which is corrected by this action.

4. That a Warranty Deed dated May, 2004 from Grantor, David L. Fowler, to Magdaleno Reyes filed in Book: 9464 Book: 390, contained a scrivener's error as to the legal description which is corrected by this action.

5. This action is one of the classes prescribed by the statutes of this state in which service by publication may be had: that Plaintiff did not know, and with and after the exercise of due diligence was wholly unable to ascertain the whereabouts of the Defendants, VIVIAN ELSEA, her unknown heirs, if any, and successors and assigns, if any, SHELLEY J. FOWLER, her unknown heirs, if any, and successors and assigns, if any, and, DAVID FOWLER, his unknown heirs, if any, and successors and assigns, if any.

6. That Plaintiff complied with the provisions of Title 12 Oklahoma Statutes Section 2004 regarding service of publication.

7. That upon information and belief, Plaintiff believes Defendant Vivian Elsea to be deceased as a Death Certificate was obtained and attached to the Petition herein.

8. That the Plaintiff has judgment in rem against Defendants, their spouses, if any, and unknown heirs, if any, quieting and confirming Plaintiff as the owner in fee simple of real estate located in Oklahoma County, Oklahoma whose legal description is:

S45FT OF W66FT LOT 8 & W66FT LOTS 9 THRU 12 Block 8 COLLEGE

ADDITION to Oklahoma City, Oklahoma County, State of Oklahoma.

Commonly known as 1709 NW 13th Street, Oklahoma City, Oklahoma.

9. Therefore, the judgment of the Court herein has and shall have the effect of quieting, eliminating and removing any interest of Defendants, their spouses, if any, and unknown heirs, if any.

10. That it is the intent and effect of the Court's order in this case that the rights, title and interests of the Plaintiff be quieted and adjudicated to be superior, prior and paramount to any claim of Defendants, their spouses, if any, and their unknown heirs, if any, and their assigns, if any, so that they nor anyone in their name, shall claim any interest to the subject property and that Plaintiff is adjudicated to own a valid fee simple title in and to the promises, free and clear of any liens, claims and encumbrances raised by any and all of the above named defendants or the assigns of any individual defendants be adjudicated to be invalid, ineffective and of no legal significance and are forever decreed stricken of record as a matter of law and are hereby decreed not to be considered to be a lien, cloud, and/or encumbrance upon the record fee title or the marketable title of Plaintiff in and to the subject property.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED by the Court that Plaintiff's title is hereby quieted in favor of the Plaintiff as superior to any claim of right, title or interest to the property that could have been plead, asserted or litigated in this action by Defendants, their spouses, if any, and unknown heirs, if any.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED by the Court that Defendants, their spouses, if any, and unknown heirs, if any, do not claim any interest in the above described property and the court finds that said Defendants do not have any interest in the above described property.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED by the Court that this Journal Entry of Judgment shall and may be recorded in the records of the Oklahoma County Clerk and shall have the effect of a judgment of record as provided by law and, upon recording, shall impose the findings and Orders of this Court as part of the abstract record of title pertaining to the subject real property and shall bind all parties in the chain of title, past and present, pertaining to said property.

Dated this 29th day of November, 2017.

RICHARD C. OGDEN

JUDGE RICHARD OGDEN

W/ *Jacqueline M. Short*
Jacqueline M. Short, OBA#14317
1816 Coventry Lane
Nichols Hills, OK 73120
(405) 205-3623
jmshort@cox.net
ATTORNEY FOR PLAINTIFF

20171206011705570
Filing Fee: \$19.00

12/06/2017 08:09:48 AM
ORDER



CERTIFIED COPY
AS FILED OF RECORD
IN DISTRICT COURT

DEC -6-2017

RICK WARREN COURT CLERK
Oklahoma County

Rick Warren

ATTACHMENT "A-1"

LEGAL DESCRIPTION

Plaza Peacock
Zoning Tract

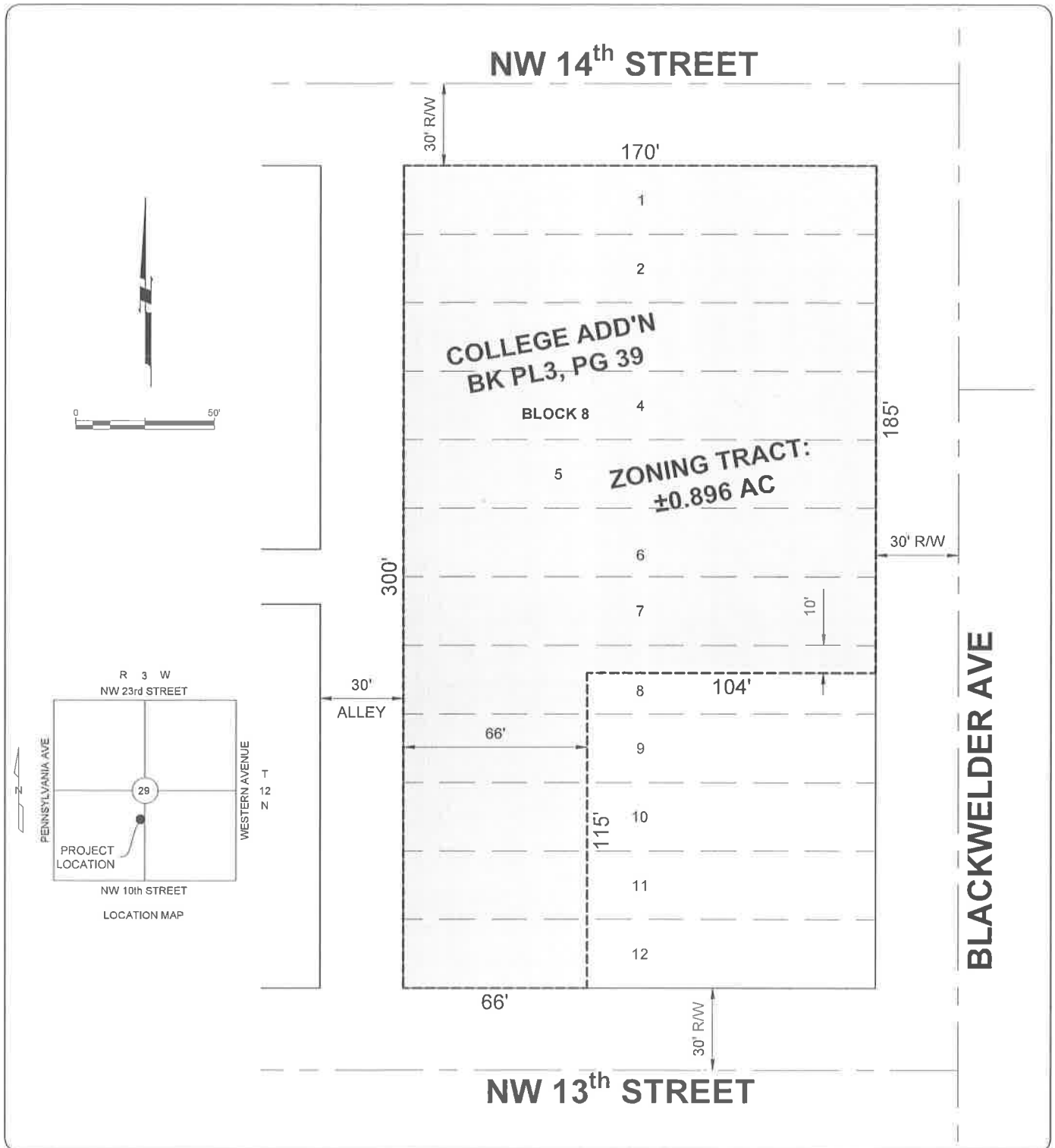
July 20, 2022

A tract of land being a part of the Southwest Quarter (SW/4) of Section Twenty-nine (29), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a part of Block Eight (8) in COLLEGE ADDITION according to the Plat recorded in Book PL3, Page 39, to wit:

- All of Lots One (1) through Seven (7), inclusive
- The North 10 feet of Lot Eight
- The West 66 feet of Lots Eight (8) through Twelve (12), inclusive

Note: this legal description was prepared using the following recorded deeds:
Book 13994, Page 555
Book 13573, Page 1865
Book 13142, Page 530
Book 13522, Page 1500

ATTACHMENT "A-2"



ACAD FILE: S:\Civil 3D proj\5300\Working Folder\5300 - Zoning Ex.dwg, 7/20/2022 12:20 PM, Nate Harkin
XREFS LOADED:

Copyright © 2022 Johnson & Associates

Proj. No.: 5300
Date: 7-20-22
Scale: 1" = 50'

PLAZA PEACOCK: ZONING TRACT

OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

EXHIBIT



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-1075 FAX (405) 235-8978 www.jaok.com
Certificate of Authorization #1464 Exp. Date 05-30-2023
ENGINEERS • SURVEYORS • PLANNERS

STATE OF OKLAHOMA)
) §:
COUNTY OF OKLAHOMA)

Abstractor License No. 5032
OAB Certificate of Authority # 0049
File No. 2765503-OK99

OWNERSHIP REPORT
ORDER 2765503DATE PREPARED: AUGUST 23, 2022
EFFECTIVE DATE: AUGUST 18, 2022 AT 7:30 A.M.

MAP NUMBER	ACCOUNT NUMBER	NAME1	NAME2	NAME3	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2715	R062624920	HOME OWNERSHIP MADE EASY LLC			4 NE 10TH ST STE 227	OKLAHOMA CITY	OK	73104	COLLEGE ADDITION	008	000	COLLEGE ADDITION 008 000 LOTS 1 & 2 (SUBJECT PROPERTY)	1419 N BLACKWELDE R AVE OKLAHOMA CITY
2715	R062625000	HOME OWNERSHIP MADE EASY LLC			4 NE 10TH ST STE 227	OKLAHOMA CITY	OK	73104	COLLEGE ADDITION	008	000	COLLEGE ADDITION 008 000 LOTS 3 & 4 (SUBJECT PROPERTY)	1417 N BLACKWELDE R AVE OKLAHOMA CITY
2715	R062625080	HOME OWNERSHIP MADE EASY LLC			4 NE 10TH ST STE 227	OKLAHOMA CITY	OK	73104	COLLEGE ADDITION	008	000	COLLEGE ADDITION 008 000 LOTS 5 & 6 EX \$12.1FT OF LOT 6 (SUBJECT PROPERTY)	1415 N BLACKWELDE R AVE OKLAHOMA CITY
2715	R062625160	HOME OWNERSHIP MADE EASY LLC			4 NE 10TH ST STE 227	OKLAHOMA CITY	OK	73104	COLLEGE ADDITION	008	000	COLLEGE ADDITION 008 000 \$12.1FT OF LOT 6 & ALL OF LOT 7 & N10FT LOT 8 (SUBJECT PROPERTY)	1411 N BLACKWELDE R AVE OKLAHOMA CITY
2715	R062625240	HOME OWNERSHIP MADE EASY LLC			4 NE 10TH ST STE 227	OKLAHOMA CITY	OK	73104- 1402	COLLEGE ADDITION	008	000	COLLEGE ADDITION 008 000 \$15FT OF W66FT LOT 8 & W66FT LOTS 9 THRU 12 (SUBJECT PROPERTY)	1709 NW 13TH ST OKLAHOMA CITY
2714	R218051040	STRUBLE PROPERTIES LLC			PO BOX 61071	OKLAHOMA CITY	OK	73146- 1071	BLACKWELDER COTTAGES	000	005	BLACKWELDER COTTAGES BLK 000 LOT 005	1316 BLACKWELDE R AVE OKLAHOMA CITY
2715	R062623795	C & E PROPERTIES MENDLORVIX LLC			6609 SW 90TH ST	OKLAHOMA CITY	OK	73169	COLLEGE ADDITION	005	000	COLLEGE ADDITION 005 000 BEG SE/C OF LOT 12 TH W41.4FT N67FT E41.4FT S67FT TO BEG	1701 NW 14TH ST OKLAHOMA CITY
2715	R062623765	LORVIX LLC	C & E PROPERTIES LLC		1705 NW 14TH ST	OKLAHOMA CITY	OK	73106	COLLEGE ADDITION	005	000	COLLEGE ADDITION 005 000 BEG 41.4FT W OF SE/C LOT 12 W28.4FT N67FT E28.4FT S67FT TO BEG	1705 NW 14TH ST OKLAHOMA CITY
2715	R062623790	LORVIX LLC	C & E PROPERTIES LLC		1707 NW 14TH ST	OKLAHOMA CITY	OK	73106	COLLEGE ADDITION	005	000	COLLEGE ADDITION 005 000 BEG 69.8FT W OF SE/C LOT 12 W28.4FT N67FT E28.4FT S67FT TO BEG	1707 NW 14TH ST OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2765503

DATE PREPARED: AUGUST 23, 2022
EFFECTIVE DATE: AUGUST 18, 2022 AT 7:30 A.M.

2715	R062623770	COLIS ARENAS CARLOS				1709 NW 14TH ST	OKLAHOMA CITY	OK	73106- 2013	COLLEGE ADDITION	005	000	COLLEGE ADDITION 005 000 PT OF LOTS 10 11 & 12 BEG 98.2FT W OF SE/C LOT 12 TH W28.4FT N67FT E28.4FT S67FT TO BEG & PT OF LTS 10 11 & 12 BEG 126.6FT W OF SE/C LT 12 TH W43.4FT N67FT E43.4FT S67FT TO BEG	1709 NW 14TH ST OKLAHOMA CITY
2715	R062623762	WILLIAMS DAVID	WILLIAMS LORI			2323 SW 36TH ST	OKLAHOMA CITY	OK	73119- 2722	COLLEGE ADDITION	005	000	COLLEGE ADDITION 005 000 E79FT LOT 9 & E79FT OF N8FT LOT 10	1505 N BLACKWELDE R AVE OKLAHOMA CITY
2715	R062623760	WILLIAMS DAVID				2323 SW 36TH ST	OKLAHOMA CITY	OK	73119- 2722	COLLEGE ADDITION	005	000	COLLEGE ADDITION 005 000 W91FT LOT 9 & W91FT OF N8FT LOT 10	0 UNKNOWN OKLAHOMA CITY
2715	R062624440	WALLER HOMES LLC				PO BOX 7649	MOORE	OK	73153	COLLEGE ADDITION	005	000	COLLEGE ADDITION 005 000 LOTS 33 & 34	1735 NW 14TH ST OKLAHOMA CITY
2715	R062624520	SIEVERT DONITA JAN & ROBERT				1348 CHAPEL ROYAL CT	MONUMENT	CO	80132	COLLEGE ADDITION	005	000	COLLEGE ADDITION BLK 005 LOT 035	1731 NW 14TH ST OKLAHOMA CITY
2715	R062624600	VERDUGO LLC				3108 NW 18TH ST	OKLAHOMA CITY	OK	73107	COLLEGE ADDITION	005	000	COLLEGE ADDITION 005 000 LOTS 37 & 38 & THAT PT OF LOT 39 ADJ GATEWOOD AVE ON W	1729 NW 14TH ST OKLAHOMA CITY
2715	R062624800	ALLEN KORY & LAUREN HUFFAKER	ALLEN KELLY J & KRISTIN A HILL			1707 HUNTINGTON AVE	NICHOLS HILLS	OK	73116	COLLEGE ADDITION	005	000	COLLEGE ADDITION 005 000 LOTS 43 & 44 & PT LOT 42 LYING E OF FOLLOWING LINE BEG 24.85FT E SW/C LOT 42 TH NWLY TO POINT 8.94FT E NW/C LOT 42	1715 NW 14TH ST OKLAHOMA CITY
2715	R062624760	CIFUENTES ADAVILIA				1719 NW 14TH ST	OKLAHOMA CITY	OK	73106- 2013	COLLEGE ADDITION	005	000	COLLEGE ADDITION 005 000 E PT OF LOT 40 BEING 16.06FT ON N & 0.15FT ON S ALL LOT 41 AND W PT OF LOT 42 BEING 8.94FT ON N & 24.85FT ON S	1719 NW 14TH ST OKLAHOMA CITY

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2715	R062623720	WILLIAMS DAVID & LORI				2323 SW 36TH ST	OKLAHOMA CITY	OK	73119- 2722	COLLEGE ADDITION	005	000	COLLEGE ADDITION 005 000 LOTS 7 & 8	1509 N BLACKWELDE R AVE OKLAHOMA CITY
2715	R062623640	VERDUGO LLC				3108 NW 18TH ST	OKLAHOMA CITY	OK	73107	COLLEGE ADDITION	005	000	COLLEGE ADDITION 005 000 LOTS 5 & 6	1515 N BLACKWELDE R AVE OKLAHOMA CITY
2715	R062623560	MARTINEZ ABDON	PINA MARIA CONCEPCION			4105 NW LIBERTY ST	OKLAHOMA CITY	OK	73107	COLLEGE ADDITION	005	000	COLLEGE ADDITION 005 000 E120FT OF LOTS 3 & 4	1517 N BLACKWELDE R AVE OKLAHOMA CITY
2715	R062623960	MASON REALTY INVESTORS LLC				1015 N BROADWAY AVE, Unit 130	OKLAHOMA CITY	OK	73102- 5849	COLLEGE ADDITION	005	000	COLLEGE ADDITION 005 000 ALL LOTS 20 THRU 22 & PT OF LOTS 18 & 19 LYING W OF FOLLOWING DESCRIBED LINE BEG 10.42FT E OF NW/C LOT 19 SWLY TO PT IN S LINE LOT 18 23.67FT W OF SE/C LOT 18	1724 NW 15TH ST OKLAHOMA CITY
2715	R062623930	OKLA RY CO				0	Unknown	NO	00000	COLLEGE ADDITION	005	000	COLLEGE ADDITION 005 000 PT OF LTS 17 18 19 BEG AT A PT IN N LINE LT 18 9.39F W OF NE&C TH SWLY TO A PT 6 52FT E OF SW&C LT 17 TH W30 19FT TH NWLY TO PT 10.42FT E OF NW/C LT 19 TH E30 19FT TO BEG EXEM	0 UNKNOWN OKLAHOMA CITY
2715	R062623900	KENWORTHY IRREV TRUST				2416 NW 18TH ST	OKLAHOMA CITY	OK	73107	COLLEGE ADDITION	005	000	COLLEGE ADDITION 005 000 PT OF LOTS 15 THRU 18 BLK 5 BEG 9.39FT W OF NE/C LOT 18 BLK 5 TH E50FT SELY 140FT W50FT TO A PT 18.48FT W OF SE/C LOT 17 NWLY ALONG E LINE OF GATEWOOD AVE TO BEG	1720 NW 15TH ST OKLAHOMA CITY
2715	R062623880	REID PROPERTIES LLC				PO BOX 30802	EDMOND	OK	73003	COLLEGE ADDITION	005	000	COLLEGE ADDITION 005 000 PT LTS 14 15 & 16 BEG AT NW/C LOT 14 TH SELY TO A PT IN S LINE OF LOT 14 13FT W OF SE/C W30.48FT TH NWLY TO A PT IN N LINE OF LOT 16 15.61FT E OF NW/C TH E34.39FT TO BEG	1718 NW 15TH ST OKLAHOMA CITY
2715	R062623800	PLAZA 15 LLC				1218 NW 21ST ST	OKLAHOMA CITY	OK	73106	COLLEGE ADDITION	005	000	COLLEGE ADDITION 005 000 LOT 13 & BEG NE/C LOT 14 S140FT W TO A POINT 13FT W OF SE/C LOT 14 NWLY 141FT TO NW/C LOT 14 E25FT TO BEG	1714 NW 15TH ST OKLAHOMA CITY

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2715	R062623480	UNITED BUILDING SPECIALTIES LLC			4104 WEDGEWOOD CREEK DR	OKLAHOMA CITY	OK	73179- 1279	COLLEGE ADDITION	005	000	COLLEGE ADDITION 005 000 W/2 OF LOTS 1 & 2 & W50FT OF LOTS 3 & 4	1706 NW 15TH ST OKLAHOMA CITY
2715	R062625245	7TH STREET PARTNERS LLC			1721 W MAIN ST	OKLAHOMA CITY	OK	73106- 3017	COLLEGE ADDITION	008	000	COLLEGE ADDITION 008 000 E104FT OF S15FT LOT 8 & E104FT LOTS 9 THRU 12 EX A TR BEG 10FT S NE/C LOT 8 TH W104FT S30.75FT E36FT S30.41FT E7.58FT S12FT E60.42FT N73.16FT TO BEG	1401 N BLACKWELDE R AVE OKLAHOMA CITY
2715	R062625250	SMITH ROGER LLOYD	BUI OANH KIM		1403 N BLACKWELDER AVE	OKLAHOMA CITY	OK	73106- 2001	COLLEGE ADDITION	008	000	COLLEGE ADDITION 008 000 BEG 10FT S NE/C LOT 8 TH W104FT S30.75FT E36FT S30.41FT E7.58FT S12FT E60.42FT N73.16FT TO BEG	1403 N BLACKWELDE R AVE OKLAHOMA CITY
2715	R062626360	COYNE WAYNE			151 LAKE ALUMA DR	LAKE ALUMA	OK	73121	COLLEGE ADDITION	008	000	COLLEGE ADDITION 008 000 THAT PT OF LOTS 40 & 41 LYING W OF LINE 30.09FT W FROM & PAR TO W PROPERTY LINE OF O C & LOT 39 & W2FT LOT 41	1723 NW 13TH ST OKLAHOMA CITY
2715	R062626280	GOMEZ MIGUEL A	GARCIA CRESCENCIA		1727 NW 13TH ST	OKLAHOMA CITY	OK	73106- 2005	COLLEGE ADDITION	008	000	COLLEGE ADDITION 008 000 LOTS 37 & 38	1727 NW 13TH ST OKLAHOMA CITY
2715	R062626200	SPOT REALITY LLC			4400 S COLTRANE	EDMOND	OK	73013	COLLEGE ADDITION	008	000	COLLEGE ADDITION 008 000 LOTS 35 & 36	1729 NW 13TH ST OKLAHOMA CITY
2715	R062626120	ANDERSON CHRISTOPHER A			PO BOX 283146	HONOLULU	HI	96828	COLLEGE ADDITION	008	000	COLLEGE ADDITION 008 000 LOTS 33 & 34	1731 NW 13TH ST OKLAHOMA CITY
2715	R062626440	CITY OF OKLA CITY			200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	COLLEGE ADDITION	008	000	COLLEGE ADDITION 008 000 LT 41 B 8 EX THAT PT OF LT 40 & 41 LYING W OF LINE 30 9FT WPAR FROM W PROPERTY LINE O C AND W 1/2 OF LOT 42 EXEMPT	O UNKNOWN OKLAHOMA CITY
2715	R062626520	COYNE WAYNE			151 LAKE ALUMA DR	LAKE ALUMA	OK	73121	COLLEGE ADDITION	008	000	COLLEGE ADDITION 008 000 E 1/2 OF LOT 42 & ALL OF LOTS 43 & 44	1715 NW 13TH ST OKLAHOMA CITY

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2715	R062625800	DRYE DUSTIN				1734 NW 14TH ST	OK	73106-2014	COLLEGE ADDITION	008	000	COLLEGE ADDITION 008 000 LOTS 23 & 24	1734 NW 14TH ST OKLAHOMA CITY
2715	R062625720	BROCHU GLENDA C				1730 NW 14TH ST	OK	73106-2014	COLLEGE ADDITION	008	000	COLLEGE ADDITION 008 000 LOTS 21 & 22	1730 NW 14TH ST OKLAHOMA CITY
2715	R062625640	COYNE WAYNE				151 LAKE ALUMA DR	OK	73121	COLLEGE ADDITION	008	000	COLLEGE ADDITION 008 000 LOTS 18 THRU 20 & THAT PT LOT 17 LYING WEST OF GATEWOOD BLVD	1726 NW 14TH ST OKLAHOMA CITY
2715	R062625480	CITY OF OKLA CITY				200 N WALKER AVE 2ND FLR	OK	73102	COLLEGE ADDITION	008	000	COLLEGE ADDITION 008 000 PT 15 16 17 EXEMPT	0 UNKNOWN OKLAHOMA CITY
2715	R062625400	COYNE WAYNE				151 LAKE ALUMA DR	OK	73121	COLLEGE ADDITION	008	000	COLLEGE ADDITION 008 000 PT OF LOTS 14 15 & 16 BEG INTER GATEWOOD AVE & 14TH ST AT PT 6.70FT E OF NW/C LOT 16 TH E ALONG 14TH 45FT TO A PT 1.70FT E OF NW/C LOT 14 SELY & PAR WITH GATEWOOD AVE 140FT TO A PT IN S LINE LOT 14 17.61FT E OF SW/C LOT 14 TH W45FT NWLY APPROX 140FT TO BEG	1718 NW 14TH ST OKLAHOMA CITY
2715	R062625320	COYNE WAYNE M				151 LAKE ALUMA DR	OK	73121	COLLEGE ADDITION	008	000	COLLEGE ADDITION 008 000 PT OF LOTS 13 & 14 BEG 1.7FT E OF NW/C LT 14 TH SELY 141FT TO A POINT ON S LINE LT 14 SD POINT BEING 17.61FT E OF SW/C TH E ALONG S LINE LTS 14 & 13 TO SE/C LT 13 TH N TO NE/C LT 13 TH W TO BEG	1714 NW 14TH ST OKLAHOMA CITY
2715	R062629700	GARCIA FROILAN	OCHOA CAROLINA GARCIA			1315 N BLACKWELDER AVE	OK	73106-2215	COLLEGE ADDITION	011	000	COLLEGE ADDITION 011 000 PT OF LOT 2 BEG AT SE/C LT 2 TH N43.6FT TH W TO A POINT 43.22FT NW OF SW/C LT 2 TH SELY 43.22FT E126.78FT TO BEG	1317 N BLACKWELDER AVE OKLAHOMA CITY

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2715	R062629785	LPN ONE MANAGEMENT LLC				1915 NW 23RD ST	OKLAHOMA CITY	OK	73106	COLLEGE ADDITION	011	000	COLLEGE ADDITION BLK 011 LOT 000 LOT 9 & PT OF LOTS 2 10 & 11 & PT OF VACATED ALLEY LYING E OF LT 9 & N OF N LINE LT 3 DESCRIBED AS BEG NW/C LT 1 TH S108.60FT E30.83FT SELY51.40FT TO A PT 160FT S OF N LINE BLK 11 TH W TO NE/C LT 3 N20FT TO SE/C LT 9 TH W ALONG S LINE LTS 9 & 10 TO INTERSECTION OF SD LINE WITH E LINE GATEWOOD AVE TH NWLY ALONG GATEWOOD AVE TO INTERSECTION OF SD LINE WITH N LINE LT 11 E82.22FT TO BEG EX BEG NW/C LT 1 TH W15FT S108.6FT E15FT N108.6FT TO BEG & EX N83.6FT OF LTS 9 & 10 & N83.6FT OF A TR 15FT WIDE ADJ LT 9 ON E SIDE	1312 N GATEWOOD AVE OKLAHOMA CITY
2715	R062629620	VO JOHNSON				11701 COPPER TRAILS LN	OKLAHOMA CITY	OK	73170- 4464	COLLEGE ADDITION	011	000	COLLEGE ADDITION 011 000 E120FT OF S 1/2 OF LOT 1	1323 N BLACKWELDE R AVE OKLAHOMA CITY
2715	R062629880	KRAEMER JOHN JODAN				PO BOX 75127	OKLAHOMA CITY	OK	73147	COLLEGE ADDITION	011	000	COLLEGE ADDITION 011 000 LOTS 19 20 & 21	1738 NW 13TH ST OKLAHOMA CITY
2715	R062629860	BLACKWELDER LLC				PO BOX 61071	OKLAHOMA CITY	OK	73146	COLLEGE ADDITION	011	000	COLLEGE ADDITION 011 000 LOTS 17 & 18	1734 NW 13TH ST OKLAHOMA CITY
2715	R062629840	LU RAY PETROLEUM LLC				5300 N BRYANT AVE	OKLAHOMA CITY	OK	73121	COLLEGE ADDITION	011	000	COLLEGE ADDITION 011 000 LOTS 15 & 16	1730 NW 13TH ST OKLAHOMA CITY
2715	R062629780	WARRIOR HOLDINGS LLC				4804 ARLINGTON AVE STE A	RIVERSIDE	CA	92504	COLLEGE ADDITION	011	000	COLLEGE ADDITION 011 000 N83.6FT OF LOTS 9 & 10 & N83.6FT OF A TR 15FT WIDE ADJ LOT 9 ON E	1716 NW 13TH ST OKLAHOMA CITY

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2715	R062629820	WALKER JOHANNES VONROSENBERG			1905 ALSTON AVE	FORT WORTH	TX	76110- 1468	COLLEGE ADDITION	011	000	COLLEGE ADDITION 011 000 LOTS 13 & 14	1728 NW 13TH ST OKLAHOMA CITY
2715	R062629800	LIGHTHOUSE INVESTMENTS LLC			9201 N ROCKWELL AVE	OKLAHOMA CITY	OK	73132	COLLEGE ADDITION	011	000	COLLEGE ADDITION 011 000 ALL THAT PT OF LOTS 11 & 12 LYING W OF LINE BEG 17.59FT E OF NW/C LOT 12 TO A PT IN S LINE OF LT 11 8.5FT E OF SW/C OF LOT 11	0 UNKNOWN OKLAHOMA CITY
2715	R062629600	PEREZ REFUGIO & MA DEL ROSARIO			1322 N BLACKWELDER AVE	OKLAHOMA CITY	OK	73106- 2216	COLLEGE ADDITION	011	000	COLLEGE ADDITION 011 000 W50FT OF LOT 1 PLUS E/2 OF NORTH & SOUTH ALLEY ADJ ON W	1708 NW 13TH ST OKLAHOMA CITY
2715	R062629640	SANTILLAN MARGARITO C		SANTILLAN JACINTO	1325 N BLACKWELDER AVE	OKLAHOMA CITY	OK	73106- 2215	COLLEGE ADDITION	011	001	COLLEGE ADDITION 011 001 E120FT OF N 1/2	1325 N BLACKWELDE R AVE OKLAHOMA CITY
2715	R062629660	GARCIA FROILAN			1315 N BLACKWELDER AVE	OKLAHOMA CITY	OK	73106	COLLEGE ADDITION	011	002	COLLEGE ADDITION 011 002 BEG AT THE NE/C LOT 2 TH S65F W UNTIL SAID LINE INTERSECT ALINE COMM AT A PT IN THE N LINE OF LOT 2 32.83FT E FROM THENW/C RUNNING SELY TO PT IN S LINE OF LT 2 43.22F FROM SW/C NWLY TO A PT 30.83FT E OF NW/C TH E139.17FT TO BEG	1321 N BLACKWELDE R AVE OKLAHOMA CITY
2714	R061901430	PADRON BELEN & MANUEL			1643 NW 14TH ST	OKLAHOMA CITY	OK	73106- 4424	G & WEESNER SUB B11-13 DIT HT	007	000	G & WEESNER SUB B11-13 DIT HT 007 000 W46 2/3FT OF LOTS 19 20 & 21	1643 NW 14TH ST OKLAHOMA CITY
2714	R061901300	DAVIS SHELBY M			2329 NW 37TH ST	OKLAHOMA CITY	OK	73112- 7519	G & WEESNER SUB B11-13 DIT HT	007	000	G & WEESNER SUB B11-13 DIT HT 007 000 W46 2/3FT OF LOTS 17 & 18	1508 N BLACKWELDE R AVE OKLAHOMA CITY
2714	R061901560	YBARRA MARIA & MIGUEL			1639 NW 14TH ST	OKLAHOMA CITY	OK	73106- 4424	G & WEESNER SUB B11-13 DIT HT	007	000	G & WEESNER SUB B11-13 DIT HT 007 000 MID 46 & 2/3FT OF LOTS 17 THRU 21	1639 NW 14TH ST OKLAHOMA CITY
2714	R061901690	POTTS MONTE LADON			6719 E 66TH ST	TULSA	OK	74133- 1706	G & WEESNER SUB B11-13 DIT HT	007	000	G & WEESNER SUB B11-13 DIT HT 007 000 E46 & 2/3FT OF LOTS 17 THRU 21	1635 NW 14TH ST OKLAHOMA CITY

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2714	R061901170	FRAIRE ELIDA & CUBERTO			1614 NW 14TH ST	OKLAHOMA CITY	OK	73106- 4425	G & WEESNER SUB B11-13 DIT HT	007	000	G & WEESNER SUB B11-13 DIT HT 007 000 LOTS 15 & 16	1631 NW 14TH ST OKLAHOMA CITY
2714	R061901040	SILVA FREDY A	PORTILLO MARIA CANDELARIA		1627 NW 14TH ST	OKLAHOMA CITY	OK	73106- 4424	G & WEESNER SUB B11-13 DIT HT	007	000	G & WEESNER SUB B11-13 DIT HT 007 000 LOTS 13 & 14	1627 NW 14TH ST OKLAHOMA CITY
2714	R061903900	DELGADO JOSE C LIVING TRUST			1837 NW 13TH ST	OKLAHOMA CITY	OK	73106- 2007	G & WEESNER SUB B11-13 DIT HT	012	000	G & WEESNER SUB B11-13 DIT HT 012 000 E70FT OF LOTS 31 32 & 33	1637 NW 13TH ST OKLAHOMA CITY
2714	R061904030	DELGADO MARIA H DE	DELGADO TOMMY LAMBERT		1801 NW 7TH ST	OKLAHOMA CITY	OK	73106- 2405	G & WEESNER SUB B11-13 DIT HT	012	000	G & WEESNER SUB B11-13 DIT HT 012 000 W70FT OF LOTS 31 32 & 33	1643 NW 13TH ST OKLAHOMA CITY
2714	R061903770	SANTILLAN ANA			1325 N BLACKWELDER AVE	OKLAHOMA CITY	OK	73106- 2215	G & WEESNER SUB B11-13 DIT HT	012	000	G & WEESNER SUB B11-13 DIT HT 012 000 LOTS 29 & 30	1408 N BLACKWELDE R AVE OKLAHOMA CITY
2714	R061904160	MARTINEZ JOSE JUAN & MARIA R			1631 NW 13TH ST	OKLAHOMA CITY	OK	73106- 4641	G & WEESNER SUB B11-13 DIT HT	012	000	G & WEESNER SUB B11-13 DIT HT 012 000 LOTS 34 & 35	1631 NW 13TH ST OKLAHOMA CITY
2714	R061904290	C & M ENTERPRISES LLC			518 NW 14TH ST	OKLAHOMA CITY	OK	73103	G & WEESNER SUB B11-13 DIT HT	012	000	G & WEESNER SUB B11-13 DIT HT 012 000 LOT 36 & W 1/2 OF LOT 37	1629 NW 13TH ST OKLAHOMA CITY
2714	R061903380	CIFUNETES EGIDIO WILFREDO			3504 NW 14TH ST	OKLAHOMA CITY	OK	73107- 4418	G & WEESNER SUB B11-13 DIT HT	012	000	G & WEESNER SUB B11-13 DIT HT 012 000 E46 & 2/3FT OF LOTS 23 THRU 28	1634 NW 14TH ST OKLAHOMA CITY
2714	R061903510	SUTTON TRENT D TRUST			1638 NW 14TH ST	OKLAHOMA CITY	OK	73106- 4425	G & WEESNER SUB B11-13 DIT HT	012	000	G & WEESNER SUB B11-13 DIT HT 012 000 W93 & 1/3FT OF LOTS 23 THRU 28	1638 NW 14TH ST OKLAHOMA CITY
2714	R061903250	TIDWELL TOSHA RENEE & TIMOTHY SCOTT			930 NW 17TH ST	OKLAHOMA CITY	OK	73106	G & WEESNER SUB B11-13 DIT HT	012	000	G & WEESNER SUB B11-13 DIT HT 012 000 LOTS 21 & 22	1632 NW 14TH ST OKLAHOMA CITY
2714	R061903120	DRANNIK PROPERTIES LLC			1149 E BROOKS ST	NORMAN	OK	73071	G & WEESNER SUB B11-13 DIT HT	012	000	G & WEESNER SUB B11-13 DIT HT 012 000 W16 1/2FT LOT 19 & ALL LOT 20	1628 NW 14TH ST OKLAHOMA CITY

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2714	R061906630	FLORES REFUGIO PEREZ	PEREZ MARIA DEL ROSARIO ESTRELLA DE		1322 N BLACKWELDER AVE	OKLAHOMA CITY	OK		73106- 2216	G & WEESNER SUB B11-13 DIT HT	013	000		G & WEESNER SUB B11-13 DIT HT 013 000 W100FT OF LOTS 22 23 & 24	1322 N BLACKWELDE R AVE OKLAHOMA CITY
2714	R061906500	ROCHA MIGUEL	ROCHA CLAUDIA		1634 NW 13TH ST	OKLAHOMA CITY	OK		73106- 4642	G & WEESNER SUB B11-13 DIT HT	013	000		G & WEESNER SUB B11-13 DIT HT 013 000 E40FT OF LOTS 22 23 & 24	1634 NW 13TH ST OKLAHOMA CITY
2714	R061821400	ESPARZA ANGEL			1813 S LINDSAY AVE	OKLAHOMA CITY	OK		73129- 4431	HADLOCKS AMENDED	002	001		HADLOCKS AMENDED 002 001	1626 NW 15TH ST OKLAHOMA CITY
2714	R061822800	WHITENECK GRADY & MEGAN			1628 NW 15TH ST	OKLAHOMA CITY	OK		73106	HADLOCKS AMENDED	002	002		HADLOCKS AMENDED 002 002	1628 NW 15TH ST OKLAHOMA CITY
2714	R061824200	AUDAX REAL ESTATE LLC			PSC 7 BOX 425	APO	AE		09104	HADLOCKS AMENDED	002	003		HADLOCKS AMENDED 002 003	1630 NW 15TH ST OKLAHOMA CITY
2714	R061825600	CAMERON BROCKTON	RAVIVARMA NIKETHA		1632 NW 15TH ST	OKLAHOMA CITY	OK		73106	HADLOCKS AMENDED	002	004		HADLOCKS AMENDED 002 004	1632 NW 15TH ST OKLAHOMA CITY
2714	R061827000	CHATTOPADHYAY ADITYA BRAHMA			1636 NW 15TH ST	OKLAHOMA CITY	OK		73106	HADLOCKS AMENDED	002	005		HADLOCKS AMENDED 002 005	1636 NW 15TH ST OKLAHOMA CITY
2714	R061829800	LUNA DOMINGA			1512 N BLACKWELDER AVE	OKLAHOMA CITY	OK		73106- 2003	HADLOCKS AMENDED	002	006		HADLOCKS AMENDED 002 006 S45FT	1512 N BLACKWELDE R AVE OKLAHOMA CITY
2714	R061828400	THE OKLAHOMA HERITAGE GROUP LLC			1600 NW 9TH	OKLAHOMA CITY	OK		73106	HADLOCKS AMENDED	002	006		HADLOCKS AMENDED 002 006 N95FT	1644 NW 15TH ST OKLAHOMA CITY

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2714	R061742970	16 LLC							PO BOX 61071	OKLAHOMA CITY	OK	73146-1071	HAGENS RESUB ADD	001	000	HAGENS RESUB ADD 001 000 LOTS 21 & 22 PLUS PT OF VACATED R/W ADJ ON W BEING S140FT OF FOLLOWING DESCRIBED PROPERTY BEG AT NW/C LOT 24 BLK 2 IN UNIVERSITY HEIGHTS ADDN TH S450FT NW22.11FT N418.60FT NE22.29FT TO BEG	1639 NW 15TH ST OKLAHOMA CITY
2714	R061741980	16 LLC							PO BOX 61071	OKLAHOMA CITY	OK	73146-1071	HAGENS RESUB ADD	001	000	HAGENS RESUB ADD 001 000 LOTS 19 & 20	1635 NW 15TH ST OKLAHOMA CITY
2715	R133487265	GARCIA FROILAN & CAROLINA							1315 N BLACKWELDER AVE	OKLAHOMA CITY	OK	73106-2215	UNPLTD PT SEC 29 12N 3W	000	000	UNPLTD PT SEC 29 12N 3W 000 000 PT SW4 SEC 29 12N 3W & PT OF COLLEGE ADDN BEG 121.01FT N OF N LINE NW 12TH ST & E LINE OF GATEWOOD AVE TH E65FT S5.10FT E54FT N38.90FT W11.10FT NWLY50.40FT W102.28FT MORE OR LESS TO E LINE GATEWOOD AVE S ALONG E LINE OF GATEWOOD AVE TO BEG PLUS ALL THAT PT OF LOT 3 BLK 11 COLLEGE ADDN LYING E OF E LINE OF GATEWOOD AVE & ALL THAT PT OF LOT 2 BLK 11 COLLEGE ADDN LYING S OF AN E & W LINE WHICH LINE IS 160FT S OF N LINE OF LOT 1 BLK 11 & LYING W OF FOLLOWING DESCRIBED LINE BEG AT A POINT IN S LINE LT 2 126.78FT W OF SE/C LT 2 NWLY TO A POINT IN N LINE LT 2 30.83FT E OF NW/C LT 2 & ALL OF N & S 30FT ALLEY LYING ADJ TO & IMMEDIATELY E OF LOT 3 BLK 11 COLLEGE ADDN	UNKNOWN
2715	R133486930	HIS AND HERS PROPERTIES LLC							2532 W I 44 SERVICE RD	OKLAHOMA CITY	OK	73112-3751	UNPLTD PT SEC 29 12N 3W	000	000	UNPLTD PT SEC 29 12N 3W 000 000 BEG 10FT W OF SE/C LOT 19 BLK 11 COLLEGE ADD TH E160FT S77.5FT W160FT N77.5FT TO BEG PLUS W52FT OF LOT 3 BLK 11 COLLEGE ADD PLUS E70FT OF LOTS A & B BLK 1 CLASSENS CREAM RIDGE ADD	1319 N GATEWOOD AVE OKLAHOMA CITY

SPUD-_____ MASTER DESIGN STATEMENT

Plaza Peacock

August 12, 2022

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020).

I. SPECIAL DEVELOPMENT REGULATIONS:

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those, which are in effect at the time of development of this Simplified Planned Unit Development, provided, however, that the density and/or intensity of the SPUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this Simplified Planned Unit Development. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this SPUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

This site will be developed in accordance with the regulation of **R-4, "General Residential" District** (OKC Zoning Ordinance, 2020), except that the following restrictions will apply:

1. Uses Permitted

The Use and Development regulations of the R-4, "General Residential" District shall govern this SPUD, except as modified below.

The following uses shall be the only uses allowed within this SPUD:

- Community Recreation: Property Owners Association (8250.3)
- Multiple-Family Residential (8200.12)
- Senior Independent Living (8200.13)
- Single-Family Residential (8200.14)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16)

2. Maximum Building Height:

Maximum height of any building within this SPUD shall be 3 stories or 50 feet.

3. Minimum Lot Size:

The minimum lot size within this SPUD shall be 5,000 SF.

4. Minimum Lot Width:

The minimum lot width within this SPUD shall be 40 feet.

5. Maximum Building Coverage:

The maximum building coverage within this SPUD shall be 75%.

6. Building Setback Lines:

North SPUD Boundary (NW 14th St.): 10 feet
East SPUD Boundary (N Blackwelder Ave.): 5 feet
South SPUD Boundary (NW 13th St.): 5 feet
West SPUD Boundary: 10 feet

There shall be no internal setbacks except as required by building and fire codes.

7. Sight-proof Screening:

Sight-proof fencing shall be required along SPUD boundaries that abut residentially zoned property (south and east).

8. Landscaping:

The subject site shall meet all requirements of Oklahoma City's Landscaping Ordinance in place at the time of development.

A five foot landscape buffer with evergreen plantings on 20 foot centers shall be required along the east and south SPUD boundaries where adjacent to single family development.

9. Signs:

Signage shall be per the base zoning district regulations.

Freestanding signage shall not be permitted within this SPUD.

10. Vehicular Access:

The platted alley shall be used to access this SPUD. Two drives shall be permitted via the platted alley. One (1) drive shall be from NW 14th St. and one (1) drive shall be from NW 13th St.

11. Sidewalks:

There are existing five-foot sidewalks along NW 14th St., N Blackwelder Ave. and NW 13th St. Should said sidewalks be damaged or removed during construction the developer shall be required to make the necessary repairs and/or replace if necessary.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture:

Exterior building wall finish on all main structures (excluding the accessory structures), exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board, stucco or stone masonry. No more than 30% EIFs, wood or architectural metal shall be permitted. Architectural regulations do not apply to accessory structures.

2. Open Space:

There shall be a minimum of 20% of common open space required for this SPUD.

3. Street Improvements:

N/A

4. Platting:

Platting shall not be required for this property.

5. Other:

5.1 Lighting:

To minimize light spillover on residential uses, outdoor lights within this SPUD will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades or other appropriate methods of directing light beams.

The design site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

Ground level lighting shall be included as part of this development to enhance the pedestrian experience. This may be done through various methods and outlined during the building permit stage.

5.2 Dumpsters:

Dumpsters shall be consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets.

5.3 Common Areas: Not Required

5.4 Parking:

Pervious paving may be used for parking areas, driveways, pathways and plazas subject to Public Works Review and approval. Where connected to public rights-of-way that access drive apron will be constructed of hard surface paving meeting City code for driveway construction. A hard surface border is required around the perimeter of pervious paving areas. Maintenance of the pervious paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting.

III. SUPPORTING DOCUMENTS

Exhibit A: Legal Description
Exhibit B: Conceptual Site Plan

EXHIBIT A

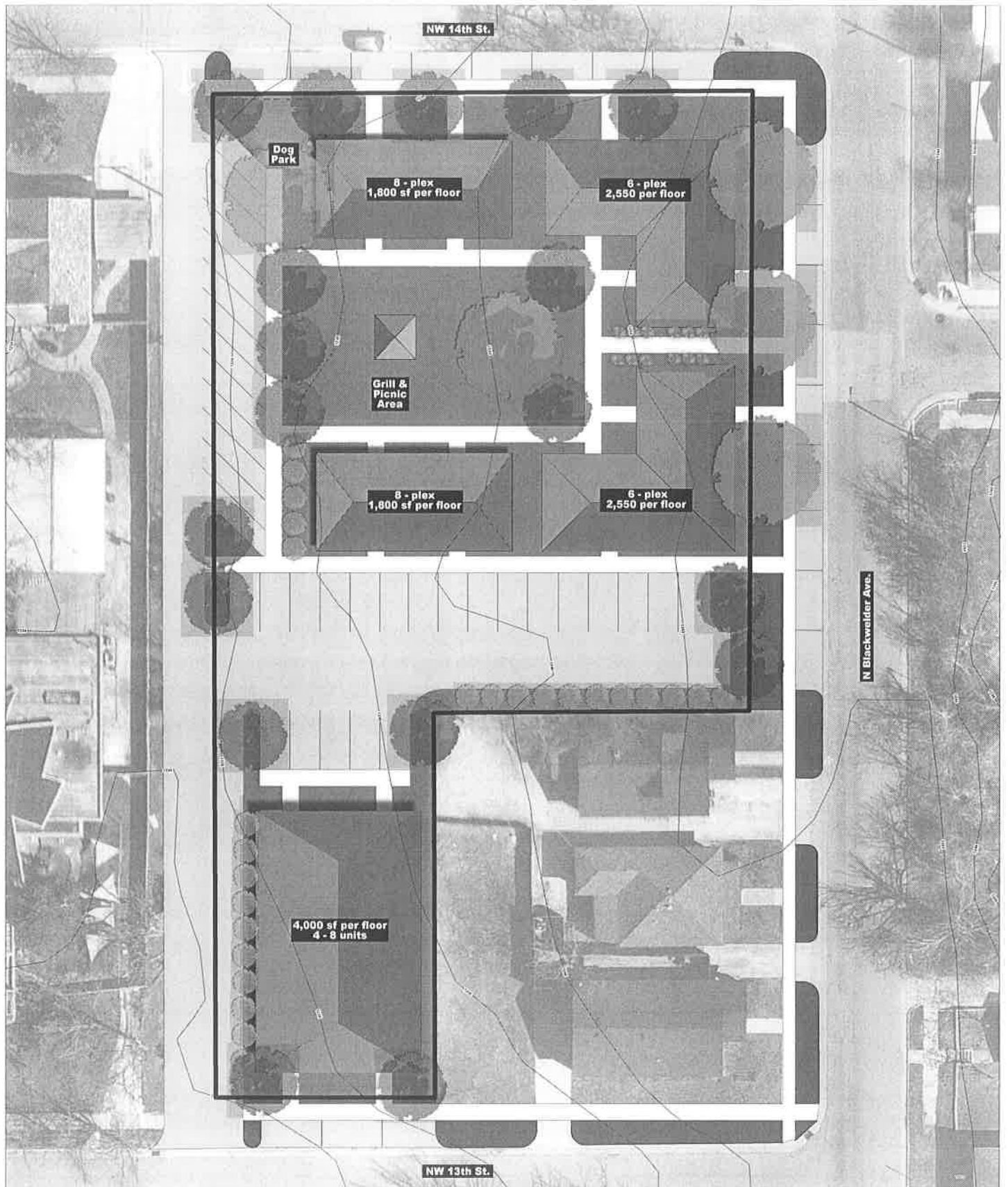
LEGAL DESCRIPTION

Plaza Peacock
Zoning Tract

July 20, 2022

A tract of land being a part of the Southwest Quarter (SW/4) of Section Twenty-nine (29), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a part of Block Eight (8) in COLLEGE ADDITION according to the Plat recorded in Book PL3, Page 39, to wit:

- All of Lots One (1) through Seven (7), inclusive
- The North 10 feet of Lot Eight
- The West 66 feet of Lots Eight (8) through Twelve (12), inclusive



**SPUD-
Plaza Peacock**

Exhibit B
Conceptual Site Plan





1 East Sheridan Avenue
Suite 200
Oklahoma City, OK 73104
(405) 235-8075 • FAX: (405) 235-8078

LETTER OF transmittal

To: City of Oklahoma City Date: August 25, 2022
420 W Main St., 9th Floor Attn: Thad Johnson
Oklahoma City, OK 73102 Re: Plaza Peacock
Ph.: (405) 297-2623 SPUD Conceptual Site Plan

WE ARE SENDING YOU THE FOLLOWING ITEMS:

☒ Attached ☐ Prints ☐ Plans ☐ Samples ☐ Disc
☐ Under Separate Cover ☐ Shop Drawings ☐ Change Order ☐ Letter ☐ Specifications
☐ Other _____

VIA: Courier

COPIES	DATE	No.	DESCRIPTION
3	8/25/22	1	Conceptual Site Plan

THESE ARE TRANSMITTED AS CHECKED BELOW:

☐ For Approval ☒ For Your Use ☐ As Requested ☐ For Review and Comment

REMARKS:

Attached are three copies of the conceptual site plan for the Plaza Peacock SPUD rezone that was submitted today.

CC: 5300

SIGNED: 
JESSICA BLOYE

If enclosures are not as noted, kindly notify us at once.

SPUD-____ MASTER DESIGN STATEMENT

Plaza Peacock

August 12, 2022

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020).

I. SPECIAL DEVELOPMENT REGULATIONS:

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those, which are in effect at the time of development of this Simplified Planned Unit Development, provided, however, that the density and/or intensity of the SPUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this Simplified Planned Unit Development. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this SPUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

This site will be developed in accordance with the regulation of **R-4, "General Residential" District** (OKC Zoning Ordinance, 2020), except that the following restrictions will apply:

1. Uses Permitted

The Use and Development regulations of the R-4, "General Residential" District shall govern this SPUD, except as modified below.

The following uses shall be the only uses allowed within this SPUD:

- Community Recreation: Property Owners Association (8250.3)
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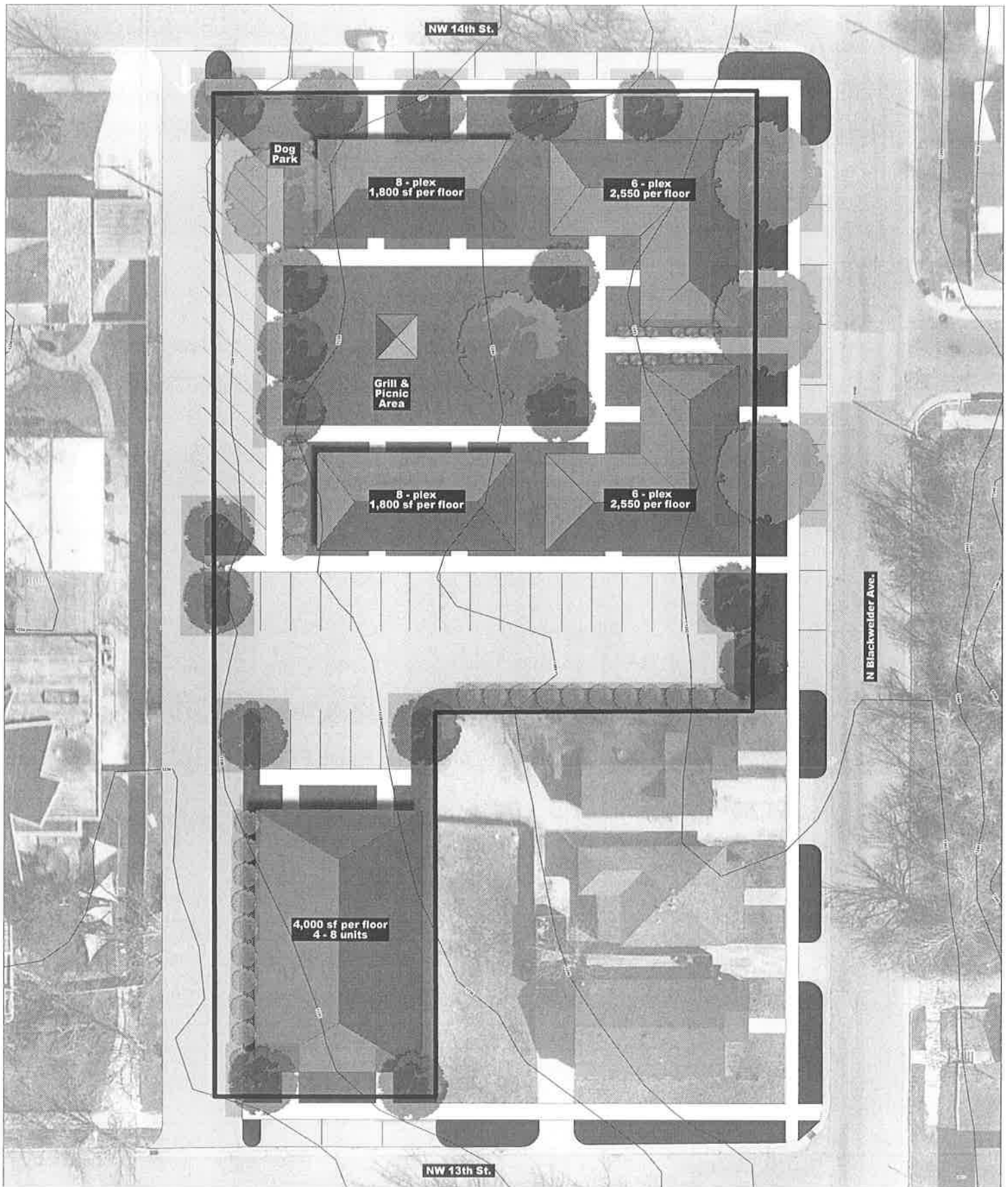
5.3 Common Areas: Not Required

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III. SUPPORTING DOCUMENTS

Exhibit A: Legal Description
Exhibit B: Conceptual Site Plan



SPUD-
Plaza Peacock

Exhibit B
Conceptual Site Plan

ATTACHMENT "A-1"

LEGAL DESCRIPTION

Plaza Peacock
Zoning Tract

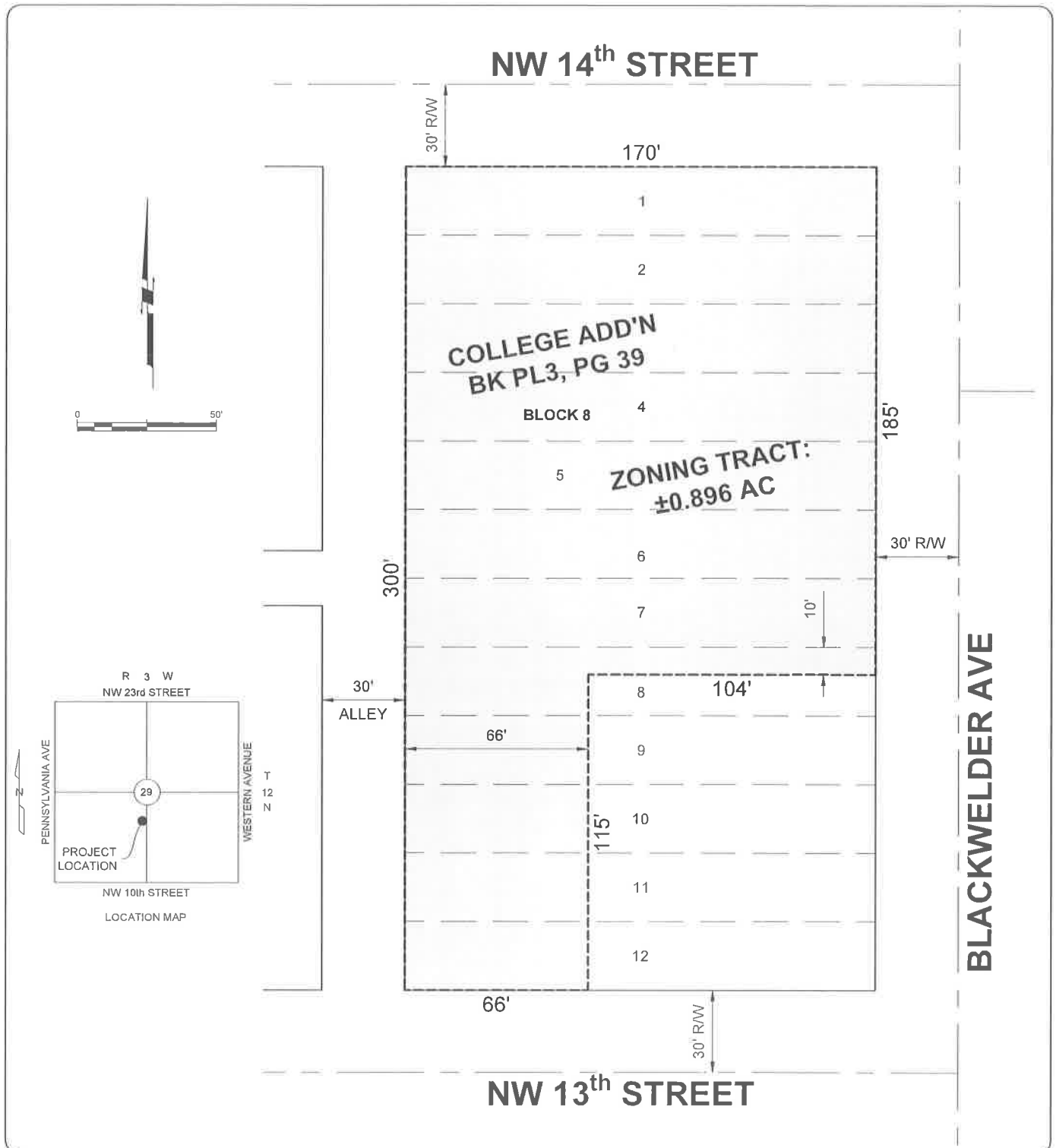
July 20, 2022

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- The West 66 feet of Lots Eight (8) through Twelve (12), inclusive

Note: this legal description was prepared using the following recorded deeds:
Book 13994, Page 555
Book 13573, Page 1865
Book 13142, Page 530
Book 13522, Page 1500

ATTACHMENT "A-2"



ACAD FILE: S:\Civil 3D proj\5300\Working Folder\5300 - Zoning Ex.dwg, 7/20/2022 12:20 PM, Nate Haikan
XREFS LOADED:

Copyright © 2022 Johnson & Associates

Proj. No.:	5300
Date:	7-20-22
Scale:	1" = 50'

PLAZA PEACOCK: ZONING TRACT

OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

EXHIBIT



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8975 FAX (405) 235-8978 www.jacok.com
Certificate of Authorization #1454 Exp. Date 06-30-2023

ENGINEERS • SURVEYORS • PLANNERS •

EXHIBIT A

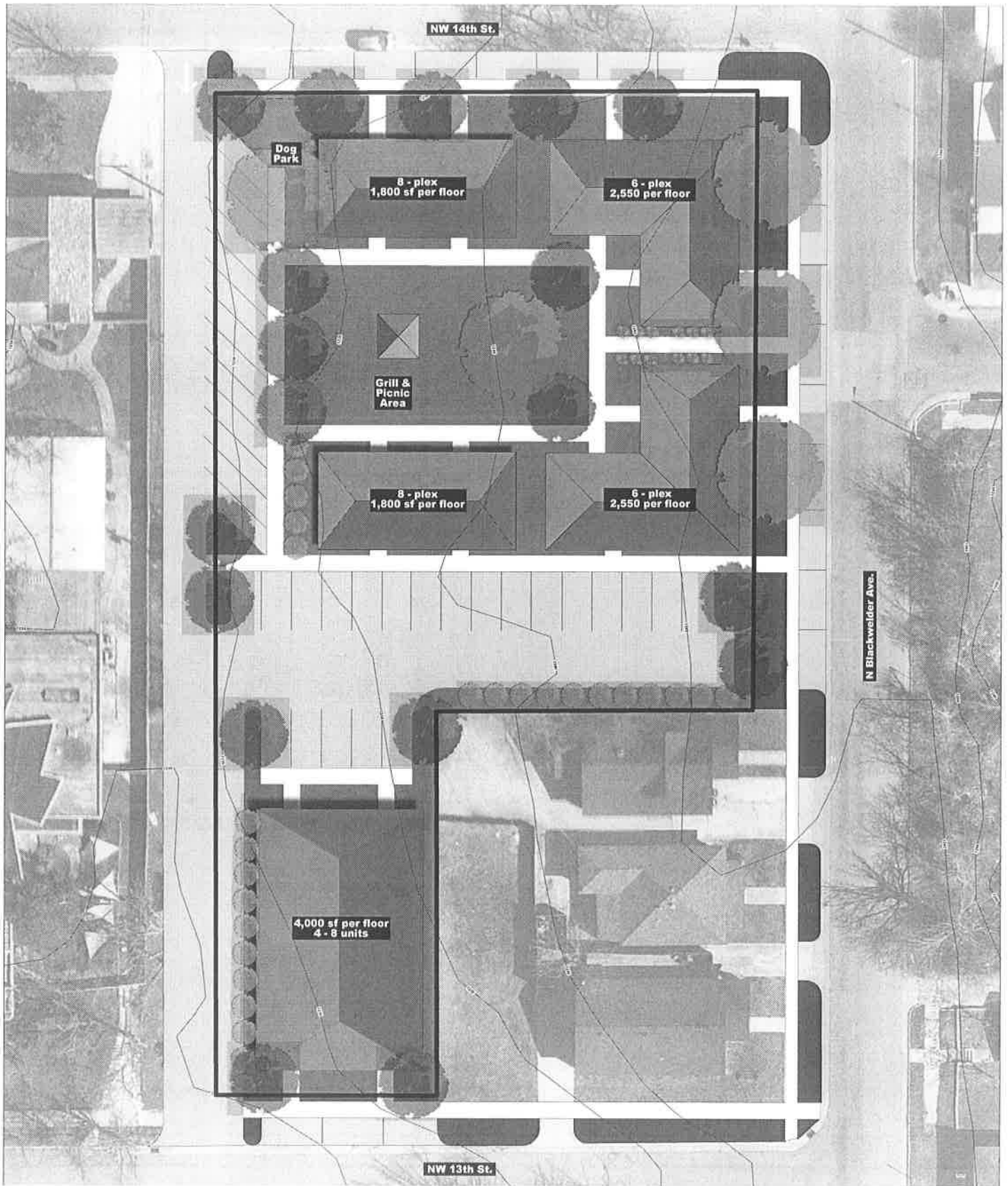
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SPUD-_____
Plaza Peacock

Exhibit B
 Conceptual Site Plan