



**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: <https://www.okc.gov>

## APPLICATION FOR SPECIAL PERMIT

Staff Use Only:	578
Case No.: SP	
File Date:	29JUN'23
Ward No.:	6
Nbhd. Assoc.:	---
School District:	OKC
Extg Zoning:	I-2
Overlay:	SRODDil.com

White Rabbit Lounge  
Project Name

217 → 1219 S Klein Ave, OKC, OK 73108 Coffee shop + Bar  
Address / Location of Property Proposed Use

Purpose Statement (provide attachment if necessary)

### REQUIRED ATTACHMENTS FOR SUBMITTAL:

- ☐ 1.) One (1) Typed Legal Description of Proposed Special Permit 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 (600-foot for drinking establishments) area of the property to be considered. 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 (or 600-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.) Supporting documents as required by Chapter 59, Article IX, Section 9350, Standards for Specific Uses in a .pdf file format.
- ☐ 8.) A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.) (Make checks payable to "City Treasurer")

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

Edward Doonkeew  
Name

3102 South Clegern St  
Mailing Address

OKC, OK, 73109  
City, State, Zip Code

405-272-9664  
Phone

Edwarddoonkeew@yahoo.com  
Email

[Signature]  
Signature of Applicant

Paul Hale  
Applicant's Name (please print)

2528 NW 49th St  
Applicant's Mailing Address

OKC, OK, 73112  
City, State, Zip Code

405-824-5150  
Phone

paulhale77@gmail.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.

BOOK 7493 PAGE 1808

JOINT TENANCY

# WARRANTY DEED

(Individual Form)

DOC NUMBER 1999003777  
BK 7493 PG 1808-1808  
DATE 01/04/99 14:44:05  
FILING FEE \$8.00  
DOC TAX \$90.00  
Carolynn Caudill  
Oklahoma County Clerk  
RECORDED AND FILED

KNOW ALL MEN BY THESE PRESENTS:

THAT John C. Fincher and Gruemella Fincher, husband and wife

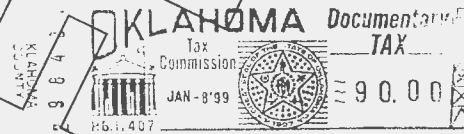
part ies of the first part, in consideration of the sum of TEN AND NO/100 dollars

and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto Marshall E. Doonkeen and Bonnie L. Doonkeen, 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:

All of Lots Thirty-five (35) and Thirty-six (36) in Block Two (2), Amended Plat of Blocks 2 and 5, Lots 1 to 13, both inclusive and 22 to 34, both inclusive in Blocks 3 and 4, Lots 14 to 27, both inclusive, in Block 1 in Delmar Garden Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

RETURN TO & BUYER MAILING ADDRESS:  
Marshall E Doonkeen & Bonnie L Doonkeen  
310 S Klein  
Oklahoma City, Oklahoma 73108



SUBJECT TO easements, restrictions and mineral conveyances of record, 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 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 incumbrances of whatsoever nature.

Signed and delivered this 4th day of January, 1999

John C. Fincher  
John C. Fincher

Gruemella Fincher  
Gruemella Fincher

STATE OF OKLAHOMA }  
COUNTY OF Oklahoma }

SS:

INDIVIDUAL ACKNOWLEDGEMENT  
Oklahoma Form

Before me, the undersigned, a Notary Public, in and for said County and State, on this 4th day of January, 1999, personally appeared

John C. Fincher and Gruemella Fincher, husband and wife

to me known to be the identical person s who executed the within and foregoing instrument and acknowledged to me that they executed the same as their 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 June 14th, 2000  
98111068

Kristal K. Beard  
Kristal K. Beard

Notary Public  
OCAJON

70.00

1/8

Legal Description of property,

Delmar Garden Add 002 000 lots 35 & 36

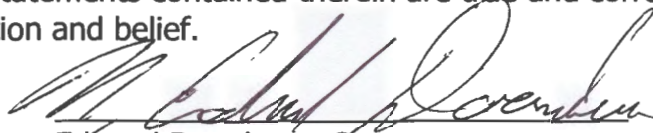
To Whom It May Concern:

I, Edward Doonkeen, hereby authorize Paul Hale to apply for a "Special Use Permit" for the purpose of serving alcohol at 217 & 219 S Klein Ave., Oklahoma City OK, 73008. I am the owner of said property and consent to the property to be *Sitdown, Alcohol Permitted* use.

**VERIFICATION**

State of Oklahoma County of Oklahoma, ss:

Edward Doonkeen, of lawful age and being first duly sworn upon oath, states: I am Edward Doonkeen, Owner of said property. I have read the foregoing instrument and state that all statements contained therein are true and correct according to my best information and belief.

  
Edward Doonkeen, Owner

Subscribed and sworn to before me on June 26<sup>th</sup>, 2023, Edward Doonkeen, Owner above named.

My commission expires:

02/07/2027



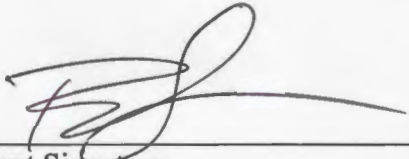
  
Notary Public

**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 600 feet (or greater if required) of the property described in the attached exhibit.

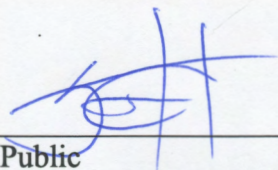
Executed at Oklahoma City, Oklahoma, on the 20 day of June, 2023

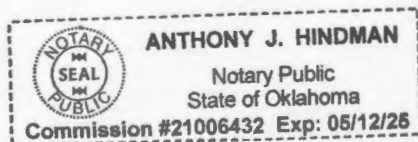
  
\_\_\_\_\_  
Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of oklahoma,  
County of oklahoma, on the 30<sup>th</sup> day of June, 2023.

My Commission Expires:

05/12/2025

  
\_\_\_\_\_  
Notary Public  
Commission # 21006432





# Larry Stein Oklahoma County Assessor's Office



## Ownership Radius Report

This Non-Official Report is for Account Number **R101164860** and is a 600-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.**

Oklahoma County Assessor  
600 ft. Radius Report  
6/27/2023

accountno	name1	name2	mailingaddress1	Shape	city	state	zipcode	subname	block	lot	legal	location
R014008000	EVANS RONALD JOE TRS	EVANS RONALD J LIVING TRUST	1816 NW 32ND ST		NEWCASTLE	OK	73065-6429	ORCHARD PARK ADD	015	000	ORCHARD PARK ADD 015 000 LOTS 12 & 13	1131 W RENO AVE OKLAHOMA CITY
R014008720	PURPLE TEETH LLC		1721 W MAIN ST		OKLAHOMA CITY	OK	73106-3017	ORCHARD PARK ADD	016	000	ORCHARD PARK ADD BLK 016 LOT 000 PT OF LOTS 10 & 11 BEG 30FT W OF SE/C LT 11 TH W110FT TO SW/C LT 11 N35FT E86.68FT TO H/W R/W SE42.09FT TO BEG & LOTS 12 & 13	1201 W RENO AVE OKLAHOMA CITY
R014008080	EVANS BRENDA A TRS	EVANS BRENDA A LIVING TRUST	1816 NW 32ND ST		NEWCASTLE	OK	73065-6429	ORCHARD PARK ADD	015	000	ORCHARD PARK ADD 015 000 W46.8FT OF E93.4FT OF LOTS 14 THRU 17	1141 W RENO AVE OKLAHOMA CITY
R014008160	EVANS BRENDA A TRS	EVANS BRENDA A LIVING TRUST	1816 NW 32ND ST		NEWCASTLE	OK	73065-6429	ORCHARD PARK ADD	015	000	ORCHARD PARK ADD 015 000 E 1/3 OF LTS 14 THRU 17	1139 W RENO AVE OKLAHOMA CITY
R014008640	PURPLE TEETH LLC		1721 W MAIN ST		OKLAHOMA CITY	OK	73106-3017	ORCHARD PARK ADD	016	000	ORCHARD PARK ADD 016 000 LOT 9 & N15FT OF LOT 10 EX E PART BEING 80FT ON N & 53.32FT ON S	0 UNKNOWN OKLAHOMA CITY
R014008765	OKC RENO PROPERTIES LLC		210 PARK AVE STE 3150		OKLAHOMA CITY	OK	73102-5604	ORCHARD PARK ADD	016	000	ORCHARD PARK ADD 016 000 W90FT LOTS 14 THRU 19	1221 W RENO AVE OKLAHOMA CITY
R014008760	OKC RENO PROPERTIES LLC		210 PARK AVE STE 3150		OKLAHOMA CITY	OK	73102-5604	ORCHARD PARK ADD	016	000	ORCHARD PARK ADD 016 000 E50FT OF LOTS 14 THRU 19	1215 W RENO AVE OKLAHOMA CITY
R014008600	STATE OF OKLAHOMA		PO BOX 52000		OKLAHOMA CITY	OK	73152	ORCHARD PARK ADD	016	000	ORCHARD PARK ADD 016 000 LOTS 5 THRU 8 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R014008800	OKC RENO PROPERTIES LLC		210 PARK AVE STE 3150		OKLAHOMA CITY	OK	73102-5604	ORCHARD PARK ADD	016	000	ORCHARD PARK ADD 016 000 PRT LOTS 20 & 21 BEG AT SE/C LOT 20 N5FT NWLY 74.35FT TO 5FT N & 70FT E OF SW/C LOT 21 W70FT S30FT E140FT TO BEG	12 S ELLISON AVE OKLAHOMA CITY

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R014008200	EVANS BRENDA A TRS	EVANS BRENDA A LIVING TRUST	1816 NW 32ND ST		NEWCASTLE	OK	73065-6429	ORCHARD PARK ADD	015	000	ORCHARD PARK ADD 015 000 E93.34FT OF LOTS 18 & 19 & LOTS 20 & 21 EX A TR IN NW/C BEING 90FT ON N & 50FT ON W & 46.66FT ON S	0 UNKNOWN OKLAHOMA CITY
R014007960	EVANS RONALD JOE TRS	EVANS RONALD J LIVING TRUST	1816 NW 32ND ST		NEWCASTLE	OK	73065-6429	ORCHARD PARK ADD	015	000	ORCHARD PARK ADD 015 000 LOTS 6 THRU 11	121 S CLEGERN AVE OKLAHOMA CITY
R014008920	BILL DING LLC		2041 NW 47TH ST		OKLAHOMA CITY	OK	73118	ORCHARD PARK ADD	017	000	ORCHARD PARK ADD 017 000 LOTS 1 THRU 22 PLUS PT LT 23 DESCRIBED AS BEG NW/C LT 23 TH E70FT SE74.37FT TO SE/C LT 23 TH W140FT N25FT TO BEG EX PT OF LTS 1 THRU 6 DESCRIBED AS BEG NE/C BLK 17 TH S145.5FT	1225 W RENO AVE OKLAHOMA CITY
R014008920	BILL DING LLC		2041 NW 47TH ST		OKLAHOMA CITY	OK	73118	ORCHARD PARK ADD	017	000	ORCHARD PARK ADD 017 000 LOTS 1 THRU 22 PLUS PT LT 23 DESCRIBED AS BEG NW/C LT 23 TH E70FT SE74.37FT TO SE/C LT 23 TH W140FT N25FT TO BEG EX PT OF LTS 1 THRU 6 DESCRIBED AS BEG NE/C BLK 17 TH S145.5FT	1225 W RENO AVE OKLAHOMA CITY
R131789455	1206 EXCHANGE AVENUE LLC		4320 S PORTLAND AVE		OKLAHOMA CITY	OK	73119	UNPLTD PT SEC 05 11N 3W	000	000	UNPLTD PT SEC 05 11N 3W 000 000 15 6/10ACRS PT OF NE4 BEG 33FT W OF E LINE OF NE4 & 154.77FT S OF S LINE OF NOBLE ST TH S23.56FT TH SWLY 100FT NWLY 16.5FT TH SWLY WLY & NWLY ON A CURVE TO A PT ON N LI	1206 EXCHANGE AVE OKLAHOMA CITY



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R131788507	SRM LEASING LLC		PO BOX 850450		YUKON	OK	73085-0450	UNPLTD PT SEC 05 11N 3W	000	000	UNPLTD PT SEC 05 11N 3W 000 000 PT NE4 SEC 5 11N 3W BEG 763FT S & 1158.9FT E TO S R/W LINE OF NOBLE AVE & LYING 50FT W OF CENTERLINE OF THE MAIN SPUR TR THAT SERVED THE PUBLIC MARKET TH S186FT RIGHT O	1300 EXCHANGE AVE OKLAHOMA CITY
R101165940	R W TIMMS INVESTMENT LLC		4050 W I 40 SERVICE RD		OKLAHOMA CITY	OK	73108-2000	DELMAR GARDEN ADD	006	000	DELMAR GARDEN ADD 006 000 PART BLK 6 DELMARS GARDEN ADD EX BEG 235FT N OF SE/C BLK 6 TH W167.6FT NWLY129.59FT TO THE SW/C OF LOT 11 TH NELY ALONG W LINE OF BLK 6 309.11FT NELY ON A RIGHT CURVE 46.1FT	301 S WESTERN AVE OKLAHOMA CITY
R101161080	DOONKEEN EDWARD & BONNIE		3102 S CLEGERN ST		OKLAHOMA CITY	OK	73109-2327	DELMAR GARDEN ADD	001	000	DELMAR GARDEN ADD 001 000 LOTS H I J K	310 S KLEIN AVE OKLAHOMA CITY
R101165940	R W TIMMS INVESTMENT LLC		4050 W I 40 SERVICE RD		OKLAHOMA CITY	OK	73108-2000	DELMAR GARDEN ADD	006	000	DELMAR GARDEN ADD 006 000 PART BLK 6 DELMARS GARDEN ADD EX BEG 235FT N OF SE/C BLK 6 TH W167.6FT NWLY129.59FT TO THE SW/C OF LOT 11 TH NELY ALONG W LINE OF BLK 6 309.11FT NELY ON A RIGHT CURVE 46.1FT	301 S WESTERN AVE OKLAHOMA CITY
R101161350	SAUNDERS TOMMY L		300 S KLEIN AVE		OKLAHOMA CITY	OK	73108-1432	DELMAR GARDEN ADD	001	000	DELMAR GARDEN ADD 001 000 LOT L BEING 25 X 122FT & LOT M BEING 25 X 119FT	306 S KLEIN AVE OKLAHOMA CITY

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600 ft. Radius Report  
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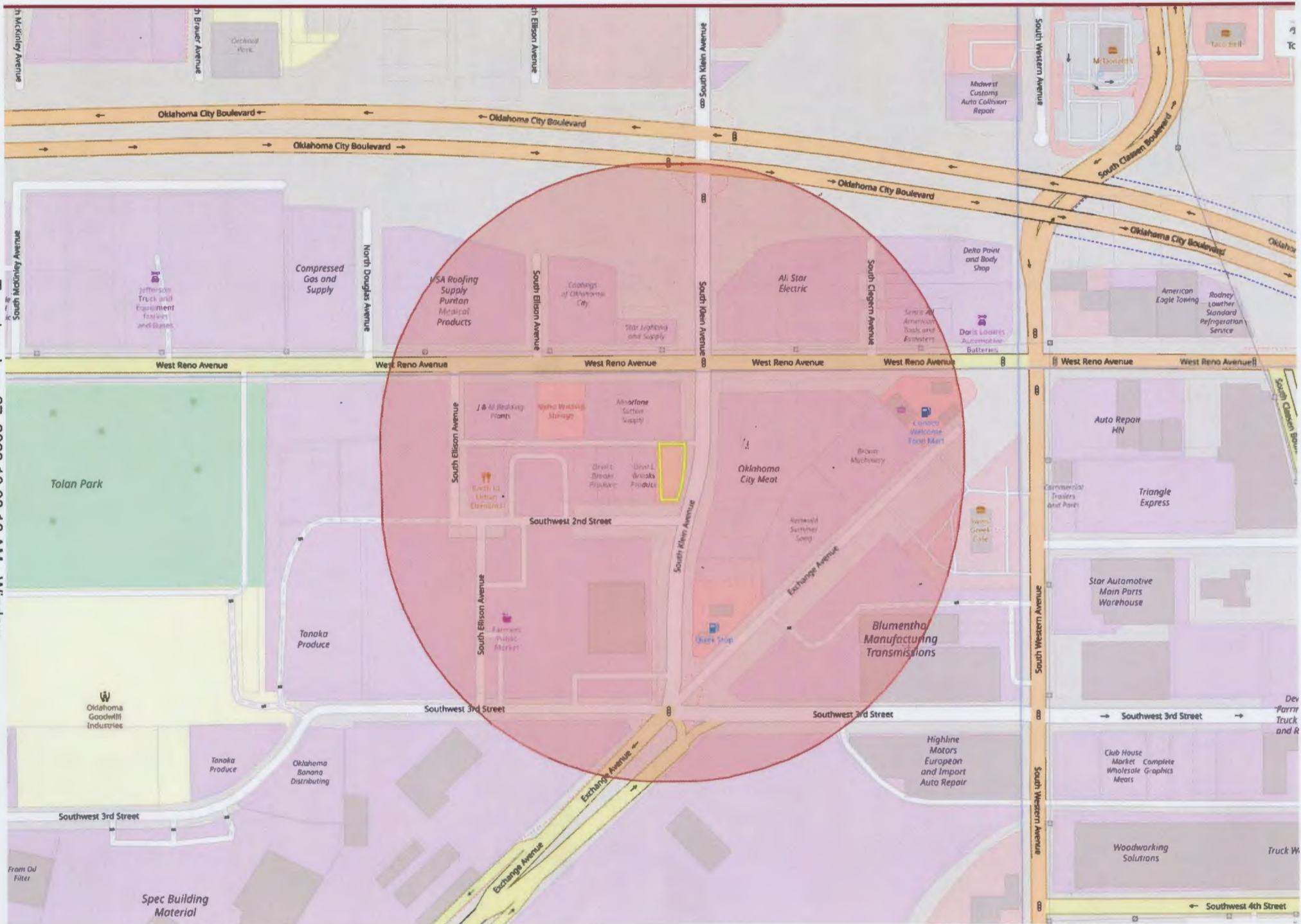
R101165940	R W TIMMS INVESTMENT LLC		4050 W I 40 SERVICE RD		OKLAHOMA CITY	OK	73108-2000	DELMAR GARDEN ADD	006	000	DELMAR GARDEN ADD 006 000 PART BLK 6 DELMARS GARDEN ADD EX BEG 235FT N OF SE/C BLK 6 TH W167.6FT NWLY129.59FT TO THE SW/C OF LOT 11 TH NELY ALONG W LINE OF BLK 6 309.11FT NELY ON A RIGHT CURVE 46.1FT	301 S WESTERN AVE OKLAHOMA CITY
R101161500	OKLAHOMA CITY MEAT COMPANY INC		300 S KLEIN AVE		OKLAHOMA CITY	OK	73108-1432	DELMAR GARDEN ADD	001	000	DELMAR GARDEN ADD 001 000 LOTS N & O	300 S KLEIN AVE OKLAHOMA CITY
R101165670	BIG DOG HOLDING COMPANY LLC		311 S KLEIN AVE		OKLAHOMA CITY	OK	73108-1431	DELMAR GARDEN ADD	005	000	DELMAR GARDEN ADD 005 000 BLK 5 & BLK 2 LOT 22 THRU 27 & E171FT OF LOT 4 WASHINGTON ST VACATED & E125FT OF N120FT OF BLK 3 & E225FT OF S120FT OF BLK 3	311 S KLEIN AVE OKLAHOMA CITY
R101161620	OKLAHOMA CITY MEAT COMPANY INC		300 S KLEIN AVE		OKLAHOMA CITY	OK	73108-1432	DELMAR GARDEN ADD	001	000	DELMAR GARDEN ADD 001 000 LOTS P Q & R	300 S KLEIN AVE OKLAHOMA CITY
R101160540	SAUNDERS VICKY S & TOMMY L TRS	SAUNDERS VICKY LIV TRUST	300 S KLEIN AVE		OKLAHOMA CITY	OK	73108	DELMAR GARDEN ADD	001	000	DELMAR GARDEN ADD 001 000 LOT A BEING 25 X 140FT & LOT B BEING 25 X 135FT & LOTS C D E F & G BEING 87FT BY 84FT BY 118FT	1137 EXCHANGE AVE OKLAHOMA CITY
R101161890	OKLAHOMA CITY MEAT CO INC	C/O TOM & VICKY SANDERS	300 S KLEIN AVE		OKLAHOMA CITY	OK	73108-1432	DELMAR GARDEN ADD	001	000	DELMAR GARDEN ADD 001 000 LOTS S T & U	216 S KLEIN AVE OKLAHOMA CITY
R101160080	SAUNDERS TOMMY	SAUNDERS VICKY	300 S KLEIN AVE		OKLAHOMA CITY	OK	73108	DELMAR GARDEN ADD	001	000	DELMAR GARDEN ADD 001 000 LOTS 12 & 13	0 EXCHANGE AVE OKLAHOMA CITY
R101165950	DAY FALLA LLC		4433 TAMARISK DR		OKLAHOMA CITY	OK	73120-8112	DELMAR GARDEN ADD	006	000	DELMAR GARDEN ADD 006 000 PT BLK 6 BEG 235FT N SE/C BLK 6 TH W167.6FT NWLY 129.59FT NELY 309.11FT ALONG A CURVE 46.10FT S292.24FT TO BEG	201 S WESTERN AVE OKLAHOMA CITY

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R101163240	FRIEDMAN HARRY SCOTT		114 S WESTERN AVE		OKLAHOMA CITY	OK	73106-3228	DELMAR GARDEN ADD	002	000	DELMAR GARDEN ADD 002 000 LOTS 19 & 20	1235 SW 2ND ST OKLAHOMA CITY
R101163510	FRIEDMAN HARRY SCOTT		114 S WESTERN AVE		OKLAHOMA CITY	OK	73106-3228	DELMAR GARDEN ADD	002	021	DELMAR GARDEN ADD 002 021	1231 SW 2ND ST OKLAHOMA CITY
R101164050	DOONKEEN MARSHALL E & BONNIE L		3102 S CLEGERN ST		OKLAHOMA CITY	OK	73109	DELMAR GARDEN ADD	002	000	DELMAR GARDEN ADD 002 000 LOTS 28 & 29	1215 SW 2ND ST OKLAHOMA CITY
R101164320	LIVINGSTON REAL ESTATE LLC		1721 W MAIN ST		OKLAHOMA CITY	OK	73106	DELMAR GARDEN ADD	002	030	DELMAR GARDEN ADD 002 030	1211 SW 2ND ST OKLAHOMA CITY
R101164400	SMITH DAVID M TRS	SMITH DAVID M REV LIV TRUST	1207 SW 2ND ST		OKLAHOMA CITY	OK	73108-1403	DELMAR GARDEN ADD	002	000	DELMAR GARDEN ADD 002 000 LOTS 31 & 32	1207 SW 2ND ST OKLAHOMA CITY
R101164590	OL BROOKS LLC		PO BOX 1374		OKLAHOMA CITY	OK	73101-1374	DELMAR GARDEN ADD	002	000	DELMAR GARDEN ADD 002 000 LOTS 33 & 34	1205 SW 2ND ST OKLAHOMA CITY
R101164860	DOONKEEN MARSHALL E & BONNIE L		3102 S CLEGERN ST		OKLAHOMA CITY	OK	73109-2327	DELMAR GARDEN ADD	002	000	DELMAR GARDEN ADD 002 000 LOTS 35 & 36	211 S KLEIN AVE OKLAHOMA CITY
R101165670	BIG DOG HOLDING COMPANY LLC		311 S KLEIN AVE		OKLAHOMA CITY	OK	73108-1431	DELMAR GARDEN ADD	005	000	DELMAR GARDEN ADD 005 000 BLK 5 & BLK 2 LOT 22 THRU 27 & E171FT OF LOT 4 WASHINGTON ST VACATED & E125FT OF N120FT OF BLK 3 & E225FT OF S120FT OF BLK 3	311 S KLEIN AVE OKLAHOMA CITY
R101160060	1125 EXCHANGE OKC INC		1721 W MAIN ST		OKLAHOMA CITY	OK	73106	DELMAR GARDEN ADD	001	000	DELMAR GARDEN ADD 001 000 LOTS 8 THRU 11	1125 EXCHANGE AVE OKLAHOMA CITY
R101160040	1117 EXCHANGE OKC INC		1721 W MAIN ST		OKLAHOMA CITY	OK	73106	DELMAR GARDEN ADD	001	000	DELMAR GARDEN ADD 001 000 LOTS 4 THRU 7	1117 EXCHANGE AVE OKLAHOMA CITY
R101165100	BAR S RANCH LLC		8716 SE 15TH ST		MIDWEST CITY	OK	73110-7941	DELMAR GARDEN ADD	003	000	DELMAR GARDEN ADD 003 000 W200FT OF N120FT	1310 W RENO AVE OKLAHOMA CITY
R101165670	BIG DOG HOLDING COMPANY LLC		311 S KLEIN AVE		OKLAHOMA CITY	OK	73108-1431	DELMAR GARDEN ADD	005	000	DELMAR GARDEN ADD 005 000 BLK 5 & BLK 2 LOT 22 THRU 27 & E171FT OF LOT 4 WASHINGTON ST VACATED & E125FT OF N120FT OF BLK 3 & E225FT OF S120FT OF BLK 3	311 S KLEIN AVE OKLAHOMA CITY

Oklahoma County Assessor  
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R101162160	KLEIN RENO LLC		1721 W MAIN ST		OKLAHOMA CITY	OK	73106	DELMAR GARDEN ADD	002	000	DELMAR GARDEN ADD BLK 002 LOTS 1 & 2	203 S KLEIN AVE OKLAHOMA CITY
R101162200	KLEIN RENO LLC		1721 W MAIN ST		OKLAHOMA CITY	OK	73106	DELMAR GARDEN ADD	002	000	DELMAR GARDEN ADD BLK 002 LOTS 3 4 & 5	1200 W RENO AVE OKLAHOMA CITY
R101162205	KLEIN RENO LLC		1721 W MAIN ST		OKLAHOMA CITY	OK	73106	DELMAR GARDEN ADD	002	000	DELMAR GARDEN ADD BLK 002 LOTS 6 7 & 8	1208 W RENO AVE OKLAHOMA CITY
R101162430	ALPHA VENDING CORPORATION	C/O RYAN BROOKS	6608 N WESTERN AVE		OKLAHOMA CITY	OK	73116-7326	DELMAR GARDEN ADD	002	000	DELMAR GARDEN ADD 002 000 LOTS 9 THRU 12	1220 W RENO AVE OKLAHOMA CITY
R101162975	ARTHUR LISA A	GRIMES FRANCES S ARTHUR	2100 E OVERHOLSER DR		OKLAHOMA CITY	OK	73127-9610	DELMAR GARDEN ADD	002	000	DELMAR GARDEN ADD 002 000 LOTS 13 THRU 18	210 S ELLISON OKLAHOMA CITY
R101160120	OKLAHOMA CITY MEAT CO INC	C/O TOM & VICKY SANDERS	300 S KLEIN AVE		OKLAHOMA CITY	OK	73108-1432	DELMAR GARDEN ADD	001	000	DELMAR GARDEN ADD 001 000 LOTS 28 THRU 36 PLUS LOTS V&W	1140 W RENO AVE OKLAHOMA CITY
R101160120	OKLAHOMA CITY MEAT CO INC	C/O TOM & VICKY SANDERS	300 S KLEIN AVE		OKLAHOMA CITY	OK	73108-1432	DELMAR GARDEN ADD	001	000	DELMAR GARDEN ADD 001 000 LOTS 28 THRU 36 PLUS LOTS V&W	1140 W RENO AVE OKLAHOMA CITY
R101160020	TOP QUALITY FOODS INC		1100 W RENO AVE		OKLAHOMA CITY	OK	73106-3226	DELMAR GARDEN ADD	001	000	DELMAR GARDEN ADD 001 000 LOTS 1 THRU 3	1100 W RENO AVE OKLAHOMA CITY
R014007160	VAQUERO RENO WESTERN PARTNERS LP		2900 WINGATE ST, Unit 200		FORT WORTH TX		76107	ORCHARD PARK ADD	014	000	ORCHARD PARK ADD BLK 014 PT LOT 5 BEG AT NW/C S25FT E140FT TH NWLY 137.09FT TO NW/C TO BEG PLUS LOTS 6 THRU 22 PLUS VACATED ALLEY ADJ TO LOTS	111 S WESTERN AVE OKLAHOMA CITY



June 22, 2023

The City of Oklahoma City Planning Department  
Subdivision and Zoning  
420 W. Main St.  
Oklahoma City, OK 73102

Zoning Board:

This letter is written in support of the "Standards for Specific Uses", as required by Chapter 59, Article IX, Section 9350. An *Application For Special Permit* submitted for the White Rabbit Lounge requires compliance with Section 9350.25.1, specifically. The White Rabbit Lounge will be a drinking establishment that seeks "*Sitdown, Alcohol Permitted*" use.

The White Rabbit Lounge will be located at 219 South Klein Ave, Oklahoma City OK, 73008. This location is not within 300 feet of any church property, public or private school. Additionally, there is no outdoor seating/activity area at this time.

All site plan requirements specified in 59-4250.2.D. are in compliance. A detailed site plan showing the location and dimensions of the property designated for the sale and consumption of alcoholic beverages is attached to the application. The Oklahoma County Assessor's office has provided a 600ft Radius Report listing all owners of property within 600 feet of the exterior boundary of the subject property upon which the permit is requested. The report satisfies the ten individual property owners of ten separate parcels minimum requirement. This report will accompany the application.

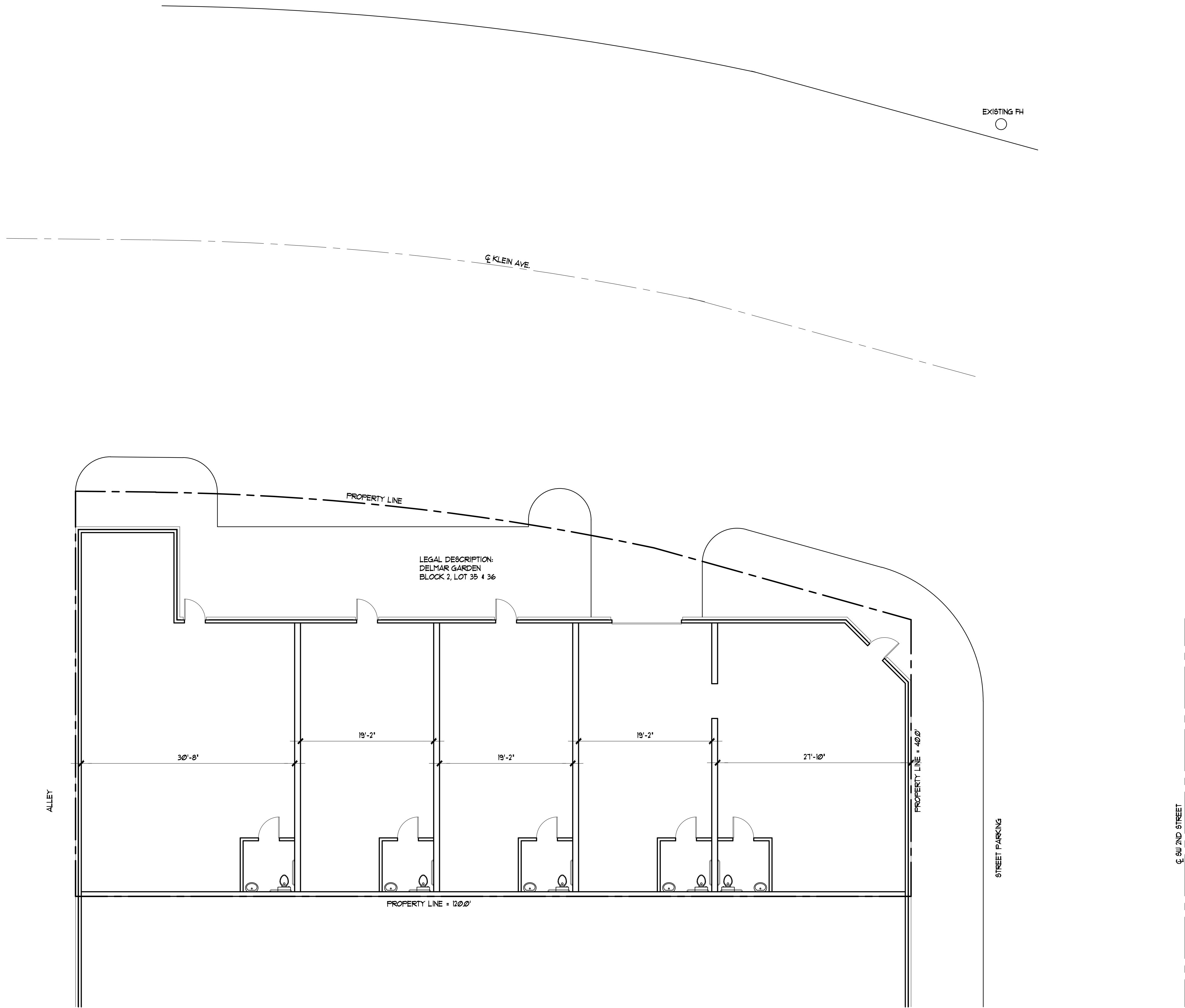
The owner has provided written authorization for said property to be used as a drinking establishment, and grants permission for the premises to operate under a "*Sitdown, Alcohol Permitted*" use (59-8300.33). All location, site plan and notification requirements have been realized and are in compliance.

Requirements set forth by Chapter 59, Article IX, Section 9350 are satisfied. Please, let me know if additional information needs to be provided.

Sincerely,

Paul Hale  
2528 NW 49<sup>th</sup> St.  
Oklahoma City, OK 73112  
P: 405-824-5150  
[Paulhale77@gmail.com](mailto:Paulhale77@gmail.com)





**SITE PLAN**  
SCALE: 1/8" = 1'-0"  
1  
A11



211-219 S. Klein  
OKLAHOMA CITY, OK

**SAM GRESHAM**  
ARCHITECTURE  
400 NW 23rd St., Suite B  
Oklahoma City, OK 73103  
405.842.2998

**SITE PLAN**

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DATE: 02.26.21  
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