



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 REZONING

EL Rinconcito

Project Name

2904 N.W. 13th St OKC, OK 73109

Address / Location of Property to be Rezoned

Convenience STORE, CAFE, OFFICE

Purpose Statement / Proposed Development

C1

Proposed Zoning District

Staff Use Only	
Case No.: PC -	<u>10847</u>
File Date:	<u>6 Sep '22</u>
Ward No.:	<u>6</u>
Nbhd. Assoc.:	<u>Reed Park NA</u>
School District:	<u>OKC</u>
Extg Zoning:	<u>R-1</u>
Overlay:	<u>-</u>

VACANT

Present Use of Property

135 x 50 = 6,750

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.
- ☐ 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):

DALIDA M. CALDERON

Name

1427 N. PURDUE AVE

Mailing Address

OKLAHOMA CITY, OK 73107

City, State, Zip Code

405 822 7211

Phone

calderonscorp@gmail.com

Email

Dalida Calderon

Signature of Applicant

Applicant's Name (please print)

Applicant's Mailing Address

City, State, Zip Code

Phone

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.

Former

## LETTER OF AUTHORIZATION

I, DALIDA M CALDERON, AUTHORIZE: ANDY J. CALDERON, 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: 1317 N. MAY AVE OKLAHOMA CITY, OK 73107.

BY: Dalida Calderon<sup>a</sup>

TITLE: owner

DATE: 8/10/2022



8-10-2022



AMERICAN GUARANTY TITLE CO.  
4040 N. TULSA  
OKLAHOMA CITY, OK 73112

JOINT TENANCY  
WARRANTY DEED  
(INDIVIDUAL)

KNOW ALL MEN BY THESE PRESENTS:

That ROBERT L. MCBROOM AND JO ANN MCBROOM, TRUSTEES OR THEIR SUCCESSORS IN TRUST, UNDER THE ROBERT L. MCBROOM LIVING TRUST, DATED MAY 17, 1993 party(IES) of the first part, in consideration of the sum of TEN AND NO/100 dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(ES) hereby grant, bargain, sell and convey unto SABINO CALDERON and DALIDA CALDERON, husband and wife as joint tenants and not as tenants in common, with the right of survivorship, the whole estate to vest in the survivor in event of the death of either, parties of the second part, the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

Lots ONE (1), TWO (2), THREE (3) and FOUR (4) of  
Block TWO (2) in  
WEST END SUBDIVISION to  
Oklahoma County, Oklahoma  
according to the recorded plat thereof.

RETURN TO:  
AMERICAN GUARANTY TITLE COMPANY  
COMMERCIAL DEPARTMENT  
4040 N. TULSA, OKLAHOMA CITY, OK. 73112

TAXES TO:  
3710 N. W. 11TH ST.  
OKC, OK 73107

Doc # 2002013167  
Bk 8333  
Pg 768-768  
DATE 01/25/02 14:13:35  
Filing Fee \$13.00  
Documentary Tax \$127.50  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
Carolynn Goodill

LESS AND EXCEPT any interest in and to all of the oil, gas and mineral rights which have been previously conveyed or reserved of records and subject to easements, restrictive covenants and rights of way of record.

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

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, as such joint tenants, and to the heirs and assigns of the survivor, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatever nature.

Signed and delivered January 24, 2002.

THE ROBERT L. MCBROOM LIVING TRUST, DATED  
MAY 17, 1993

By: ROBERT L. MCBROOM  
Its TRUSTEE

By: JO ANN MCBROOM  
Its TRUSTEE

STATE OF OKLAHOMA )  
COUNTY OF OKLAHOMA ) SS.

Before me, a Notary Public in and for this state, on this 24th day of January, 2002 personally appeared ROBERT L. MCBROOM and JO ANN MCBROOM to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its TRUSTEES OR THEIR SUCCESSORS IN TRUST, UNDER THE ROBERT L. MCBROOM LIVING TRUST, DATED MAY 17, 1993, and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

Barbara Chatman, Notary Public  
Barbara Chatman  
My Commission expires: 12/8/04

File # 01120264

127.50

1/13

Legal Description

Lots 1, 2, 3 and 4 of

Block 2 in

WEST END SUBDIVISION to

Oklahoma City, Oklahoma County, OK

According to the recorded plat thereof.

AFFIRMATION

STATE OF OKLAHOMA       )  
  ) §  
COUNTY OF OKLAHOMA    )

I affirm that the ownership list submitted as a part of this application contains the names of all owners of record of property which are within 300 feet (or greater if required) of the property described in the attached exhibit.

Executed at Oklahoma City, Oklahoma, on the 10 day of August, 20 22

Delida Calhoun  
Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of OK,  
County of OK, on the 10 day of Aug, 20 22.

My Commission Expires:  
2/10/2026

[Signature]  
Notary Public  
Commission # \_\_\_\_\_



name1	mailingaddress1	city	state	zipcode	legal
BARRIOS LEOCADIO C	2701 NW 17TH ST	OKLAHOMA CITY	OK	73107-3928	WEST END SUB DIV ADD 002 000 E23FT OF LOT 45 & ALL LOT 46
BARRIOS LEOCADIO C & NEMECIA L	2701 NW 17TH ST	OKLAHOMA CITY	OK	73107-3928	WEST END SUB DIV ADD 002 000 LOTS 43 44 & W2FT OF LOT 45
BIG CITY PROPERTIES LLC	8312 W RENO AVE STE B	OKLAHOMA CITY	OK	73127-7231	MILLERS BOULEVARD 025 000 LOTS 29 & 30
BRUSS DWIGHT & MARTHA REV TRUST	8508 NW 73RD ST	OKLAHOMA CITY	OK	73132-5300	WEST END SUB DIV ADD 002 000 LOT 7 & E 1/2 OF LOT 8
BST INVESTMENTS INC	3209 NW 18TH ST	OKLAHOMA CITY	OK	73107-3810	WEST END SUB DIV ADD 002 000 LOTS 37 & 38
BST INVESTMENTS INC	3209 NW 18TH ST	OKLAHOMA CITY	OK	73107-3810	WEST END SUB DIV ADD 002 000 E/2 OF LOT 34 & ALL OF LOTS 35 & 36
BYERS JOHNNIE	2918 NW 14TH ST	OKLAHOMA CITY	OK	73107-4709	WEST END SUB DIV ADD 001 000 LOTS 10 & 11
CALDERON SABINO & DALIDA	1427 N PURDUE AVE	OKLAHOMA CITY	OK	73127	WEST END SUB DIV ADD 002 000 LOTS 1 & 2
CALDERON SABINO & DALIDA	1427 N PURDUE AVE	OKLAHOMA CITY	OK	73127	WEST END SUB DIV ADD 002 000 LOTS 3 & 4
CALDERON SABINO P & DALIDA M	1427 N PURDUE AVE	OKLAHOMA CITY	OK	73127	WEST END SUB DIV ADD 001 000 LOTS 49 & 50
CALDERON SABINO P & DALIDA M	1427 N PURDUE AVE	OKLAHOMA CITY	OK	73127	WEST END SUB DIV ADD 001 000 LOTS 47 & 48
CALDERON SABINO P & DALIDA M	1427 N PURDUE AVE	OKLAHOMA CITY	OK	73127	WEST END SUB DIV ADD 001 000 LOTS 44 45 & 46
CALDERON SABINO P & DALIDA M	1427 N PURDUE AVE	OKLAHOMA CITY	OK	73127	WEST END SUB DIV ADD 001 000 N85FT OF LOTS 1 THRU 4 SUBJ TO ESMTS OF RECORD
CALDERON SABINO P & DALIDA M	1427 N PURDUE AVE	OKLAHOMA CITY	OK	73127	WEST END SUB DIV ADD 001 000 LOTS 5 & 6
CARRILLO PABLO	2946 NW 16TH ST	OKLAHOMA CITY	OK	73107-4719	WEST END SUB DIV ADD 002 000 LOTS 16 & 17
CITY OF OKLA CITY	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	SHARTEL BOULEVARD 009 000 EXEMPT
COOPER AMY G REV TRUST	2832 NW 13TH ST	OKLAHOMA CITY	OK	73107-4702	MILLERS BOULEVARD 025 000 LOTS 17 & 18
CROSS RIVER CAPITAL INC	8809 RAMBLING RD	OKLAHOMA CITY	OK	73132	MILLERS BOULEVARD 026 000 LOTS 21 & 22
DES PRIMUM LLC	16009 POINTE MANOR LN	EDMOND	OK	73013	WEST END SUB DIV ADD 002 000 LOTS 39 & 40
ENGINEERING PROJECTS LLC	3064 SE 17TH AVE	HOMESTEAD	FL	33035	MILLERS BOULEVARD 026 000 LOTS 19 & 20
FARMER LENETTE	PO BOX 985	HINTON	OK	73047-0985	MILLERS BOULEVARD 025 000 LOTS 23 & 24

FOSTER JANIE LEE	2833 NW 13TH ST	OKLAHOMA CITY	OK	73107-4701	MILLERS BOULEVARD 026 000 LOT 31 & W22.5FT OF LOT 32
GARCIA MARIA DE JESUS	2832 NW 14TH ST	OKLAHOMA CITY	OK	73107	MILLERS BOULEVARD 026 000 LOTS 17 & 18
HALO INVESTMENTS LLC	1313 KENILWORTH RD	OKLAHOMA CITY	OK	73120	WEST END SUB DIV ADD 002 000 LOTS 5 & 6
LOPEZ AMILCAR	3007 NW 20TH ST	OKLAHOMA CITY	OK	73107-3109	WEST END SUB DIV ADD 002 000 LOTS 12 & 13
LOPEZ OLIVERIO	2926 NW 13TH ST	OKLAHOMA CITY	OK	73107-4704	WEST END SUB DIV ADD 002 000 LOTS 14 & 15
MINTER GRANTOR TRUST	2922 NW 14TH ST	OKLAHOMA CITY	OK	73107	WEST END SUB DIV ADD 001 000 LOTS 12 & 13 WEST END SUB DIV ADD 001 000 LOT 40 &
MONTELONGO DORA M	2921 NW 13TH ST	OKLAHOMA CITY	OK	73107-4703	W12.5FT OF LOT 41
MORALES BERTHA	4618 PARKER RD	OKLAHOMA CITY	OK	73127	WEST END SUB DIV ADD 001 000 LOTS 35 & 36 WEST END SUB DIV ADD 001 000 W 1/2 OF LOT 8 & ALL OF LOT 9
ONEBODY PROPERTIES LLC	4920 N MERIDIAN AVE STE D	OKLAHOMA CITY	OK	73112	
OROXOM OCTAVIO	5603 NW 37TH ST	WARR ACRES	OK	73122	WEST END SUB DIV ADD 002 000 LOTS 10 & 11 WEST END SUB DIV ADD 002 000 LOTS 47 THRU 50
PAGONIS JOHN J	3108 EAGLE CREST RD	EDMOND	OK	73013-7414	MILLERS BOULEVARD 026 000 BEG SW/C LOT 25 TH N59.62FT NE5.66FT E18FT NE2.83FT N9.24FT E25.50FT S74.86FT W49.50FT TO BEG CONT .08ACRS MORE OR LESS
POUND KYLE & KATHRYN	3126 S BOULEVARD STE 250	EDMOND	OK	73013-5308	MILLERS BOULEVARD 026 000 BEG 49.50FT E OF SW/C LOT 25 TH N74.86FT E47.50FT S74.86FT W47.50FT TO BEG CONT .08ACRS MORE OR LESS
POUND KYLE & KATHRYN	3126 S BOULEVARD STE 250	EDMOND	OK	73013-5308	MILLERS BOULEVARD 026 000 BEG 59.62FT N OF SW/C LOT 25 TH N80.38FT E97FT S65.14FT W73FT S9.24FT SW2.83FT W18FT SW5.66FT TO BEG CONT .15ACRS MORE OR LESS
POUND KYLE & KATHRYN	3126 S BOULEVARD STE 250	EDMOND	OK	73013-5308	BEG CONT .15ACRS MORE OR LESS
PRAIRIE PROPERTY SOLUTIONS LLC	PO BOX 515	OKLAHOMA CITY	OK	73101	MILLERS BOULEVARD 026 000 LOTS 23 & 24
RAK PROPERTIES INC	PO BOX 12920	OKLAHOMA CITY	OK	73157-2920	WEST END SUB DIV ADD 002 000 LOTS 41 & 42

RODAS AURELIO	2916 NW 13TH ST	OKLAHOMA CITY	OK	73107-4704	WEST END SUB DIV ADD 002 000 W 1/2 OF LOT 8 & ALL OF LOT 9
SKYLINE DEVELOPMENT INC	6775 BOUCHER DR STE 6	EDMOND	OK	73034	WEST END SUB DIV ADD 001 000 LOT 7 & E 1/2 OF LOT 8
SKYLINE DEVELOPMENT INC	6775 BOUCHER DR STE 6	EDMOND	OK	73034	WEST END SUB DIV ADD 001 000 LOT 7 & E 1/2 OF LOT 8
SOTO ROSENDO	2915 NW 13TH ST	OKLAHOMA CITY	OK	73107	WEST END SUB DIV ADD 001 000 E/2 OF LOT 41 & ALL OF LOTS 42 & 43
THE COMMONS SCATTERED LLC	4301 N CLASSEN BLVD	OKLAHOMA CITY	OK	73118-5031	MILLERS BOULEVARD 025 000 LOTS 21 & 22
TZAJ ANGEL ALBERTO PEREZ	2925 NW 13TH ST	OKLAHOMA CITY	OK	73107	WEST END SUB DIV ADD 001 000 LOTS 37 38 & 39
VASS CHRISTINA & ALBERT	2835 NW 13TH ST	OKLAHOMA CITY	OK	73107-4701	MILLERS BOULEVARD 026 000 LOTS 29 & 30
VESTRING JOHN E & LINDA S	PO BOX 75442	OKLAHOMA CITY	OK	73147	MILLERS BOULEVARD 025 000 LOTS 25 THRU 28 SUBJ TO ESMTS OF RECORD
WALKUP DAVID R	2836 NW 13TH ST	OKLAHOMA CITY	OK	73107-4702	MILLERS BOULEVARD 025 000 LOTS 19 & 20