



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>

<b>Staff Use Only</b>	
Case No.: SP	574
File Date:	1 JUN'23
	2
Ward No.:	
Nbhd. Assoc.:	---
School District:	OKC
	PUD-422
Extg Zoning:	ASIAN UD
Overlay:	TWENTY THIRD

## APPLICATION FOR SPECIAL PERMIT

Vibez Hookah Lounge LLP

Project Name

2125 NW 23RD ST, OKLAHOMA CITY, OKLAHOMA 73107

Address / Location of Property

PLEASE SEE ATTACHED

Purpose Statement (provide attachment if necessary)

Mixed beverage establishment  
Proposed Use

### REQUIREMENTS 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):

EMMANUEL KPOGEH

Name

2125 NW 23RD ST

Mailing Address

OKLAHOMA CITY OKLAHOMA 73107

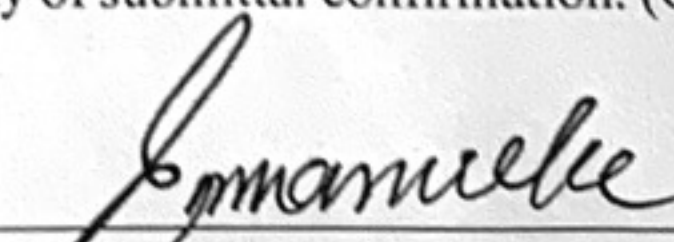
City, State, Zip Code

405-762-9828

Phone

VIBEZOKC@GMAIL.COM

Email

  
Signature of Applicant

EMMANUEL KPOGEH

Applicant's Name (please print)

2125 NW 23RD ST

Applicant's Mailing Address

OKLAHOMA CITY OKLAHOMA 73107

City, State, Zip Code

4057629828

Phone

VIBEZOKC@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.

**SPECIAL WARRANTY DEED**

20130313010350010  
03/13/2013 11:58:32 AM  
Bk:RE12187 Pg:1617 Pgs:4 DEED  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
Carolynn Gaudill

**KNOW ALL MEN BY THESE PRESENTS:**

That **PENN CROSSING LIMITED PARTNERSHIP**, (the "Grantor"), in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, in hand paid, the receipt of which are hereby acknowledged, does hereby grant, bargain, sell, convey and assign unto **SOUTH PENN PLAZA, LLC**, (the "Grantee"), the following described real property (the "Property") situated in Oklahoma County, Oklahoma, to-wit:

**See Legal Description attached hereto as Exhibit "A" and made a part hereof.**

**Less and except any interest in and to all of the gas, oil, coal and other mineral rights in and under the Property and subject to all matters, exceptions, reservations, easements, restrictive covenants and rights of way described in Exhibit "B," attached hereto and made a part hereof.**

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

TO HAVE AND TO HOLD said described premises unto the Grantee, and the Grantee's successors 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 made, except as set forth in Exhibit "B."

[signature appears on the following page]

Return original to:

1759297

Pilar A. Beare  
First American Title & Trust Co.  
501 N. Walker, Suite 170  
Oklahoma City, OK 73102

2

CH-3157859 v1

4119

**Certified True Copy**  
**MARESSA TREAT, COUNTY CLERK**  
**Oklahoma County, Oklahoma**

By: Spotteet

Deputy

4th day of May 2023





## LEGAL DESCRIPTION

A tract of land situated in the Southeast Quarter (SE/4) of Section Nineteen (19), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter (SE/4) of the said Section Nineteen (19);

Thence South  $89^{\circ}18'59''$  West, along the South line of said Section 19, a distance of 565.37 feet to the Point of Beginning;

Thence North  $00^{\circ}41'01''$  West a distance of 240.00 feet;

Thence South  $89^{\circ}18'59''$  West, parallel with the South line of said Southeast Quarter, a distance of 134.70 feet;

Thence North  $00^{\circ}11'26''$  West a distance of 161.07 feet;

Thence North  $19^{\circ}32'08''$  East a distance of 55.25 feet;

Thence North  $00^{\circ}11'26''$  West, a distance of 209.68 feet to a point on the South line of Cashion Addition;

Thence along the South line of said Cashion Addition, North  $89^{\circ}18'59''$  East, parallel with the South line of said Southeast Quarter, a distance of 683.70 feet, to a point on the East line of said Southeast Quarter;

Thence South  $00^{\circ}10'19''$  East, along said east line, a distance of 382.61 feet;

Thence South  $89^{\circ}19'59''$  West, along a line that is parallel with the South line of said Southeast Quarter, a distance of 199.73 feet;

Thence South  $00^{\circ}41'01''$  East, a distance of 279.99 feet;

Thence South  $89^{\circ}18'59''$  West, along the South line of said Southeast Quarter, a distance of 368.14 feet to the Point of the Beginning,

LESS AND EXCEPT THE SOUTH FIFTY (50) FEET FOR STREET.

VIBEZ  
HOOKAH LOUNGE

PROJECT INFORMATION

PROJECT ADDRESS:  
2125 NW 23RD ST.  
OKLAHOMA CITY, OK 73107

PROJECT DESCRIPTION:  
The interior remodel of an existing commercial building to accommodate a new hookah lounge

BUILDING CODE:  
INTERNATIONAL BUILDING CODE 2015  
WITH CITY AMENDMENTS  
NFPA LIFE SAFETY 101  
NATIONAL ELECTRICAL CODE 2014

USE GROUP: A-2  
CONSTRUCTION TYPE: 2-B

BUILDING FULLY SPRINKLED PER NFPA 13

APPROX AREAS:  
TOTAL BUILDING AREA = 105,286 sqft.  
PROJECT AREA (TENANT SUITE) = 5,000 SQFT.

LEGAL DESCRIPTION:

UNPLTD PT SEC 19 12N 3W 000 000 PT  
SE4 SEC 19 12N 3W BEG 564.37FT W OF  
SE/C SE4 TH N240FT W134.70FT N161.07FT  
NE55.25FT N209.68FT E683.70FT S382.61FT  
W199.73FT S279.99FT W368.14FT TO BEG  
SUBJ TO ESMTS OF RECORD

OCCUPANCY LOAD CALCULATIONS

LOUNGE (Tables & Chairs)  
1,657 SQFT. TOTAL / 15 NET = 111 OCCUPANTS  
NON-SMOKING (Tables & Chairs)  
57.5 SQFT. TOTAL / 15 NET = 4 OCCUPANTS  
STORAGE AREAS (Totalled)  
1,500 SQFT. TOTAL / 300 GROSS = 5 OCCUPANTS  
KITCHEN  
292 SQFT. TOTAL / 200 GROSS = 1 OCCUPANTS  
TOTAL BUILDING OCCUPANT LOAD = 121

MINIMUM PLUMBING FACILITIES

IBC 2015 Table 2902.1 Minimum Number of Required Plumbing Fixtures.  
Description - Hookah Lounge Similar to a banquet hall or restaurant.

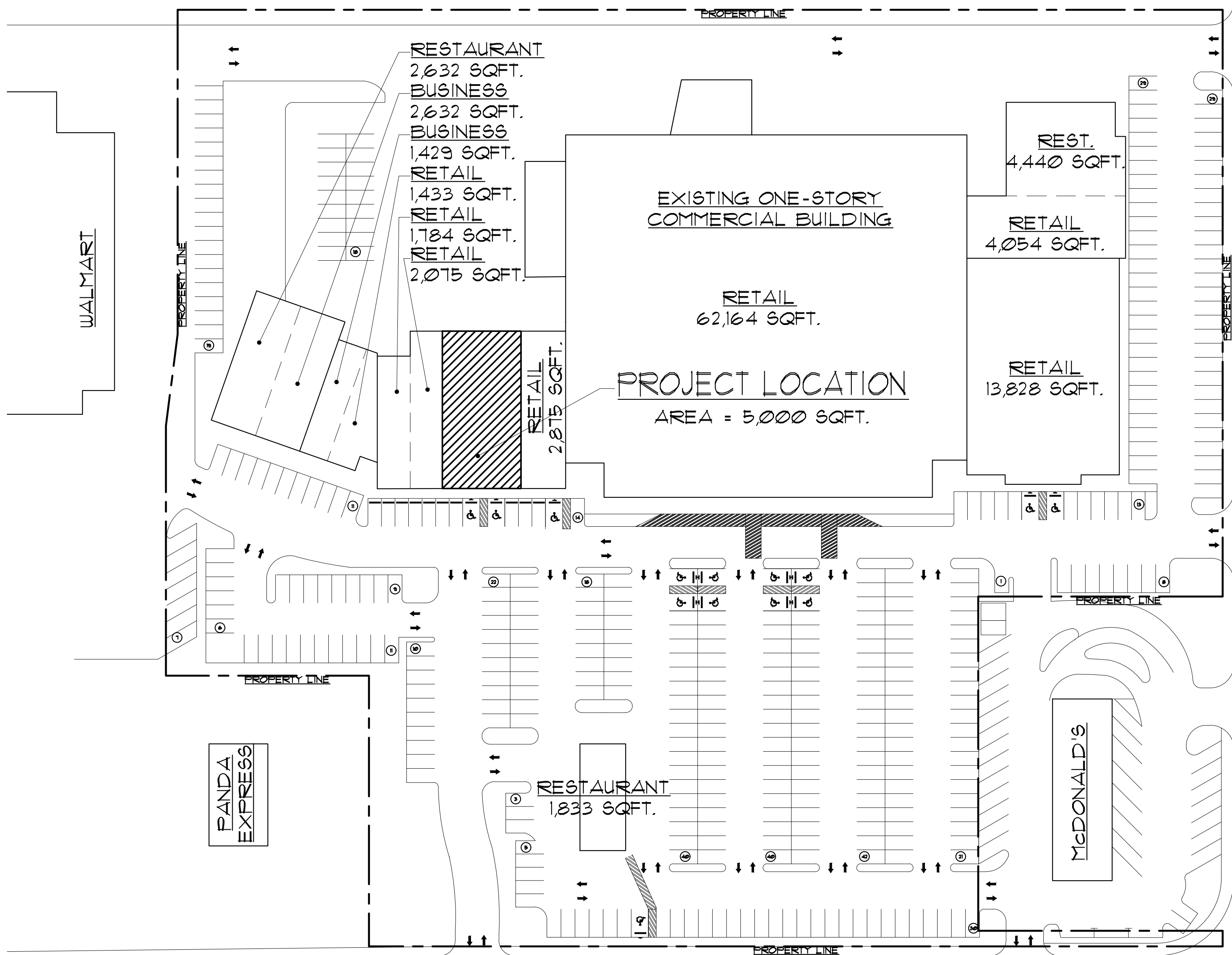
Water Closets (1 per 75)  
Men (121/2=59.5 / 75 = 0.80) 1 req'd 1 provided  
Women (121/2=59.5 / 75 = 0.80) 1 req'd 1 provided

Lavatories (1 per 200)  
Men (119/ 200 = 0.59) 1 req'd 1 provided  
Women (119/ 200 = 0.59) 1 req'd 1 provided

Bathtubs or Showers (not required) 0 provided

Drinking Fountains 1 req'd 2 provided

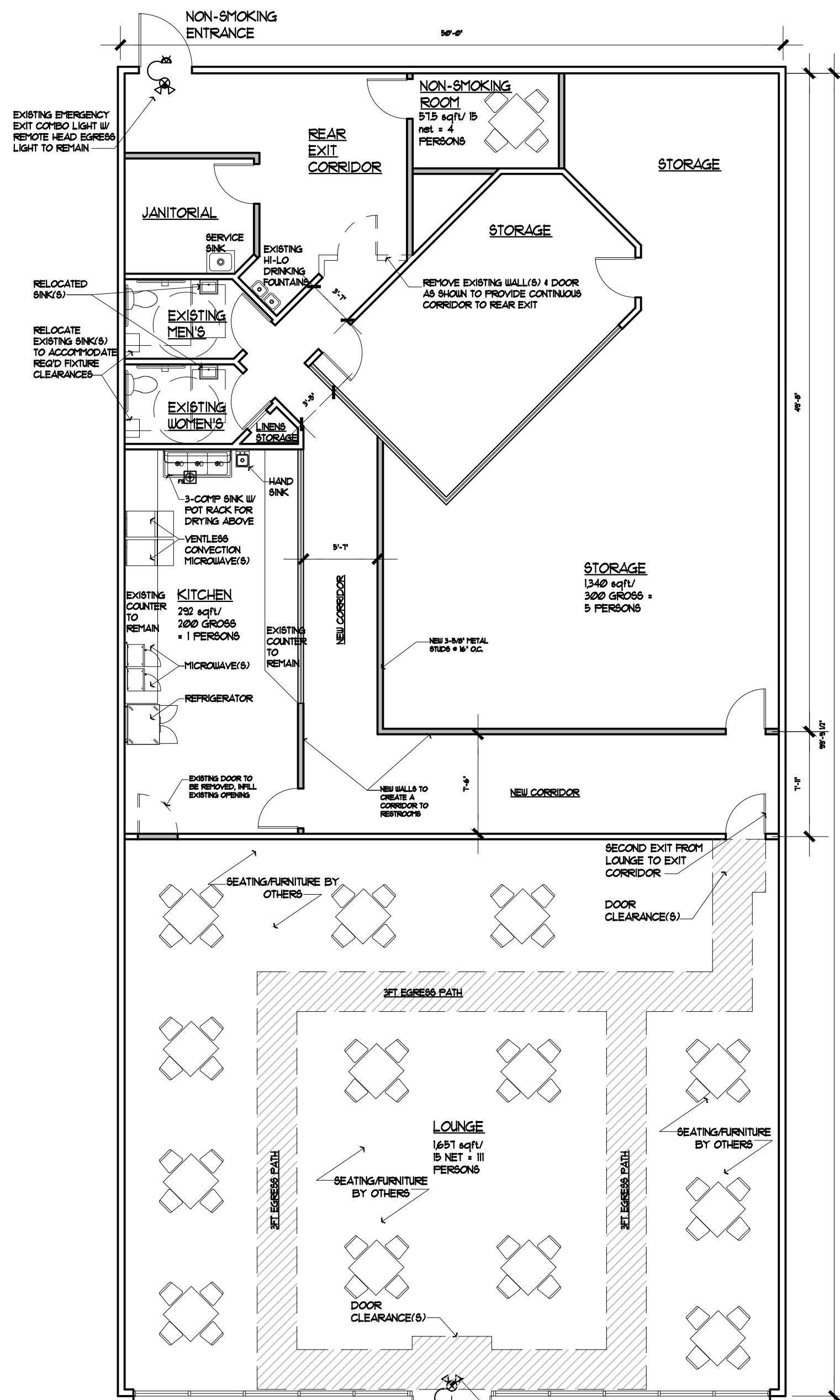
Service Sink 1 req'd 1 provided



N. PENN AVE.

EXISTING  
FLOOR PLAN

SCALE: 1/8"=1'-0"



PROPOSED  
FLOOR PLAN

SCALE: 1/8"=1'-0"

VIBES HOOKAH LOUNGE

2125 NW 23RD ST.  
OKLAHOMA CITY, OK 73107

SAM GRESHAM  
ARCHITECTURE

400 NW 23rd St., Suite B  
Oklahoma City, OK 73103  
405.842.2998



08.30.22

COVERSHEET &  
SITE PLAN

REV #1: 09-21-22  
Plan Review Comments

REV #2: 09-26-22  
Plan Review Comments

REV #3: 9-30-22  
Plan Review Comments

REV #4: 10-10-22  
Site plan & added kitchen

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PROJECT #: 220095

DATE: 08.30.22

DRAWING NO.

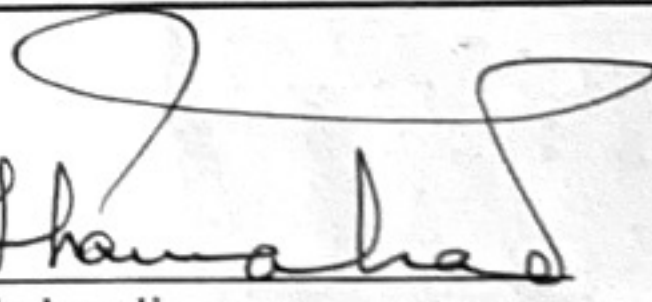
A1.1



## LETTER OF AUTHORIZATION

I, Ali Ghaniabadi, manager of South Penn Plaza, LLC authorized Emmanuel Kpogeh to make application for municipal approval and do all things necessary for the advancement of such application with respect to the property at the following location:

2125 NW 23<sup>rd</sup> St Oklahoma City, OK 73107

By:   
Ali Ghaniabadi

Title: Manager

Date: May 10<sup>th</sup>, 2023

Signed and delivered this 6<sup>th</sup> day of **March, 2013**.

**PENN CROSSING LIMITED PARTERSHIP,**  
an Oklahoma limited partnership

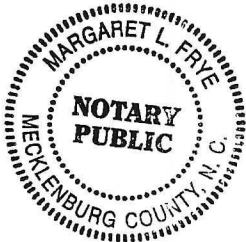
By: Sooner Investment Company, Inc.,  
its general partnership

By: Robert C. Collett  
Name: Robert C. Collett  
Title: President

Mecklenburg  
~~Burke~~ County, State of North Carolina

I certify that the following person personally appeared before me this day,  
acknowledging to me that he voluntarily signed the foregoing document for the  
purpose stated therein and in the capacity indicated: Robert C. Collett.  
(name of signatory)

Date: March 6, 2013



Margaret L. Frye  
Official Signature of Notary

MARGARET L. FRYE  
Notary's printed or typed name, Notary Public

My commission expires: 1-22-2016

EXHIBIT "A"

LEGAL DESCRIPTION

A tract of land situated in the Southeast Quarter (SE/4) of Section Nineteen (19), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter (SE/4) of said Section Nineteen (19);

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Thence North 00°41'01" West a distance of 240.00 feet;

Thence South 89°18'59" West, parallel with the South line of said Southeast Quarter, a distance of 134.70 feet;

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Thence North 19°32'08" East a distance of 55.25 feet;

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Thence South 00°41'01" East a distance of 279.99 feet;

Thence South 89°18'59" West, along the South line of said Southeast Quarter, a distance of 368.14 feet to the Point of Beginning,

LESS AND EXCEPT THE SOUTH FIFTY (50) FEET FOR STREET.



EXHIBIT "B"

EXCEPTIONS

1. Taxes for the year 2013 and subsequent years, and taxes or assessments which are not shown as existing liens by the public records.
2. All interest in and to all oil, gas, coal and other minerals and all rights pertaining thereto.
3. Easements, covenants, conditions, restrictions and other encumbrances of record.
4. Matters which would be revealed by a current, accurate physical survey and/or inspection of the Property.
5. Non-compliance with local, county, state or federal governmental laws, ordinances or regulations relative to zoning, subdivision, occupancy, use, construction or development of the Property (if any).
6. Rights of tenants in possession.
7. Any adverse matters which would be disclosed by a judgment search.

20130313010350010  
Filing Fee: \$19.00  
Doc. Stamps: \$13,500.00  
03/13/2013 11:58:32 AM  
DEED



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 26 day of May, 2023

*[Signature]*  
Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma  
County of Oklahoma, on the 26<sup>th</sup> day of May, 2023.

My Commission Expires:

11-10 - 2026

*[Signature]*  
Notary Public  
Commission # 22015234



# Larry Stein Oklahoma County Assessor's Office



## Ownership Radius Report

This Official Report is for Account Number **R133280200** and is a **300-foot** radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.



Oklahoma County Assessor's  
300ft Radius Report  
5/4/2023

accountno	name1	name2	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location	pin
R063984950	NGUYEN ANNIE		2315 N BARNES AVE	OKLAHOMA CITY	OK	73107-3501	LAS VEGAS AMENDED	002	015	LAS VEGAS AMENDED 002 015	2315 N BARNES AVE OKLAHOMA CITY	2717-06-398-4950
R063980750	WILMOTH FRANKY L & ROYCE JR		2312 N BARNES AVE	OKLAHOMA CITY	OK	73107-3502	LAS VEGAS AMENDED	001	005	LAS VEGAS AMENDED 001 005	2312 N BARNES AVE OKLAHOMA CITY	2717-06-398-0750
R063983005	CITY OF OKLAHOMA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	LAS VEGAS AMENDED	002	000	LAS VEGAS AMENDED 002 000 PT LOT 1 BEG NW/C TH S25FT NE35.35FT W25FT TO BEG ALSO DESCRIBED AS BEG 33FT S & 990FT W OF NE/C NE4 SEC 30 12N 3W TH S25FT NE35.35FT W25FT TO BEG	0 UNKNOWN OKLAHOMA CITY	2717-06-398-3005
R063985100	OMEGA INVESTMENTS LLC		1720 N SHARTEL AVE, Unit C	OKLAHOMA CITY	OK	73103	LAS VEGAS AMENDED	002	016	LAS VEGAS AMENDED 002 016	2319 N BARNES AVE OKLAHOMA CITY	2717-06-398-5100
R063980600	OLDE MISSION LLC		3525 S 2300 E	SALT LAKE CITY	UT	84109	LAS VEGAS AMENDED	001	004	LAS VEGAS AMENDED 001 004	2316 N BARNES AVE OKLAHOMA CITY	2717-06-398-0600
R062220520	WEGENER JOAN K		2055 NW 22ND ST	OKLAHOMA CITY	OK	73106-1640	GATEWOOD ADDITION	002	012	GATEWOOD ADDITION 002 012	2055 NW 22ND ST OKLAHOMA CITY	2716-06-222-0520
R062220540	BIG CEDAR INVESTMENTS LLC		2709 DRAKESTONE AVE	OKLAHOMA CITY	OK	73120-4527	GATEWOOD ADDITION	002	013	GATEWOOD ADDITION 002 013	2051 NW 22ND ST OKLAHOMA CITY	2716-06-222-0540
R062220560	CHAVEZ DUSTIN EDWARD	CHAVEZ JUDITH A	2045 NW 22ND ST	OKLAHOMA CITY	OK	73106	GATEWOOD ADDITION	002	014	GATEWOOD ADDITION 002 014	2045 NW 22ND ST OKLAHOMA CITY	2716-06-222-0560
R063982250	PRIMAX PROPERTIES LLC		1100 E MOREHEAD ST	CHARLOTTE	NC	28204	LAS VEGAS AMENDED	001	000	LAS VEGAS AMENDED 001 000 LOTS 15 & 16 & PT LOT 17 BEG 9FT E OF SW/C TH N1.75FT ELY91.02FT W91FT TO BEG PLUS A TRACT OF LAND IN CENTER BLK 1 BEING 100FT N&S BY 150FT E&W DENOMINATED "COURT"	2317 N PENNSYLVANIA AVE OKLAHOMA CITY	2717-06-398-2250
R063985250	OMEGA INVESTMENTS LLC		1720 N SHARTEL AVE, Unit C	OKLAHOMA CITY	OK	73103	LAS VEGAS AMENDED	002	017	LAS VEGAS AMENDED 002 017	2321 N BARNES OKLAHOMA CITY	2717-06-398-5250
R063980450	HE YOU MIING	HE LEON XIAO	126 NW 32ND ST	OKLAHOMA CITY	OK	73118-8824	LAS VEGAS AMENDED	001	003	LAS VEGAS AMENDED 001 003	2320 N BARNES OKLAHOMA CITY	2717-06-398-0450
R063983000	ALO INVESTMENTS LLC		17225 SADDLE CREEK WAY	EDMOND	OK	73012	LAS VEGAS AMENDED	002	000	LAS VEGAS AMENDED 002 000 ALL LOTS 1 THRU 3 & LOTS 20 THRU 22 EX BEG NW/C LT 1 TH S25FT	2210 NW 23RD ST OKLAHOMA CITY	2717-06-398-3000
R063985400	MHAP PROPERTIES LLC		5801 N MAY AVE STE 105	OKLAHOMA CITY	OK	73112-3947	LAS VEGAS AMENDED	002	000	LAS VEGAS AMENDED 002 000 LOTS 18 & 19	2208 NW 23RD ST OKLAHOMA CITY	2717-06-398-5400
R063980150	LE DEVELOPMENT LLC		PO BOX 32956	OKLAHOMA CITY	OK	73123	LAS VEGAS AMENDED	001	000	LAS VEGAS AMENDED BLK 001 LOT 000 LOTS 1 & 2 EX E18.50FT	2124 NW 23RD ST OKLAHOMA CITY	2717-06-398-0150
R063982850	CC INVESTMENTS LLC		700 NW 40TH ST	OKLAHOMA CITY	OK	73118	LAS VEGAS AMENDED	001	000	LAS VEGAS AMENDED BLK 001 LOT 000 E18.50FT OF LOTS 1 & 2 & W 3 INCHES LOT 21 & ALL LOT 22	2120 NW 23RD ST OKLAHOMA CITY	2717-06-398-2850
R063982400	7 ELEVEN INCORPORATED		2021 S MACARTHUR BLVD	OKLAHOMA CITY	OK	73128-1699	LAS VEGAS AMENDED	001	000	LAS VEGAS AMENDED 001 000 LOTS 17 THRU 19 EX PT LT 17 BEG 9FT E OF SW/C LT 17 TH N1.75FT ELY91.02FT W91FT TO BEG PLUS LOTS 20 & 21 EX W 3INCHES LOT 21	2323 N PENNSYLVANIA AVE OKLAHOMA CITY	2717-06-398-2400

Oklahoma County Assessor's  
300ft Radius Report  
5/4/2023

R062220500	NATIONAL RETAIL PROPERTIES LP		6800 BISHOP RD	PLANO	TX	75024	GATEWOOD ADDITION	002	000	GATEWOOD ADDITION 002 000 LOTS 8 THRU 11	2036 NW 23RD ST OKLAHOMA CITY	2716-06-222-0500
R062220480	JSO PROPERTIES LLC		628 NW 21ST ST	OKLAHOMA CITY	OK	73103	GATEWOOD ADDITION	002	007	GATEWOOD ADDITION 002 007 WEST LAWN PARK 000 000 PT SW4 SEC 20 12N 3W & PT OF WEST LAWN PARK ADDN BEG SW/C WEST LAWN PARK ADDN TH N150FT E213.70FT S110FT W25FT S40FT W188.47FT TO BEG	2024 NW 23RD ST OKLAHOMA CITY  2400 N PENNSYLVANIA AVE OKLAHOMA CITY	2716-06-222-0480
R052358650	AND GO CONCEPTS LLC		5555 EAST VAN BUREN ST, Unit 215	PHOENIX	AZ	85008	WEST LAWN PARK	000	000	UNPLTD PT SEC 19 12N 3W 000 000 PT SE4 SEC 19 12N 3W BEG 565.37FT W & 60FT N OF SE/C SE4 TH W195FT N180FT E195FT S180FT TO BEG CONT .805ACRS MORE OR LESS	2001 NW 23RD ST OKLAHOMA CITY	2674-13-328-0225
R133280225	CFT NV DEVELOPMENTS LLC		1683 WALNUT GROVE AVE	ROSEMEAD	CA	91770-3711	UNPLTD PT SEC 19 12N 3W	000	000	UNPLTD PT SEC 19 12N 3W 000 000 PT SE4 SEC 19 12N 3W BEG 60FT N & 40FT W OF SE/C SE4 TH W158FT N219.99FT E159.73FT S220FT TO BEG CONT .802ACRS MORE OR LESS	2101 NW 23RD ST OKLAHOMA CITY	2674-13-328-0220
R133280220	MCDONALDS REAL ESTATE COMPANY		14927 BRISTOL PARK BLVD	EDMOND	OK	73013	UNPLTD PT SEC 19 12N 3W	000	000	WEST LAWN PARK 000 000 PT SW4 SEC 20 12N 3W & PT OF WEST LAWN PARK ADDN BEG 150FT N OF SW/C WEST LAWN PARK ADDN TH N366.95FT TO NW/C LT 626 E120.2FT N10FT E424.09FT S366.58FT TO SE/C LT 759 W299.22FT	2500 N PENNSYLVANIA AVE OKLAHOMA CITY	2679-05-235-4300
R052354300	SPIRIT REALTY LP	ATTN LEGAL DEPARTMENT	1259 SOUTH 800 EAST	OREM	UT	84097	WEST LAWN PARK	000	000	UNPLTD PT SEC 19 12N 3W 000 000 PT SE4 SEC 19 12N 3W BEG 564.37FT W OF SE/C SE4 TH N240FT W134.70FT N161.07FT NE55.25FT N209.68FT E683.70FT S382.61FT W199.73FT S279.99FT W368.14FT TO BEG SUBJ TO ESMITS	2117 NW 23RD ST OKLAHOMA CITY	2674-13-328-0200
R133280200	SOUTH PENN PLAZA LLC		10601 S WESTERN AVE STE A	OKLAHOMA CITY	OK	73170-6201	UNPLTD PT SEC 19 12N 3W	000	000	WEST LAWN PARK 000 000 LOTS 639 641 643 645 & 647 PLUS N/2 VACATED ALLEY ADJ ON S	0 UNKNOWN OKLAHOMA CITY	2679-05-235-3800
R052353800	OKLAHOMA CITY PROPERTY GROUP LLC		416 NE 2ND ST	OKLAHOMA CITY	OK	73104	WEST LAWN PARK	000	000	WEST LAWN PARK 000 000 E9.4FT LOT 627 ALL LOTS 629 631 633 635 & 637	2030 NW 25TH ST OKLAHOMA CITY	2679-05-235-3748
R052353748	TCB HOUSES 400 LLC		5317 GATEWAY BRIDGE CT	EDMOND	OK	73034	WEST LAWN PARK	000	000	WEST LAWN PARK 000 000 ALL LOT 625 & LOT 627 EXC E9.4FT	2520 N PENNSYLVANIA AVE OKLAHOMA CITY	2679-05-235-3750
R052353750	AHMED SAGIRUDDIN & SALMA		15216 WORTHINGTON LN	EDMOND	OK	73013-1122	WEST LAWN PARK	000	000	CASHION PLACE AMD 00L 001	2104 NW 25TH ST OKLAHOMA CITY	2674-05-255-9360
R052559360	KEENEY BRUCE		2104 NW 25TH ST	OKLAHOMA CITY	OK	73107-2502	CASHION PLACE AMD	00L	001			

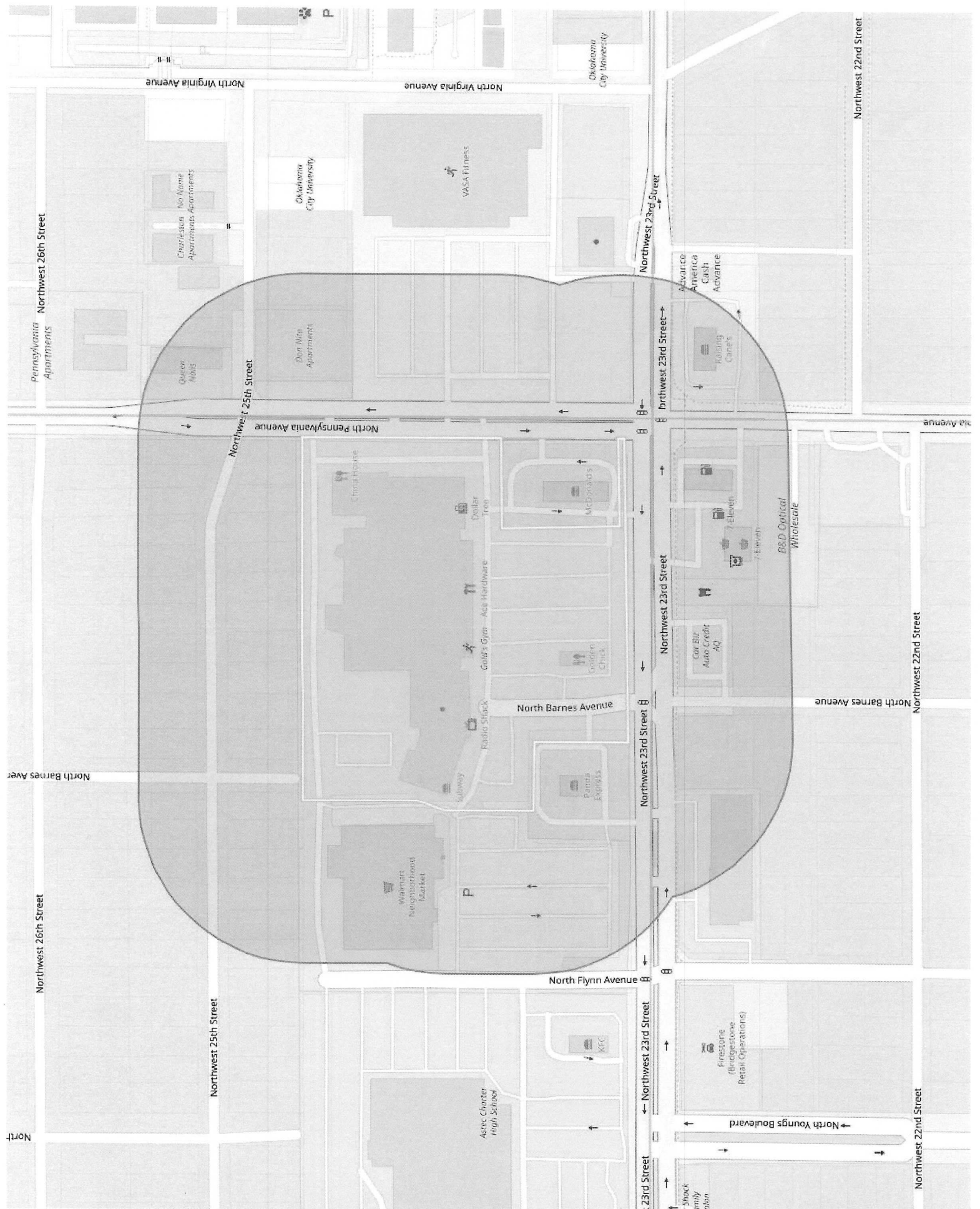
Oklahoma County Assessor's  
300ft Radius Report  
5/4/2023

R052659180	FOSSEY BENAY E	FOSSEY ROBERT N	2220 NW 25TH ST	OKLAHOMA CITY	OK	73107	CASHION PLACE ADDITION	012	003	CASHION PLACE ADDITION 012 003	2220 NW 25TH ST OKLAHOMA CITY	2674-05-265-9180
R052659120	SCHWENNESEN JARED D & BRITNI		2216 NW 25TH ST	OKLAHOMA CITY	OK	73107-2504	CASHION PLACE ADDITION	012	002	CASHION PLACE ADDITION 012 002	2216 NW 25TH ST OKLAHOMA CITY	2674-05-265-9120
R052659060	WHITTENBERGER FRANCESCO		2212 NW 25TH ST	OKLAHOMA CITY	OK	73107-2504	CASHION PLACE ADDITION	000	000	CASHION PLACE ADDITION 000 000 LOT 1 BLK 12 & LOT 4 BLK K CASHION AMD ADDN	2212 NW 25TH ST OKLAHOMA CITY	2674-05-265-9060
R052559240	MITTS ERIC BRANN & MARY JO		1800 JESSIE JAMES DR	EDMOND	OK	73034-7906	CASHION PLACE AMD	00K	003	CASHION PLACE AMD 00K 003	2208 NW 25TH ST OKLAHOMA CITY	2674-05-255-9240
R052559180	KRYSLER KEVAN P	KRYSLER CYNTHIA B	7940 LIMWOOD CT	PLEASANTON	CA	94588	CASHION PLACE AMD	00K	002	CASHION PLACE AMD 00K 002	2204 NW 25TH ST OKLAHOMA CITY	2674-05-255-9180
R052559120	GORMLEY JAMES	GORMLEY KRISTIE	2200 NW 25TH ST	OKLAHOMA CITY	OK	73107-2504	CASHION PLACE AMD	00K	001	CASHION PLACE AMD 00K 001	2200 NW 25TH ST OKLAHOMA CITY	2674-05-255-9120
R052559900	WINSTON MICHELLE D		2140 NW 25TH ST	OKLAHOMA CITY	OK	73107-2502	CASHION PLACE AMD	00L	010	CASHION PLACE AMD 00L 010	2140 NW 25TH ST OKLAHOMA CITY	2674-05-255-9900
R052559420	JOHNSTON LUKE		2108 NW 25TH ST	OKLAHOMA CITY	OK	73107	CASHION PLACE AMD	00L	002	CASHION PLACE AMD 00L 002	2108 NW 25TH ST OKLAHOMA CITY	2674-05-255-9420
R052559840	CHRISMAN ANDREA N		2136 NW 25TH ST	OKLAHOMA CITY	OK	73107	CASHION PLACE AMD	00L	009	CASHION PLACE AMD 00L 009	2136 NW 25TH ST OKLAHOMA CITY	2674-05-255-9840
R052559780	GRAHAM EARL D & DOROTHY		2132 NW 25TH ST	OKLAHOMA CITY	OK	73107-2502	CASHION PLACE AMD	00L	008	CASHION PLACE AMD 00L 008	2132 NW 25TH ST OKLAHOMA CITY	2674-05-255-9780
R052559720	HOME AT LAST INC		PO BOX 57664	OKLAHOMA CITY	OK	73157	CASHION PLACE AMD	00L	007	CASHION PLACE AMD 00L 007	2128 NW 25TH ST OKLAHOMA CITY	2674-05-255-9720
R052559660	WEST BRYAN C	WEST AMY L	2124 NW 25TH ST	OKLAHOMA CITY	OK	73107-2502	CASHION PLACE AMD	00L	006	CASHION PLACE AMD 00L 006	2124 NW 25TH ST OKLAHOMA CITY	2674-05-255-9660
R052559600	RUL INVESTMENTS LLC		2113 NW 27TH ST	OKLAHOMA CITY	OK	73107-2513	CASHION PLACE AMD	00L	005	CASHION PLACE AMD 00L 005	2120 NW 25TH ST OKLAHOMA CITY	2674-05-255-9600
R052559540	RUL INVESTMENTS LLC		2112 NW 27TH ST	OKLAHOMA CITY	OK	73107-2514	CASHION PLACE AMD	00L	004	CASHION PLACE AMD 00L 004	2116 NW 25TH ST OKLAHOMA CITY	2674-05-255-9540
R052559480	LOWELL SEAN & LINDA		2112 NW 25TH ST	OKLAHOMA CITY	OK	73107-2502	CASHION PLACE AMD	00L	003	CASHION PLACE AMD 00L 003	2112 NW 25TH ST OKLAHOMA CITY	2674-05-255-9480
R052357785	SKPH LLC		413 NW 146TH TER	EDMOND	OK	73013-2467	WEST LAWN PARK	000	000	WEST LAWN PARK 000 000 LOTS 542 544 546 & 548	2600 N PENNSYLVANIA AVE OKLAHOMA CITY	2679-05-235-7785
R052357800	NGUYEN RYAN	NGUYEN DAISY	2037 NW 25TH ST	OKLAHOMA CITY	OK	73106	WEST LAWN PARK	000	000	WEST LAWN PARK 000 000 LOTS 550 & 552	2037 NW 25TH ST OKLAHOMA CITY	2679-05-235-7800
R052357825	RANGEL JUAN & AMELIA		6916 NW 60TH DR	BETHANY	OK	73008-1922	WEST LAWN PARK	000	000	WEST LAWN PARK 000 000 LOTS 554 & 556	2029 NW 25TH ST OKLAHOMA CITY	2679-05-235-7825
R052558580	REDDIRT LEASING LLC		2101 NW 25TH ST	OKLAHOMA CITY	OK	73107	CASHION PLACE AMD	001	022	CASHION PLACE AMD 001 022	2101 NW 25TH ST OKLAHOMA CITY	2674-05-255-8580
R052657560	BILLINGS BLAKE & SARAH		2903 N ROBINSON AVE	OKLAHOMA CITY	OK	73103	CASHION PLACE ADDITION	009	015	CASHION PLACE ADDITION 009 015	2217 NW 25TH ST OKLAHOMA CITY	2674-05-265-7560
R052558520	KLAASSEN TYLER	KLAASSEN SHAYLIN ANN	2105 NW 25TH ST	OKLAHOMA CITY	OK	73107	CASHION PLACE AMD	001	021	CASHION PLACE AMD 001 021	2105 NW 25TH ST OKLAHOMA CITY	2674-05-255-8520
R052657620	MAIER STUART A TRS	MAIER STUART A 2007 REV TRUST	12932 GREEN VALLEY DR	OKLAHOMA CITY	OK	73120	CASHION PLACE ADDITION	009	000	CASHION PLACE ADDITION 009 000 LOT 5 BLK 1 & LOT 16 CASHION PLACE AMD	2215 NW 25TH ST OKLAHOMA CITY	2674-05-265-7620



Oklahoma County Assessor's  
300ft Radius Report  
5/4/2023

R052558940	JOHNSON DANIELLE MARIE	JOHNSON THOMAS GARRETT	2209 NW 25TH ST	OKLAHOMA CITY	OK	73107-2503	CASHION PLACE AMD	001	006	CASHION PLACE AMD 001 006	2209 NW 25TH ST OKLAHOMA CITY	2674-05-255-8940
R052559000	HALL GLEN TRS	HALL GLEN L LIVING TRUST	2205 NW 25TH ST	OKLAHOMA CITY	OK	73107-2503	CASHION PLACE AMD	001	007	CASHION PLACE AMD 001 007	2205 NW 25TH ST OKLAHOMA CITY	2674-05-255-9000
R052559060	LOH JOSHUA & CATHERINE		2201 NW 25TH ST	OKLAHOMA CITY	OK	73107	CASHION PLACE AMD	001	008	CASHION PLACE AMD 001 008	2201 NW 25TH ST OKLAHOMA CITY	2674-05-255-9060
R052558460	WATTS RICK T & LOUANN L		2109 NW 25TH ST	OKLAHOMA CITY	OK	73107-2501	CASHION PLACE AMD	001	020	CASHION PLACE AMD 001 020	2109 NW 25TH ST OKLAHOMA CITY	2674-05-255-8460
R052557980	MAUPIN THOMAS B		2141 NW 25TH ST	OKLAHOMA CITY	OK	73107	CASHION PLACE AMD	001	012	CASHION PLACE AMD 001 012	2141 NW 25TH ST OKLAHOMA CITY	2674-05-255-7980
R052558400	HEINTZELMAN MARY CHRISTINA		2115 NW 25TH ST	OKLAHOMA CITY	OK	73107	CASHION PLACE AMD	001	019	CASHION PLACE AMD 001 019	2115 NW 25TH ST OKLAHOMA CITY	2674-05-255-8400
R052558040	SCHMIDT DUSTIN R		2137 NW 25TH ST	OKLAHOMA CITY	OK	73107-2501	CASHION PLACE AMD	001	013	CASHION PLACE AMD 001 013	2137 NW 25TH ST OKLAHOMA CITY	2674-05-255-8040
R052558100	ROHWER GARY E & GRACE A TRS	ROHWER GARY E & GRACE A LIV TRUST	2133 NW 25TH ST	OKLAHOMA CITY	OK	73107	CASHION PLACE AMD	001	014	CASHION PLACE AMD 001 014	2133 NW 25TH ST OKLAHOMA CITY	2674-05-255-8100
R052558160	JENJON PROPERTIES LLC		1508 EAGLE DR	EDMOND	OK	73034-6059	CASHION PLACE AMD	001	015	CASHION PLACE AMD 001 015	2129 NW 25TH ST OKLAHOMA CITY	2674-05-255-8160
R052558220	AYE LINDA		2125 NW 25TH ST	OKLAHOMA CITY	OK	73107-2501	CASHION PLACE AMD	001	016	CASHION PLACE AMD 001 016	2125 NW 25TH ST OKLAHOMA CITY	2674-05-255-8220
R052558280	MCCLAIN DANIEL B KING NICHOLAS		2121 NW 25TH ST	OKLAHOMA CITY	OK	73107	CASHION PLACE AMD	001	017	CASHION PLACE AMD 001 017	2121 NW 25TH ST OKLAHOMA CITY	2674-05-255-8280
R052558340	HOWARD		2117 NW 25TH ST	OKLAHOMA CITY	OK	73107	CASHION PLACE AMD	001	018	CASHION PLACE AMD 001 018	2117 NW 25TH ST OKLAHOMA CITY	2674-05-255-8340
R133280205	WAL MART REAL ESTATE BUSINESS TRUST		PO BOX 8050 MS 0555	BENTONVILLE	AR	72716-0555	UNPLTD PT SEC 19 12N 3W	000	000	UNPLTD PT SEC 19 12N 3W 000 000 PT SE4 SEC 19 12N 3W BEG 760.37FT W & 50FT N OF SE/C SE4 TH W268.15FT N612.61FT E345.46FT S209.68FT SW55.25FT S161.07FT W60.30FT S190FT TO BEG CONT 4.44ACRS MORE OR LES	2217 NW 23RD ST OKLAHOMA CITY	2674-13-328-0205



### **Purpose Statement/Proposed Use**

Vibez Hookah Lounge LLP, a Oklahoma/United States corporation with its principal place of business at 2125 NW 23<sup>rd</sup> ST, Oklahoma City, Oklahoma, hereby submits this proposal for a special permit to operate within the C-3 area.

The proposed business is VIBEZ is a new concept for a bar and hookah lounge. Our purpose is to provide an atmosphere field with positive energy and good vibes. A place where people from different works of life can come to and have an experience through daily theme nights such as art show, jazz nights, highlife nights, salsa/reggaeton nights, Afrobeat/hip-hop nights and many more. The business will earn its revenues through the sale of food, tobacco (hookah) (multiple flavors), alcoholic (mixed beverages, wine, liquor, beer) and non-alcoholic drinks (tea, coffee, juices).

The business will be operated in compliance with all applicable laws and regulations, including but not limited to zoning, building codes, health codes, and environmental regulations.

The proposed location of the business within the Special Permit Area is 2125 NW 23<sup>RD</sup> ST, Oklahoma City, Oklahoma. The proposed hours of operation are 4 PM-12 AM(Tuesdays-Thursdays) and 4 PM-2 AM(Fridays-Sundays) six days a week and we will be closed on Mondays, and the estimated number of employees will be less than 10.

The proposed business will not create any significant adverse impacts on the surrounding community or the environment. The business will comply with all conditions and requirements set forth by the local zoning board or other applicable regulatory agencies and will obtain all necessary permits and licenses.

The proposed business will contribute to the economic development of the Special Permit Area by providing jobs and offering goods or services that will attract customers and visitors to the



area. The business will also participate in local community events and initiatives and will seek to establish partnerships with other businesses and organizations in the area.

In conclusion, Vibez Hookah Lounge LLP respectfully requests that the special permit for the proposed business be granted. We believe that our business will be a valuable addition to the Special Permit Area, and we are committed to operating in a manner that is consistent with the goals and objectives of the special permit. Thank you for your consideration of our proposal.

Sincerely,

Emmanuel Kpogeh

Manager, Vibez Hookah Lounge LLP

VIBEZ  
HOOKAH LOUNGE

PROJECT INFORMATION

PROJECT ADDRESS:  
2125 NW 23RD ST.  
OKLAHOMA CITY, OK 73107

PROJECT DESCRIPTION:  
The interior remodel of an existing commercial building to accommodate a new hookah lounge

BUILDING CODE:  
INTERNATIONAL BUILDING CODE 2015  
WITH CITY AMENDMENTS  
NFPA LIFE SAFETY 101  
NATIONAL ELECTRICAL CODE 2014

USE GROUP: A-2  
CONSTRUCTION TYPE: 2-B

BUILDING FULLY SPRINKLED PER NFPA 13

APPROX AREAS:  
TOTAL BUILDING AREA = 105,286 sqft.  
PROJECT AREA (TENANT SUITE) = 5,000 SQFT.

LEGAL DESCRIPTION:

UNPLTD PT SEC 19 12N 3W 000 000 PT  
SE4 SEC 19 12N 3W BEG 564.37FT W OF  
SE/C SE4 TH N240FT W134.70FT N161.07FT  
NE55.25FT N209.68FT E683.70FT S382.61FT  
W199.73FT S279.99FT W368.14FT TO BEG  
SUBJ TO ESMTS OF RECORD

OCCUPANCY LOAD CALCULATIONS

LOUNGE (Tables & Chairs)  
1,657 SQFT. TOTAL / 15 NET = 111 OCCUPANTS  
NON-SMOKING (Tables & Chairs)  
57.5 SQFT. TOTAL / 15 NET = 4 OCCUPANTS  
STORAGE AREAS (Totalled)  
1,500 SQFT. TOTAL / 300 GROSS = 5 OCCUPANTS  
KITCHEN  
292 SQFT. TOTAL / 200 GROSS = 1 OCCUPANTS  
TOTAL BUILDING OCCUPANT LOAD = 121

MINIMUM PLUMBING FACILITIES

IBC 2015 Table 2902.1 Minimum Number of Required Plumbing Fixtures.  
Description - Hookah Lounge Similar to a banquet hall or restaurant.

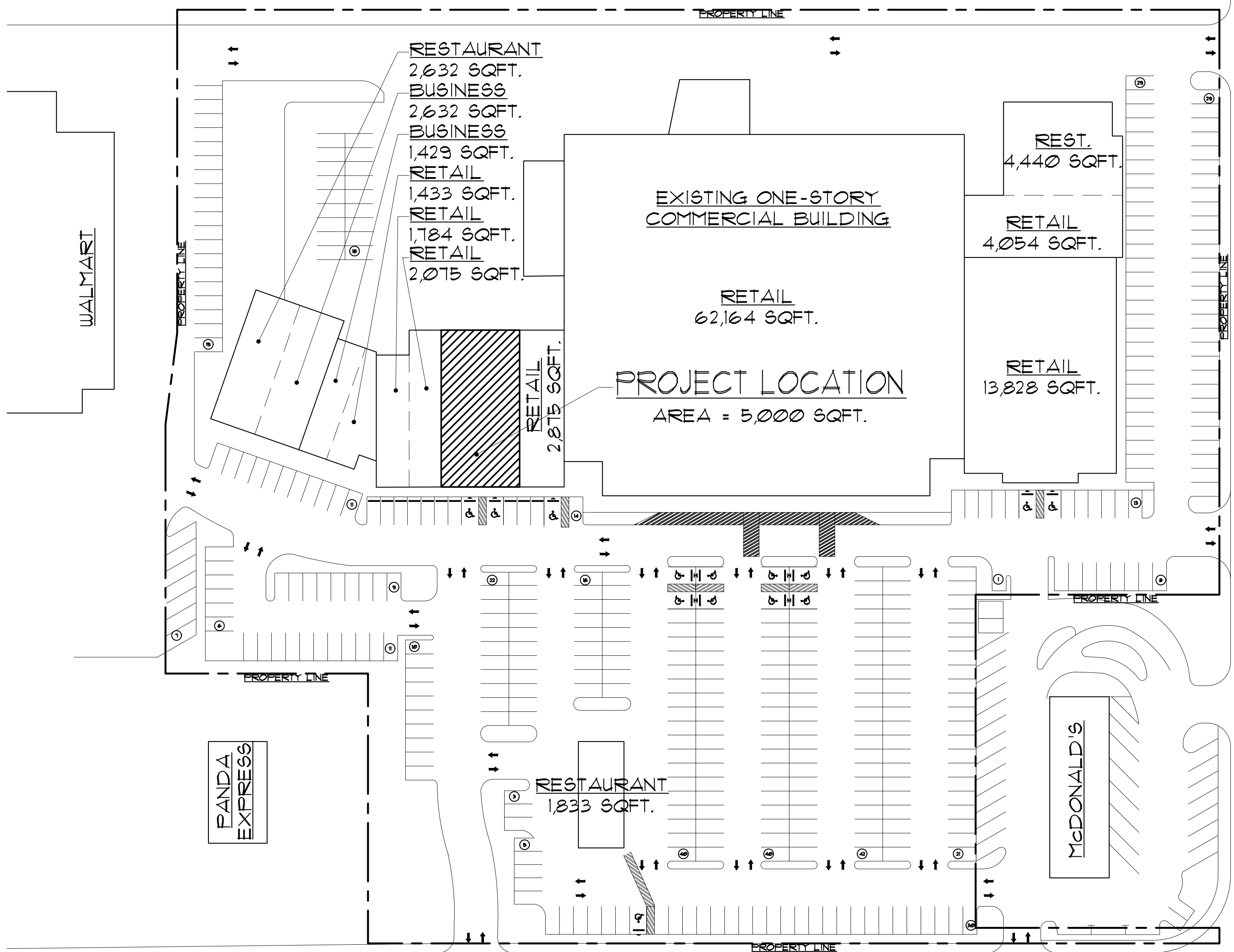
Water Closets (1 per 75)  
Men (121/2=59.5 / 75 = 0.80) 1 req'd 1 provided  
Women (121/2=59.5 / 75 = 0.80) 1 req'd 1 provided

Lavatories (1 per 200)  
Men (119/ 200 = 0.59) 1 req'd 1 provided  
Women (119/ 200 = 0.59) 1 req'd 1 provided

Bathtubs or Showers (not required) 0 provided

Drinking Fountains 1 req'd 2 provided

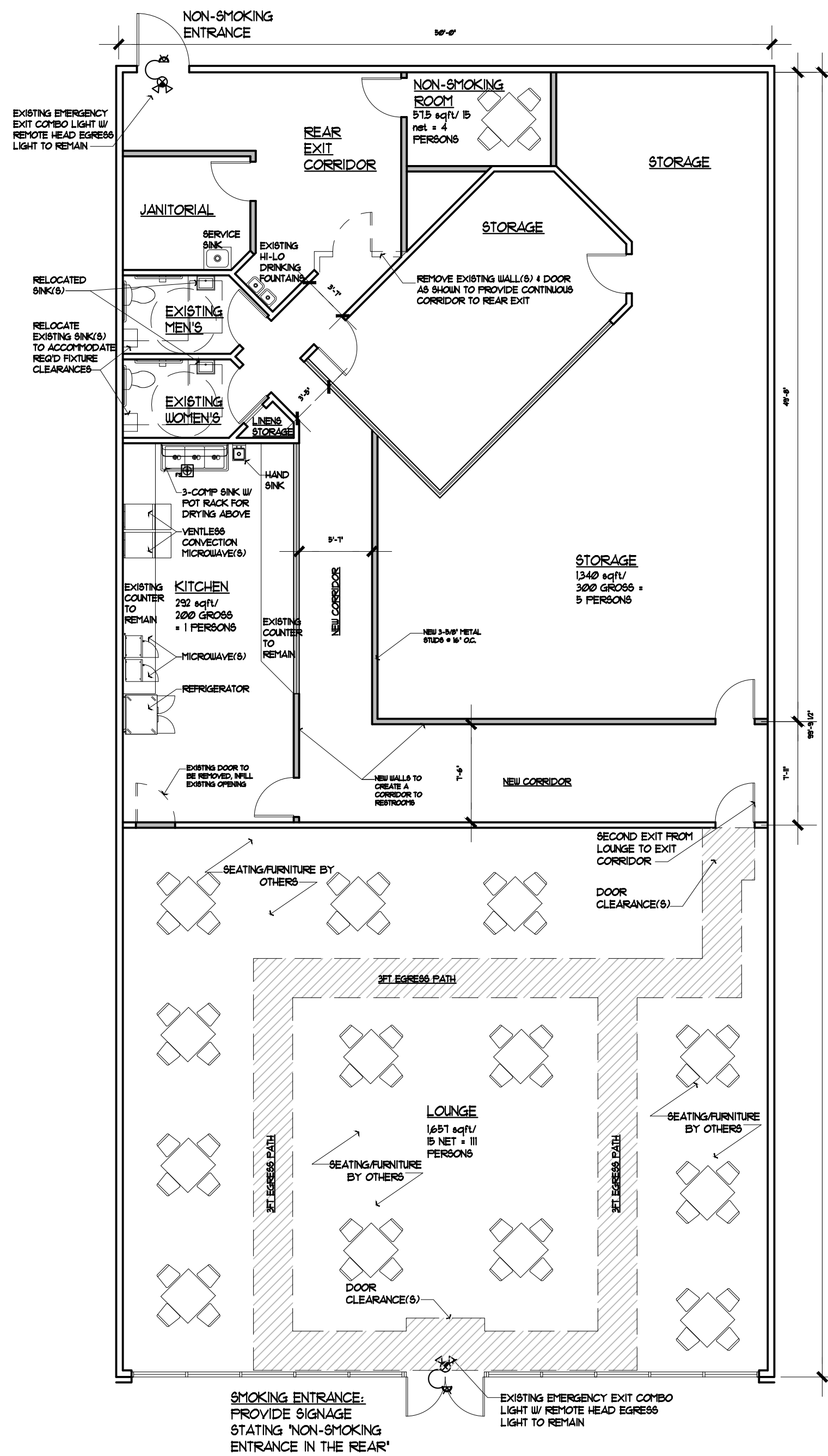
Service Sink 1 req'd 1 provided



N. PENN AVE.

EXISTING  
FLOOR PLAN

SCALE: 1/8"=1'-0"



PROPOSED  
FLOOR PLAN

SCALE: 1/8"=1'-0"

VIBES HOOKAH LOUNGE  
2125 NW 23RD ST.  
OKLAHOMA CITY, OK 73107

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



08.30.22

COVERSHEET &  
SITE PLAN

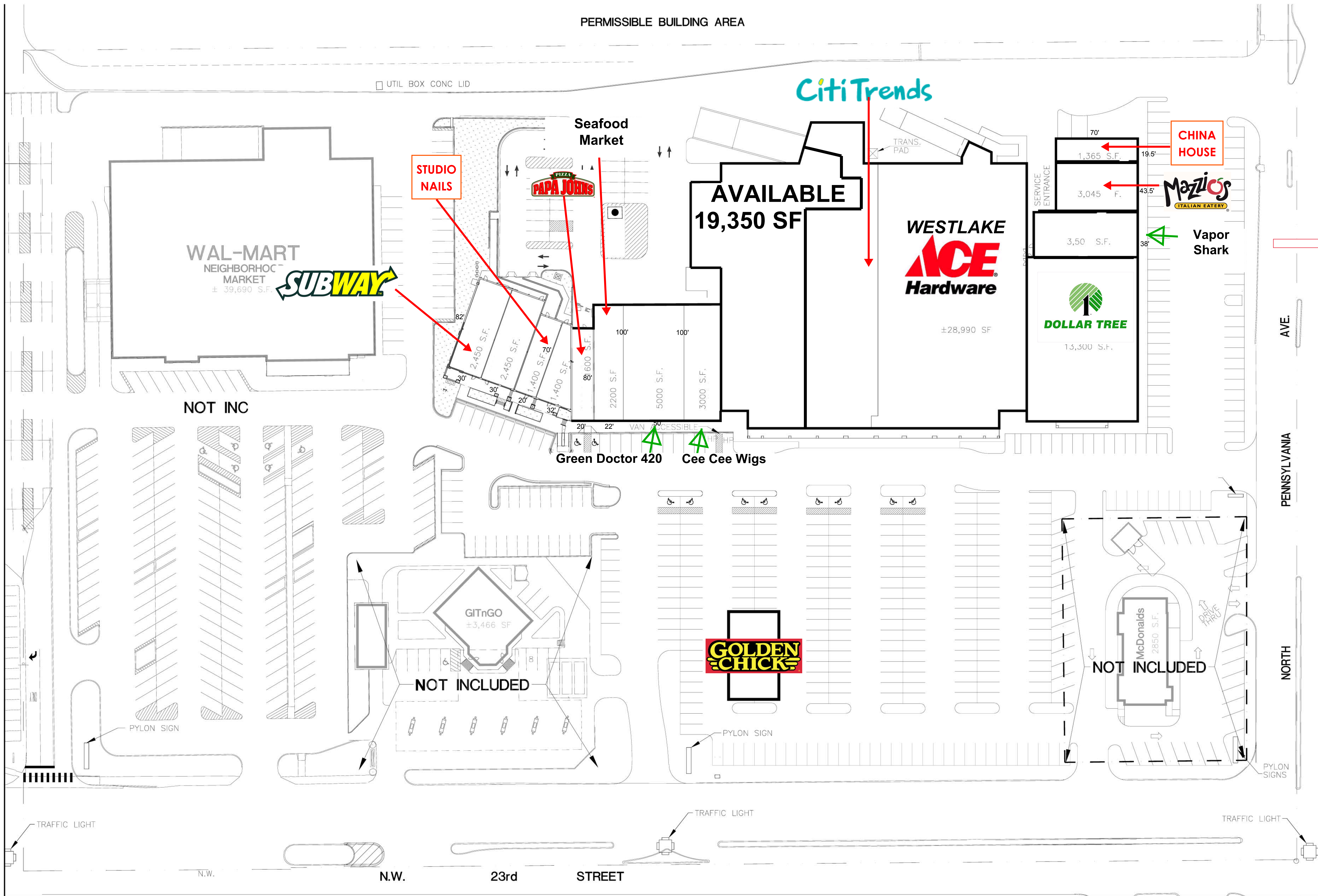
REV #1: 09-21-22  
Plan Review Comments  
REV #2: 09-26-22  
Plan Review Comments  
REV #3: 9-30-22  
Plan Review Comments  
REV #4: 10-10-22  
Site plan & added kitchen

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PROJECT #: 220095  
DATE: 08.30.22  
DRAWING NO.

A1.1





SITE PLAN

LITTLE

DIVERSIFIED ARCHITECTURAL CONSULTING

5515 Westpark Drive Charlotte, NC 28217  
T: 704.525.6350 F: 704.5618700  
www.littleonline.com

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SOONER INVESTMENT

Commercial and Investment Real Estate  
892 NW 57th Street, Oklahoma City, OK 73118  
(405)842-5546 Fax: (405)842-2566

PROJECT NAME

ADDITION TO PENN CROSSING

PROJECT TEAM

PRINCIPAL IN CHARGE  
FRANK GOPPOLD

PROJECT MANAGER  
MIKE SMITH

DRAWN BY

REVISIONS

NO.	REASON	DATE
1	UPDATE - WAL-MART NEIGHBORHOOD	02/22/2005
2	UPDATE - WESTLAKE AVAILABLE SF	02/28/2005
3	UPDATE - LEASTING UPDATE	11/16/2005

SHEET TITLE

1 SITE LEASE PLAN

PROJECT NO.

123-6576-00

ISSUE DATE

11/16/05

SHEET NUMBER

LP-1