



The City of Oklahoma City
Planning Department, Subdivision and Zoning
420 West Main Street, Suite 910, Oklahoma City, Oklahoma 73102
Phone (405) 297-2623 - Web <http://www.okc.org>

APPLICATION FOR REZONING

Redistricting

Ricardo Duplex 4617

Project Name

4617 East Ave, Oklahoma City, OK 73129

Address / Location of Property to be Rezoned

New Construction Duplex

Purpose Statement / Proposed Development

R2 Zoning for Duplex

Proposed Zoning District

Case No.	PC 10844
File Date	23AUG'22
Ward No.	4
School District	PASADENA HT SECURITY ASSN
Extg Zoning	OKC
Overlay	R-1

Vacant Lot

Present Use of Property

0.21 Acres

Re-Zoning 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):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Ricardo Sanchez
Signature of Applicant

Ricardo Sanchez
Applicant's Name (please print)

324 SW 99th ST
Applicant's Mailing Address

Oklahoma City, OK, 73139
City, State, Zip Code

405-395-0161
Phone

Ricks Media 123@gmail.com
Email

BL
LUMBERMANS # 3 ADD 018 007

OLD REPUBLIC TITLE
4040 N. TULSA
Oklahoma City, OK 73112

WARRANTY DEED
Individual

This document has been recorded in the office of the
County Clerk of Oklahoma, Tulsa County, Oklahoma, on 06/27/22.
In Book 1597 Page 1343
By Old Republic Title Company of Oklahoma

KNOW ALL MEN BY THESE PRESENTS: (Limited Liability Company)

That TMP HOMES LLC 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 RICHARDO SANCHEZ party of the second part the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit: *A/K/A RICARDO SANCHEZ

Lot SEVEN (7), of
Block EIGHTEEN (18), in
LUMBERMEN'S NO. 3 ADDITION, to
Oklahoma City, Oklahoma County, Oklahoma,
according to the recorded plat thereof.

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

RETURN TO:
RICHARDO SANCHEZ
324 SW 99th STREET, OKLAHOMA CITY, OK 73139

TAXES TO:
Same

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(IES) of the second part, 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.

Signed and delivered 24th day of June, 2022.

TMP HOMES LLC

By: MOLLIE ANN PERTREE
MEMBER/MANAGER

STATE OF OKLAHOMA)
COUNTY OF CLEVELAND) ss

Before me, a Notary Public in and for this State, on this 24th day of June, 2022 personally appeared MOLLIE ANN PERTREE as MEMBER/MANAGER, on behalf of *to me known to be the identical person (s) 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 use and purposes therein set forth on behalf of said limited liability company:
*TMP HOMES, LLC

Notarail Stamp Or Seal (Or Other Title Or Rank)

Signature Of Notary Public, Or Other Official

Deed presented for filing by: Old Republic Title Company of Oklahoma
File# 22282392
Underwriter: American Guaranty Title Insurance Company



SW22282392 MT 1/18.00 Doc — 27.00

Warranty Deed (LLC)

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 20th day of August, 2022

[Signature]
Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma
County of Cleveland, on the 23rd day of August, 2022

My Commission Expires

05/11/2024

[Signature]
Notary Public

Commission # 20005256



name1	mailingaddress1	city	state	zipcode	legal
BARROT ROMMEL B	2500 SE 45TH ST	OKLAHOMA CITY	OK	73129-8704	LUMBERMANS # 3 ADD 020 012
BLACK PAULETTE	420 TECUMSEH RIDGE CT	NORMAN	OK	73069	LUMBERMANS # 3 ADD 020 017
BLEDSOE EATHER LEE	2504 SE 45TH ST	OKLAHOMA CITY	OK	73129-8704	LUMBERMANS # 3 ADD 020 011
BLH INVESTMENT PROPERTIES LLC	6011 N ROBINSON AVE	OKLAHOMA CITY	OK	73118	LUMBERMANS # 3 ADD 020 007
CDM LLC	PO BOX 57425	OKLAHOMA CITY	OK	73157	LUMBERMANS # 3 ADD 019 010
COVARRUBIAS ARTURO SERVCANDO VALDEZ	2501 SE 45TH ST	OKLAHOMA CITY	OK	73129-8703	LUMBERMANS # 3 ADD 019 013
					CINDERELLA ESTATES REPLAT 005
DIAZ YADNIEL ACOSTA	4504 CINDERELLA DR	OKLAHOMA CITY	OK	73129	002
EDMONDS RANDLETT & GENEVA C/O DONNA WILLIAMS	6913 S HARVEY AVE	OKLAHOMA CITY	OK	73139-7327	LUMBERMANS # 3 ADD 020 018
FARRIS THOMAS & YVONNE	2528 SE 45TH ST	OKLAHOMA CITY	OK	73129-8704	LUMBERMANS # 3 ADD 020 005
GARCIA DOLLA	4605 S EAST AVE	OKLAHOMA CITY	OK	73129-8753	LUMBERMANS # 3 ADD 018 004
HAMON GERALD R JR & B	2508 SE 45TH ST	OKLAHOMA CITY	OK	73129-8704	LUMBERMANS # 3 ADD 020 010
INDIAHOMA PROPERTIES LLC	PO BOX 14783	OKLAHOMA CITY	OK	73113-0783	LUMBERMANS # 3 ADD 020 016
INDIAHOMA PROPERTIES LLC	PO BOX 14783	OKLAHOMA CITY	OK	73113-0783	LUMBERMANS # 3 ADD 019 011
LOWE MICHAEL A	4804 BISMARC DR	DEL CITY	OK	73115-4414	LUMBERMANS # 3 ADD 020 013
MAYA JOSE	2516 SE 45TH ST	OKLAHOMA CITY	OK	73126	LUMBERMANS # 3 ADD 020 008
MEYER REAL ESTATE LLC	15313 GRAND PARKE DR	EDMOND	OK	73013-1359	LUMBERMANS # 3 ADD 019 006
MOUNTAIN VIEW ACQUISITIONS LLC	3160 W BRITTON RD STE DD	OKLAHOMA CITY	OK	73120	LUMBERMANS # 3 ADD 019 007
NGUYEN THOI TAN	4609 S EAST AVE	OKLAHOMA CITY	OK	73129-8753	LUMBERMANS # 3 ADD 018 005
					LUMBERMANS # 3 ADD 019 000
OKLA CITY HOUSING AUTH	1700 NE 4TH ST	OKLAHOMA CITY	OK	73117	LOT 9 EXEMPT
ONEAL CLYDE T	2524 SE 45TH ST	OKLAHOMA CITY	OK	73129-8704	LUMBERMANS # 3 ADD 020 006
RCH PARTNERS LLC	4217 S MAY AVE	OKLAHOMA CITY	OK	73119	LUMBERMANS # 3 ADD 019 005
RUSHING RANDY E & DEBRA S	PO BOX 15001	DEL CITY	OK	73155	LUMBERMANS # 3 ADD 020 009
RYBYZYSKE STEPHEN J	4505 S EAST AVE	OKLAHOMA CITY	OK	73129-8751	LUMBERMANS # 3 ADD 018 002
RYBYZYSKE STEPHEN J	4505 S EAST AVE	OKLAHOMA CITY	OK	73129-8751	LUMBERMANS # 3 ADD 018 002
SAAVEDRA SANTIAGO TOVAR	2525 EL TORO DR	OKLAHOMA CITY	OK	73129	LUMBERMANS # 3 ADD 020 019
					CINDERELLA ESTATES REPLAT 005
SAUCEDO SOLEDAD	4500 CINDERELLA DR	OKLAHOMA CITY	OK	73129-8624	001
STP HOMES INC	PO BOX 8067	OKLAHOMA CITY	OK	73153	LUMBERMANS # 3 ADD 019 008
	7310 SOUTHERN MAGNOLIA				
	ST				
TRENT ASSETS LLC		LAS VEGAS	NV	89149	LUMBERMANS # 3 ADD 018 001

TROLLSHAW'S LLC	1441 W INDIAN HILLS RD	NORMAN	OK	73069	LUMBERMANS # 3 ADD 019 012
VIETNAMESE BUDDHIST ASSOCIATION OF					UNPLTD PT SEC 13 11N 3W 000
OKLAHOMA INC	2625 SE 44TH ST	OKLAHOMA CITY	OK	73129-8504	000 PT OF SEC 13 11N 3W S 1/2
WHEELER JAMES STEVEN	2505 EL TORO DR	OKLAHOMA CITY	OK	73129-8737	OF SW4 OF SE4
WILSON EDWARD	2509 EL TORO DR	OKLAHOMA CITY	OK	73129-8737	LUMBERMANS # 3 ADD 020 014
					LUMBERMANS # 3 ADD 020 015