

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on Fri., May 1, 2026 on or before 4:30 p.m.

The City of Bethany encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meetings are encouraged to make the necessary accommodations. The city may waive the 48-hour rule if signing is not the necessary accommodation.

**THE PLANNING AND ZONING COMMISSION MEETING WILL BE HELD IN THE CITY COUNCIL CHAMBER AT BETHANY CITY HALL - 6700 NW 36TH ST., BETHANY, OK 73008**

**AGENDA**  
**CITY OF BETHANY**  
**PLANNING AND ZONING COMMISSION**  
**MAY 7, 2026**  
**6:30 P.M.**

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES OF APRIL 16, 2026**

**EXPLANATION OF PROCEDURE TO AUDIENCE PLANNING AND ZONING**

**COMMISSION BUSINESS**

**ITEM 1: PC 26-13**

Consider a request by Conor Regan, Applicant and Stonetown Bethany, LLC, Property Owner, to rezone the property located at 5200 N Peniel Ave from R-M (Residential-Multi Family) to MHP (Mobile/ Manufactured Home Park).

**Legal Description:** The Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of Section Nine (9), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the U.S Government survey thereof.

**(ITEM TO BE HEARD BY CITY COUNCIL ON MAY 19, 2026.)**

**ITEM 2: PC 26-16**

Consider a final plat request from West Oak Bethany, LP, Applicant and Property Owner, Carlson Ventures LLC, to subdivide 8.62 acres into 22 lots located approximately along NW 27th & N Divis Ave.

**Legal Description:** A Subdivision of the Southeast Quarter (SE/4), Section Twenty (20), Township Twelve (12) North Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma

**(ITEM TO BE HEARD BY CITY COUNCIL ON MAY 19, 2026.)**

**ITEM 3:**     **PC 26-10**

Request by Stonetown Capital, Applicant for house moving permits for the purpose of moving four manufactured homes from the Texas State line to the 5200 N. Peniel Ave. (Lots 15, 16, 30, 31, 36.)

**Legal Description:** Unpltd. Pt. Sec 9, 12N, 4W, NW4, SW4, SE4.

NEW BUSINESS

ADJOURNMENT UNTIL MAY 21. 2026

MINUTES  
CITY OF BETHANY  
PLANNING AND ZONING COMMISSION  
APRIL 16, 2026

MEMBERS PRESENT: Justin Peck, Chair  
Robert Helton  
Steve Marx  
Ron Crouch  
Jennifer Edmonson

MEMBERS ABSENT: James Clemmer, Vice-Chair  
Sam Thurman  
Arvel Williams

STAFF PRESENT: Ray Jones, City Attorney  
Brett Crecelius, Comm. Dev. Director  
Raquelynne Diaz, Comm. Dev. Associate  
Linda Hlinicky, Adm. Assistant

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on Thursday, April 9, 2026 on or before 4:30 p.m.

Justin Peck, Chair called the meeting to order and gave the invocation. Motion was made by Robert Helton, seconded by Jennifer Edmonson to approve the April 2, 2026 Planning and Zoning Commission minutes with the following corrections:

- 1) Last line of last paragraph on page one – change from “There is some decrease in property values” to “There is fifty percent decrease in property values”. (by Robert Helton)
- 2) Page three add paragraph seven “Commissioner Edmonson asked if we could explore all our options before voting on rezoning”. (by Jennifer Edmonson)

The votes are as follows: AYE- Justin Peck, Robert Helton, Steve Marx, Jennifer Edmonson. NAY- None. ABSTAIN – Ron Crouch. The motion carried 4-0-1.

**ITEM 1:**      **PC 26-11**  
Consider a final plat request from Natalie Hisle, Applicant and Property Owner for the property containing 12.08 acres located approximately on the SW Corner of NW 30<sup>th</sup> & Wilburn Ave.

**LEGAL DESCRIPTION:** A Tract of land located in the West Half of the Southeast Quarter (W/2 SE/4) of Section Twenty (20), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma.

**ACTION:** Raquelynn Diaz, Comm. Dev. Associate presented the staff report to consider a final plat request from Natalie Hisle for the property containing approximately twelve acres located on the SW Corner of NW 30<sup>th</sup> and Wilburn Ave (area). Property is zoned R-1, and their request is to divide property into twelve single family lots. The applicant went before the Board of Adjustment (BA 25-09) for a variance where it was approved as well as a preliminary plat that was approved previously by City Council (PC 25-20). All necessary documents and plans have been submitted for the final plat. It has been reviewed by city staff and engineers as well they will be installing sidewalks along NW 30<sup>th</sup> and along N. Wilburn Ave. That is something they added to their final plat. She presented letters of final plat approval both from Teim, which is our city engineer and our Bethany Fire Department.

Jeremy Been, engineer with Grubbs Consulting representing the applicant Natalie Hisle was present.

Commissioner Marx asked about the addition of sidewalks on NW 30<sup>th</sup> St.

Jeremy Been, engineer with Grubbs Consulting responded yes we will be installing sidewalks.

Commissioner Marx asked will sidewalk go all the way around to Wilburn Ave.

Jeremy Been, engineer with Grubbs Consulting explained sidewalk will start at our south property line north to NW 30<sup>th</sup> and then west to our west property line.

Commissioner Marx asked if applicant is required curbing.

Jeremy Been, engineer with Grubbs Consulting we will be installing a five foot sidewalk that is a foot off the platted right-of-way line. So it will be on street side. We will pull it back to the right-of-way line so it will be safe to travel away from the edge of the paving.

Commissioner Marx said there is no easement there.

Brett Crecelius, Comm. Dev. Director stated there is an existing easement right there on N. Wilburn.

Commissioner Crouch asked who will maintain that little strip.

Brett Crecelius, Comm. Dev. Director stated our city ordinances is written that the property owners are required to maintain the property up to the center of the right-of-way. So any private property owner will be required to maintain that right-of-way up to center line.

Commissioner Marx asked if it's going to be home ownership or are units going to be rented out.

Jeremy Been, engineer with Grubbs Consulting said he is not a 100% sure what the client's intent is. But as far as I'm aware they intend to sell each lot to individual homeowners who will then build their house.

Commissioner Marx said they will be selling lots individually.

Jeremy Been, engineer with Grubbs Consulting said correct. There is no intent of having a builder come in and take all the lots or build out. I have heard zero about any rental properties.

Brett Crecelius, Comm. Dev. Director explained council approved the preliminary plat last year and this is just the final plat to bring for the drainage, paving, and other considerations for the final plat.

John Oglebee, resident of 3101 N. Wilburn asked why he was not sent a copy of the final plat instead of the notice that did go out in the mail. Are you going to improve N. Wilburn south of NW 36<sup>th</sup>? What kind of people are going to be building in the area? I really don't know what is going to happen here. Is Wilburn going to be improved south of NW 30<sup>th</sup>? Those are my concerns. I would like to have seen the plat to know what is going on here.

Mr. Ward, resident of 7401 NW 27<sup>th</sup> St. stated he doesn't have a problem with the applicant's request. This area is a place for water overage and birds in the area. The big thing is drainage especially on the Alexander and NW 28<sup>th</sup> side. People keep coming in to build and when it rains it gets bad. City has not done anything about the flooding.

Commissioner Helton asked about the width of the road.

Brett Crecelius, Comm. Dev. Director stated it is my understanding that this is a twenty-four foot wide street within our easement and that is just the way it was constructed. It has not been improved or widened since.

Commissioner Helton said the space that is reserved for it is two-lane.

Brett Crecelius, Comm. Dev. Director explained without going out there to measure I would not know that for certain. But I do know the width of the road is twenty-four feet at its original construction.

Commissioner Edmonson stated she remembers in previous discussions with regard to the project that to the south that N. Wilburn had been poorly maintained, and there has been some washout.

Commissioner Crouch said all the engineers are happy and said road is adequate.

Brett Crecelius, Comm. Dev. Director said they have reviewed the plans and said that it is adequate for this type of traffic and construction.

Ray Jones, City Attorney said it is twenty-four foot wide road and part of the plat is their adding a five-foot sidewalk that is still within the easement. The easement is thirty feet. So the sidewalk is going to be on that portion of the city's easement that is going right up and about the street. It should be all of the sidewalk and street should pretty much encompass that entire side of that thirty foot right-of-way. And on the east side is going to be twelve foot.

Commissioner Edmonson stated in regard to the drainage, I'm familiar with what is being done with the drainage to the south. I know there are requirements for the project to the south as far as drainage improvements. For this development are there any improvements or stay as is.

Jeremy Been, engineer with Grubbs Consulting stated approximately in the center of the property is where the low at N. Wilburn was where the water is coming across our site. We are putting in a public drainage easement and then we are going to build a concrete lined channel in there to direct that flow to the existing pond that is on our site. We worked all that out with the city's engineer. Also, the pond was evaluated with the proposed development, and it will still function as it did without any adverse impacts to any adjacent properties. None of the runoff from our site leaves the site.

Ray Jones, City Attorney stated this concrete channel appears to run up to the edge of the property that abuts N. Wilburn. So will there be any intake off N. Wilburn into the drainage?

Jeremy Been, engineer with Grubbs Consulting stated that is the low on N. Wilburn. It drains down to where we have that channel. So all the water coming down N. Wilburn hits there and goes west.

Motion was made by Robert Helton, seconded by Jennifer Edmonson to recommend approving the final plat request for the property containing 12.08 acres located approximately on the SW Corner of NW 30<sup>th</sup> & Wilburn Ave. The votes are as follows: AYE- Justin Peck, Robert Helton, Steve Marx, Ron Crouch, Jennifer Edmonson. NAY- None. ABSTAIN- None. The motion carried 5 – 0.

**ITEM 2:**        **PC 26-14**

Presentation and discussion comparing Bethany's residential setback requirements and residential district design standards with those of other metropolitan cities.

**ACTION:**        Raquelynne Diaz, Comm. Dev. Associate presented the staff report on the residential setback requirements and residential district design standards. She presented a case study/survey that was done on a couple of other cities in the OKC metro area. (see attachment) We have been seeing a lot of PUD's request coming our way for setback variances. What we noticed our lot coverage is smaller compared to other cities at 30 percent lot coverage. In other cities it goes up to 90 percent lot coverage. This allows for greater flexibility for developers as well as creating a greater square footage for residents who live in these areas. Some background on this is Planning and Zoning has been receiving a lot of PUD rezoning request(s) for developments of duplexes. These developers are requesting modifications to setback requirements or lot sizes. Based on this trend is why we decided to look at other surrounding cities ordinances/requirements.

Brett Crecelius, Comm. Dev. Director stated this was initiated at the request of Ron Crouch and Arvel Williams about a month ago to have this analysis done.

Commissioner Crouch asked if it has been mainly setbacks that are a problem.

Brett Crecelius, Comm. Dev. Director said that and our lot coverage is the biggest difference in municipalities that causes the biggest inflexibility in our residential zoning code.

Commissioner Marx said in most cities it is five feet on each side. Also, the problems with the duplexes over on Divis was we had to come back and change the setback requirements on it. Is that where this comes from?

Brett Crecelius, Comm. Dev. Director said this analysis was completed do to a request from the commission. We are not making any recommendations. We are just providing a feedback analysis of what other municipalities have in our area as compared to Bethany.

Commissioner Marx said normally we like five feet.

Brett Crecelius, Comm. Dev. Director said we require ten feet and five feet.

Commissioner Crouch and Commissioner Peck expressed needing more time to study the information presented tonight in the analysis in detail to come up with some suggestions. We want to make it easier on our city to attract businesses . At the same time don't agree with zero.

Raquelynn Diaz, Comm. Dev. Associate pointed out that the other municipalities have a variety of residential zoning districts. Bethany only has three.

Ray Jones, City Attorney mentioned thirty percent lot coverage is pretty small. When you are dealing with an R-2 (duplex), I know I have heard comments from councilmembers and commission members about the size of the actual living space. One consideration the commission could take is if you increase the lot coverage to fifty percent, your almost doubling the size of the duplex. So a duplex that before could be built on a property that was 1,000 square feet say for both sides would significantly increase to provide a larger living space for the families. Which the property values of those sites would go up and maybe attract more affluent type of person to reside in those residences.

Commissioner Marx said in OKC it is five foot from the lot line to the end of the wall. So are you saying from the lot line to end of the wall would be ten foot.

Brett Crecelius, Comm. Dev. Director said currently under current zoning...

Commissioner Marx said if you add five feet more to the lot does that make a difference?

Ray Jones, City Attorney said if you are just changing the build line essentially for the structure on setback but still retaining thirty percent coverage it really doesn't affect anything.

Commissioner Helton asked about fire hazards on the setbacks.

Brett Crecelius, Comm. Dev. Director stated that would be a question I would have to ask the Fire Marshall.

Commissioner Helton mentioned the rear setbacks need to be increased for privacy reasons in the back yard. I would like to increase the percentages on the lot coverage, but I don't want it to be so much there is no room for trees or grass.

Brett Crecelius, Comm. Dev. Director noted this is not an action item. This item is just a comparison study.

**ITEM 3:**      **PC 26-15**

Discussion and possible action on PUD moratorium.

**ACTION:**      Brett Crecelius, Comm. Dev. Director explained this is an item brought to the Planning and Zoning Commission from the City Council to review PUD – Chapter 158 for possible changes to the PUD; and possibly putting up a maximum 180 day moratorium on the creation of PUD districts.

Ray Jones, City Attorney discussed to put a moratorium for the enforcement of an ordinance there has to be a matter of public health and safety and welfare that is at issue. Those particular aspects would have to be noted here by the Planning Commission in order to recommend that a moratorium be placed. Part of that information was provided in our previous item to a certain degree. We know we have various issues with our other zoning categories that for some reason we are forcing developers to utilize the PUD district to bypass the R-1 and R-2 and R-M zoning categories. Which I think is defeating the purpose of why we have these zoning categories. The board needs to make that motion and there needs to be a reason for why the moratorium is recommended.

Commissioner Helton said he thinks the way that the PUD is being used is causing overcrowding and siphoning resources like water into a population that may not be able to sustain. It is not really being followed properly.

Commissioner Peck asked if we just need to go back and re-look at the PUD zoning. What does this look like to the city?

Ray Jones, City Attorney stated if a moratorium is recommended of course there would be an ordinance recommended to the Council imposition of the moratorium so that it becomes affective for a period of 180 days. Then you would come back and really get down deep and some studies could be done on what sort of changes need to be or should be recommended to make the PUD more functional. Maybe there might be recommendations of changing setback requirements and coverage for some of our other zoning categories to complement this PUD. We have noticed an inordinate number of PUD's coming which are only addressing R-2, and they are maximizing the amount of development that can be done on the property. I think that actually compromises the health, safety, and welfare of the community when we have entire zoning categories not being utilized. The process is you have to make a recommendation based off of health, safety, and welfare concerns. Once an ordinance is put into place then you come back and you would have 180 days to provide that time to really get down deep into the analysis.

Commissioner Helton began reading wording he had written down....

Justin Peck, Chair said he would like to make the motion. Motion was made by Justin Peck, seconded by Robert Helton that we take action on the moratorium for reasons of protecting community character , evaluate our infrastructure, and just to have a clear public benefit. The votes are as follows: AYE- Justin Peck, Robert Helton, Steve Marx, Ron Crouch, Jennifer Edmonson. NAY- None. ABSTAIN- None. The motion carried unanimously 5 – 0.

NEW BUSINESS

No new business.

Commissioner Helton asked to look into creating a lighting ordinance for peoples lights that are shining into someone else's yard.

Ray Jones, City Attorney explained if lights are a problem and it creates a nuisances people can file charges.

Commissioner Helton asked about looking at an ordinance for material standards in residential areas.

Brett Crecelius, Comm. Dev. Director said like when we revisited building designs standards and industrial design standards.

Commissioner Helton said like brick, stone, siding, and stuff like that. He said we use to have it.

Ray Jones, City Attorney mentioned he could look at past ordinances and try to find an old ordinance about building design standards for residential areas.

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Motion was made by Robert Helton, seconded by Jennifer Edmonson to adjourn. The motion carried 5 - 0.

City of Bethany  
 Planning & Zoning Staff Report  
 May 7th, 2026

Case Number: PC 26-13

**Request:** Consider a request by Conor Regan, Applicant and Stonetown Bethany, LLC, Property Owner, to rezone the property located at 5200 N Peniel Ave from R-M (Residential- Multi Family) to MHP (Mobile/ Manufactured Home Park).

**Legal Description:** The Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of Section Nine (9), Township Twelve (12) North, Range Four (4) West of the Indian Meridan, Oklahoma County, Oklahoma, according to the U.S Government survey thereof.

**Current Zoning:** R-M (Residential- Multi Family)

**Proposed Zoning:** MHP (Mobile/Manufactured Home Park).

**Surrounding Zoning:**

Direction	Zoning
North	Warr Acres
South	MHP (Mobile Home Park)
East	Warr Acres
West	I-L (Industrial Light)

Table 1

**Zoning Characteristics**

	R-M	MHP
Use	Residential Multiple family	Mobile/Manufactured Home Park
Lot area (minimum) per dwelling unit	3,630 square feet; 1,500 square feet of usable open space	4,000 square feet
Intensity of lot	12 dwelling units per acre	10 homes per acre
Total area	Approximately 4.13 Acres	

Table 2

**Background:**

The applicant seeks a rezoning to MHP (Mobile/Manufactured Home Park) to provide zoning consistency with the adjoining parcel to the south, which is zoned MHP and is currently undergoing redevelopment with infrastructure upgrades and new home installations by the property owner, Stonetown Bethany LLC. Rezoning the subject property would support the expansion of this community and help increase affordable housing options in the area. The property is presently zoned R-M (Residential–Multi-Family) and is currently undeveloped. As part of the redevelopment effort, the property owner has indicated they intend to purchase playground equipment for Macrory Park.

**Analysis:**

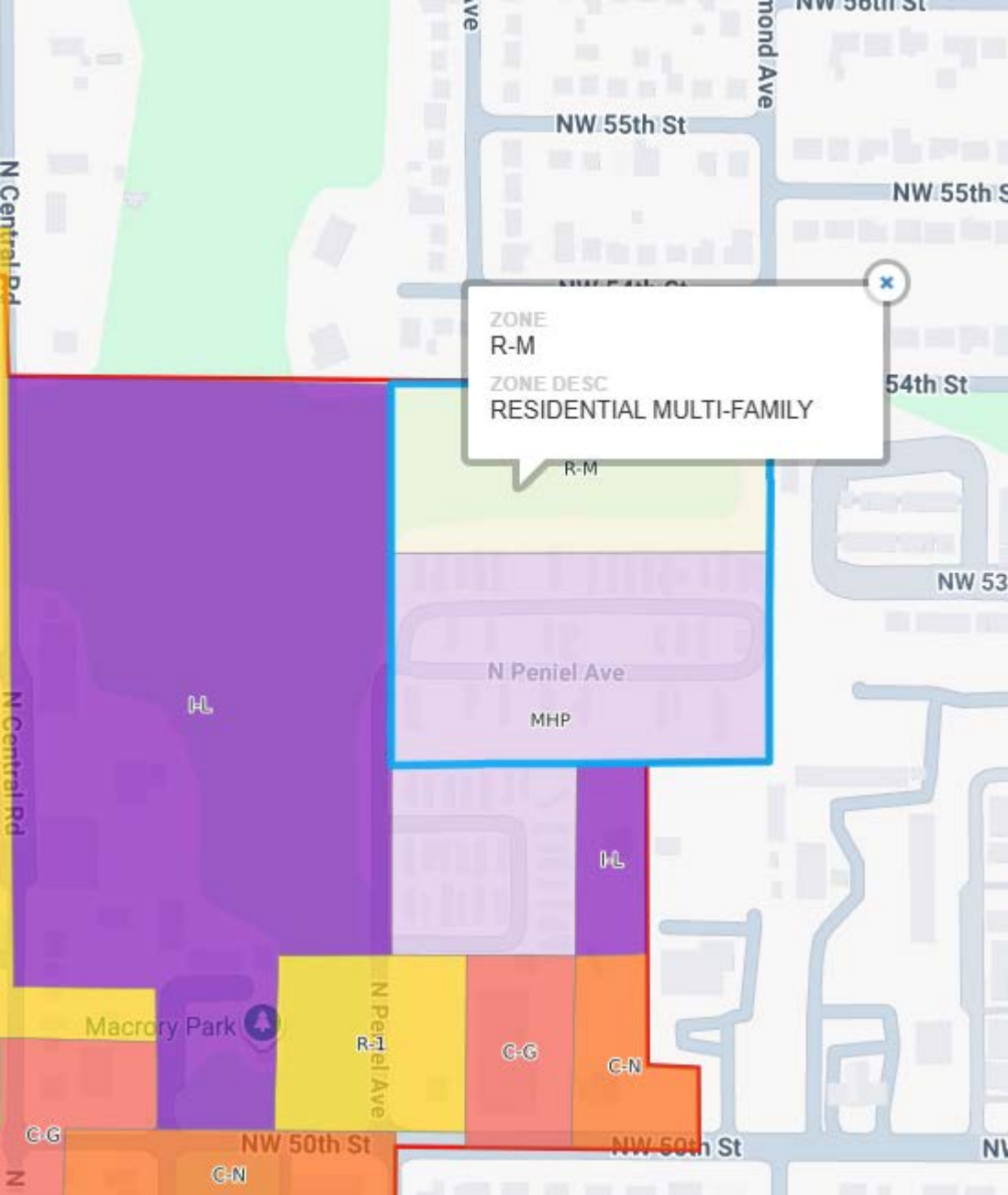
The site encompasses a total area of approximately 4.13 acres (179,902.8 square feet). The property is part of the ongoing redevelopment of Peniel Park, where infrastructure improvements are underway and new homes are beginning to be installed. The property abuts Warr Acres to the north and east, Industrial Light (I-L) zoning to the west, and MHP zoning to the south. Given the surrounding land uses and zoning classifications, the requested rezoning is generally consistent with the existing character of the area and would be compatible with MHP zoning. However, the City’s Comprehensive Plan identifies this area as Industrial Mixed Use. Despite this designation, MHP zoning currently exists to the south, where manufactured homes are already established and occupied.

According to the site plan submitted, the applicant proposes to place 32 new manufactured homes on the approximately 4.13-acre property. This layout complies with the City’s maximum residential intensity of 10 homes per acre for this zoning district. If the property is rezoned, all site plan submittals and home placements will be required to be reviewed and approved by the City.

**Required Action:** Hold a public hearing to provide a recommendation to either approve or deny the applicants zoning change request. This recommendation will be heard by Bethany City Council on May 19, 2026, and a decision whether to approve or deny this change will be made.

**Attachments:**

- Zoning Map
- Aerial Photograph
- Application & Certified Owners List
- Public Notification



ZONE  
R-M  
ZONE DESC  
RESIDENTIAL MULTI-FAMILY

R-M

N Peniel Ave  
MHP

HL

N Peniel Ave  
R-1

C-G

C-N

C-G

NW 50th St

NW 50th St

C-N

N Central Rd

N Central Rd

N

ve

mond Ave

NW 56th St

NW 55th St

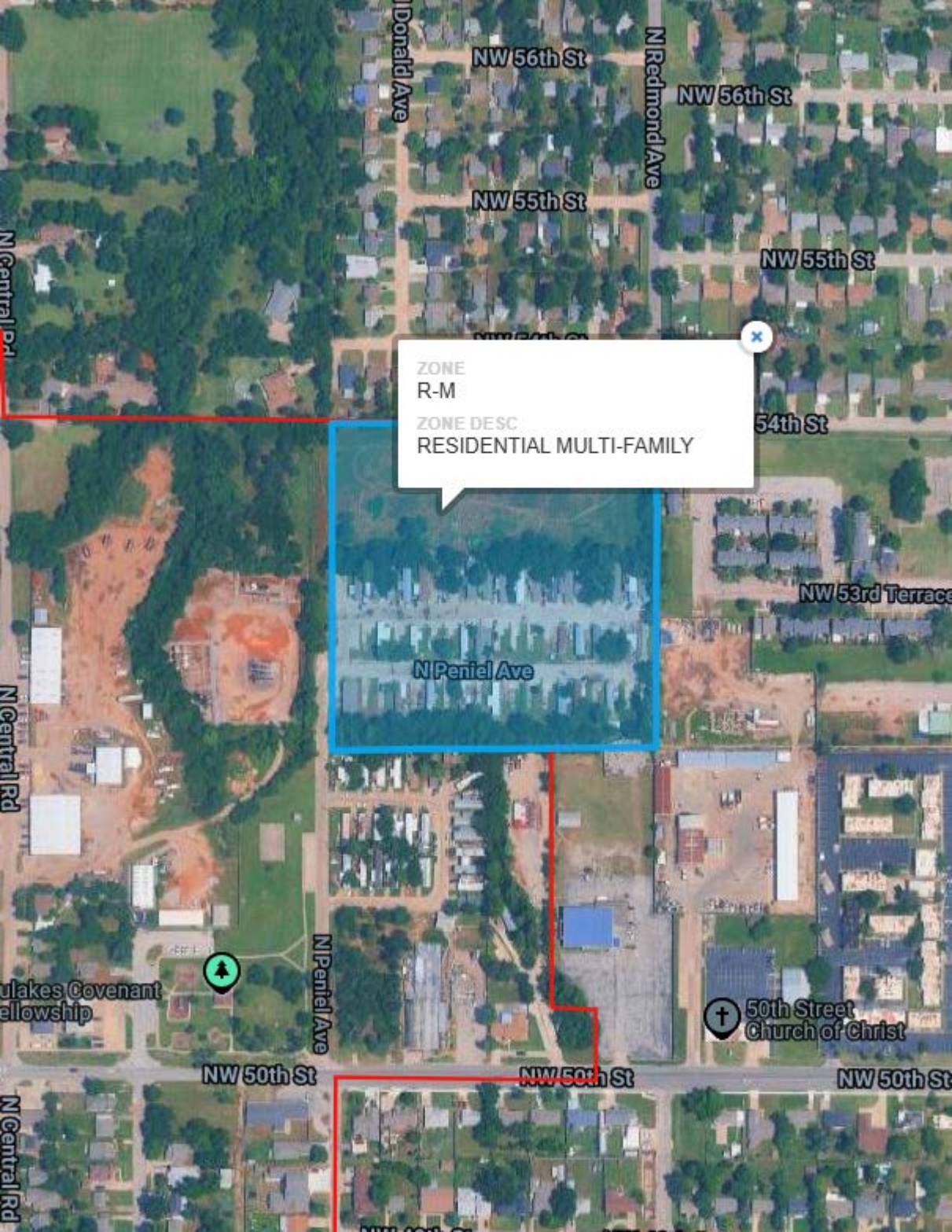
NW 55th St

54th St

NW 53rd St

Macrocy Park

NW



ZONE  
R-M  
ZONE DESC  
RESIDENTIAL MULTI-FAMILY

N Peniel Ave

50th Street  
Church of Christ

Lakes Covenant  
Fellowship

N Central Rd

N Central Rd

N Central Rd

Donald Ave

N Redmond Ave

N Peniel Ave

NW 56th St

NW 56th St

NW 55th St

NW 55th St

NW 54th St

NW 53rd Terrace

NW 50th St


NW 50th St

NW 50th St

## APPLICATION FOR REZONING

We, the undersigned, being the owners or legal agents for the owners of more than fifty-one percent of the following described property, do hereby make application and petition the City Council to amend the zoning ordinance of the City of Bethany as hereinafter requested.

(PLEASE PRINT OR TYPE)

1. Applicant: Conor Reagan Phone#: 303-407-3025  
Address: 720 S. Colorado Blvd, Suite 1150-N, Glendale, CO 80246
2. Record Property Owner(s): Stonetown Bethany, LLC Phone#: 303-407-3025  
Address: 720 S. Colorado Blvd, Suite 1150-N, Glendale, CO 80246
3. Request rezoning from: R-M  
To: MHP
4. Street address or location: 5200 N. Peniel Ave, Bethany, OK 73008
5. Legal description (attach if necessary): Attached
6. Area of property (sq. ft.): Approximately 4.13 Acres
7. The application shall be accompanied by the following:
  - a. Filing Fee.
  - b. Certified list of names and addresses of all property owners of record within three hundred (300) feet of the exterior boundaries of subject property.
  - c. Application for amendment of Comprehensive Plan (if applicable).
8. In order that your application can be heard at the next Planning Commission meeting, the completed application, accompanying information, and filing fees must be submitted before 12:00 noon the day of the deadline.
9. Signature of Applicant:   
Signature of Property Owner: 

**APPLICATION FOR AMENDMENT  
OF THE COMPREHENSIVE PLAN  
FOR THE CITY OF BETHANY**

Location and Extent of Requested Amendment (attached map if possible):

The property is located at 5200 N. Peniel Ave, Bethany, OK 73008. An aerial map is attached.

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Present Designation: R-M

Requested to be changed to: MHP

Justification for Changes (include any change of conditions in the area, proof of the need for the uses allowed under the requested designation, relationships to traffic facilities, and any other evidence which would support the change): The southern half of the parcel is currently zoned MHP and is already an established manufactured home community that we are currently modernizing. Our work includes upgrading the aged infrastructure and installing new manufactured homes. The northern portion of the parcel, approximately 4.13 acres, is currently zoned R-M. Rezoning the northern portion to MHP would create consistent zoning across the property and allow the site to be planned and developed as one cohesive community, supporting the addition of new manufactured home lots and expanding affordable housing options.

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(attach additional sheets, maps, etc., if necessary)

Applicant: Conor Reagan

Address: 720 S. Colorado Blvd, Suite 1150-N, Glendale, CO 80246

Phone: 303-407-3025

Signature: 



Currently zoned R-M  
Approximately 4.13 Acres



Currently zoned MHP

NW 54th S

Windtree Dr

MnM Com

NW 53rd T

N Peniel Ave

N Peniel Ave

N Peniel Ave

**Legal Description of the Property**

The Land referred to herein below is situated in the County of Oklahoma, State of Oklahoma, and is described as follows:

The Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of Section Nine (9), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the U.S. Government survey thereof.





OWNERSHIP REPORT  
ORDER 2986230-OK99

EFFECTIVE DATE: MARCH 31, 2026 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2834	R173763402	STONETOWN BETHANY LLC		5200 N PENIEL AVE	BETHANY	OK	73008	UNPLTD PT SEC 09 12N 4W	0	0	UNPLTD PT SEC 9 12N 4W NW4 SW4 SE4 (SUBJECT PROPERTY)	5200 N PENIEL AVE BETHANY
2834	R121921090	SANDERS LORETTA A	C/O LORETTA HATCHETT	2313 NW 112TH ST	OKLAHOMA CITY	OK	73120	WIND TREE TO WARR ACRES	0	10	WIND TREE TO WARR ACRES 000 010	6020 NW 53RD TER WARR ACRES
2834	R121921100	WALLACE GREGORY DONALD		6022 NW 53RD TER	WARR ACRES	OK	73122-6041	WIND TREE TO WARR ACRES	0	11	WIND TREE TO WARR ACRES 000 011	6022 NW 53RD TER WARR ACRES
2834	R121921110	PRECIOSA PROPERTIES MANAGEMENT LLC		9116 NW 141ST ST	YUKON	OK	73099	WIND TREE TO WARR ACRES	0	12	WIND TREE TO WARR ACRES 000 012	6024 NW 53RD TER WARR ACRES
2834	R121921120	CM CONSTRUCTION LLC		6026 NW 53RD TER	WARR ACRES	OK	73122-6041	WIND TREE TO WARR ACRES	0	0	WIND TREE TO WARR ACRES BLK 000 LOTS 37 THRU 54 & LOTS 62 THRU 68 & N17.04FT OF LOT 69 & LOT 117	0 UNKNOWN WARR ACRES
2834	R121921125	HASSEL & HOWL LLC		13725 457TH AVE SE	NORTH BEND	WA	98045	WIND TREE TO WARR ACRES	0	0	WIND TREE TO WARR ACRES BLK 000 LOTS 13 & 14	UNKNOWN
2834	R121921140	DAVISON MELINDA		6033 NW 53RD TER	WARR ACRES	OK	73122-6042	WIND TREE TO WARR ACRES	0	15	WIND TREE TO WARR ACRES 000 015	6033 NW 53RD TER WARR ACRES
2834	R121921150	ZOELLER SHARON F		6031 NW 53RD TER	WARR ACRES	OK	73122-6042	WIND TREE TO WARR ACRES	0	16	WIND TREE TO WARR ACRES 000 016	6031 NW 53RD TER WARR ACRES
2834	R121921160	SEMPROP LLC		2726 NW 58TH ST	OKLAHOMA CITY	OK	73112	WIND TREE TO WARR ACRES	0	17	WIND TREE TO WARR ACRES 000 017	6029 NW 53RD TER WARR ACRES
2834	R121921170	MANNING PHILLIP R & FRANCES		6027 NW 53RD TER	WARR ACRES	OK	73122-6040	WIND TREE TO WARR ACRES	0	18	WIND TREE TO WARR ACRES 000 018	6027 NW 53RD TER WARR ACRES
2834	R121921180	REINA HOLDINGS LLC		1712 N DONALD AVE	OKLAHOMA CITY	OK	73127	WIND TREE TO WARR ACRES	0	19	WIND TREE TO WARR ACRES 000 019	6025 NW 53RD TER WARR ACRES
2834	R121921190	FAE RENTALS LLC		1400 NW 173RD ST	EDMOND	OK	73012	WIND TREE TO WARR ACRES	0	20	WIND TREE TO WARR ACRES 000 020	6023 NW 53RD TER WARR ACRES

OWNERSHIP REPORT  
ORDER 2986230-OK99

EFFECTIVE DATE: MARCH 31, 2026 AT 7:30 AM

2834	R121921200	GONZALES GARY		6021 NW 53RD TER	OKLAHOMA CITY	OK	73122- 6040	WIND TREE TO WARR ACRES	0	21	WIND TREE TO WARR ACRES 000 021	6021 NW 53RD TER WARR ACRES
2834	R121921280	RICHESIN LARRY D REV TRUST		6020 NW 54TH PL	OKLAHOMA CITY	OK	73122- 6037	WIND TREE TO WARR ACRES	0	29	WIND TREE TO WARR ACRES 000 029	6020 NW 54TH PL WARR ACRES
2834	R121921290	MLEKODAY MICHAEL A		6022 NW 54TH PL	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	30	WIND TREE TO WARR ACRES 000 030	6022 NW 54TH PL WARR ACRES
2834	R121921300	GERARDY LLC	SERIES OF GERARDY LLC	3113 WESTBURY GLEN BLVD	OKLAHOMA CITY	OK	73179	WIND TREE TO WARR ACRES	0	31	WIND TREE TO WARR ACRES 000 031	6024 NW 54TH PL WARR ACRES
2834	R121921310	WARE ALLYSA		6026 NW 54TH PL	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	32	WIND TREE TO WARR ACRES 000 032	6026 NW 54TH PL WARR ACRES
2834	R121921320	REED LINDA M FAMILY REV TRUST		6028 NW 54TH PL	WARR ACRES	OK	73122- 6037	WIND TREE TO WARR ACRES	0	33	WIND TREE TO WARR ACRES 000 033	6028 NW 54TH PL WARR ACRES
2834	R121921330	WATT CHARLES R JR		6030 NW 54TH PL	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	34	WIND TREE TO WARR ACRES 000 034	6030 NW 54TH PL WARR ACRES
2834	R121921340	HURD NISA		6032 NW 54TH PL	WARR ACRES	OK	73122- 6037	WIND TREE TO WARR ACRES	0	35	WIND TREE TO WARR ACRES 000 035	6032 NW 54TH PL WARR ACRES
2834	R121921350	CAMPBELL SHAI JYLEN	CAMPBELL CLARK	2321 TROON CIR	SHAWNEE	OK	74801- 0529	WIND TREE TO WARR ACRES	0	36	WIND TREE TO WARR ACRES 000 036	6034 NW 54TH PL WARR ACRES
2834	R121921540	LAFAVE BETH		6037 NW 54TH PL	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	55	WIND TREE TO WARR ACRES 000 055	6037 NW 54TH PL WARR ACRES
2834	R121921550	MOORE SHIRLEY A		6039 NW 54TH PL	OKLAHOMA CITY	OK	73122- 6038	WIND TREE TO WARR ACRES	0	56	WIND TREE TO WARR ACRES 000 056	6039 NW 54TH PL WARR ACRES
2834	R121921560	GONZALES GARY		5402 PEACHTREE DR	WARR ACRES	OK	73122- 6051	WIND TREE TO WARR ACRES	0	57	WIND TREE TO WARR ACRES 000 057	6041 NW 54TH PL WARR ACRES
2834	R121921570	PIJLMAN CALVIN		5415 WINDTREE DR	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	58	WIND TREE TO WARR ACRES 000 058	5415 WINDTREE DR WARR ACRES

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2834	R121921580	THOMPSON ELIZABETH M		5413 WINDTREE DR	WARR ACRES	OK	73122- 6054	WIND TREE TO WARR ACRES	0	59	WIND TREE TO WARR ACRES 000 059	5413 WINDTREE DR WARR ACRES
2834	R121921590	GERARDY LLC	BENEFIT OF 5411 SERIES	3113 WESTBURY GLEN BLVD	OKLAHOMA CITY	OK	73179	WIND TREE TO WARR ACRES	0	60	WIND TREE TO WARR ACRES 000 060	5411 WINDTREE DR WARR ACRES
2834	R121921600	CSASZAR DANTONY		5409 WINDTREE DR	OKLAHOMA CITY	OK	73122- 6054	WIND TREE TO WARR ACRES	0	61	WIND TREE TO WARR ACRES 000 061	5409 WINDTREE DR WARR ACRES
2834	R121921680	CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122- 4199	WIND TREE TO WARR ACRES	0	0	WIND TREE TO WARR ACRES 000 000 S5.96FT OF LOT 69	0 UNKNOWN WARR ACRES
2834	R121921690	THE CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	70	WIND TREE TO WARR ACRES 000 070	0 UNKNOWN WARR ACRES
2834	R121921700	THE CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	71	WIND TREE TO WARR ACRES 000 071	0 UNKNOWN WARR ACRES
2834	R121921710	THE CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	72	WIND TREE TO WARR ACRES 000 072	0 UNKNOWN WARR ACRES
2834	R121921720	THE CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	73	WIND TREE TO WARR ACRES 000 073	0 UNKNOWN WARR ACRES
2834	R121921730	THE CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	74	WIND TREE TO WARR ACRES 000 074	0 UNKNOWN WARR ACRES
2834	R121921740	THE CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	75	WIND TREE TO WARR ACRES 000 075	0 UNKNOWN WARR ACRES
2834	R121921750	THE CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	76	WIND TREE TO WARR ACRES 000 076	0 UNKNOWN WARR ACRES
2834	R121921760	THE CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	77	WIND TREE TO WARR ACRES 000 077	0 UNKNOWN WARR ACRES
2834	R121921770	THE CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	78	WIND TREE TO WARR ACRES 000 078	0 UNKNOWN WARR ACRES
2834	R121921780	THE CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	79	WIND TREE TO WARR ACRES 000 079	0 UNKNOWN WARR ACRES
2834	R121921790	THE CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	80	WIND TREE TO WARR ACRES 000 080	0 UNKNOWN WARR ACRES
2834	R121921800	THE CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	81	WIND TREE TO WARR ACRES 000 081	0 UNKNOWN WARR ACRES
2834	R121921810	THE CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	82	WIND TREE TO WARR ACRES 000 082	0 UNKNOWN WARR ACRES

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2834	R121921820	THE CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	83	WIND TREE TO WARR ACRES 000 083	0 UNKNOWN WARR ACRES
2834	R121921830	THE CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	84	WIND TREE TO WARR ACRES 000 084	0 UNKNOWN WARR ACRES
2834	R121921840	THE CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	85	WIND TREE TO WARR ACRES 000 085	0 UNKNOWN WARR ACRES
2834	R121921850	THE CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	86	WIND TREE TO WARR ACRES 000 086	0 UNKNOWN WARR ACRES
2834	R121922060	THE CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	107	WIND TREE TO WARR ACRES 000 107	0 UNKNOWN WARR ACRES
2834	R121922070	THE CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	108	WIND TREE TO WARR ACRES 000 108	0 UNKNOWN WARR ACRES
2834	R121922080	THE CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	109	WIND TREE TO WARR ACRES 000 109	0 UNKNOWN WARR ACRES
2834	R121922090	THE CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	110	WIND TREE TO WARR ACRES 000 110	0 UNKNOWN WARR ACRES
2834	R121922100	THE CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	111	WIND TREE TO WARR ACRES 000 111	0 UNKNOWN WARR ACRES
2834	R121922110	THE CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	112	WIND TREE TO WARR ACRES 000 112	0 UNKNOWN WARR ACRES
2834	R121922120	THE CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	113	WIND TREE TO WARR ACRES 000 113	0 UNKNOWN WARR ACRES
2834	R121922130	THE CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	114	WIND TREE TO WARR ACRES 000 114	0 UNKNOWN WARR ACRES
2834	R121922140	THE CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	115	WIND TREE TO WARR ACRES 000 115	0 UNKNOWN WARR ACRES
2834	R121922150	THE CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122	WIND TREE TO WARR ACRES	0	116	WIND TREE TO WARR ACRES 000 116	0 UNKNOWN WARR ACRES
2834	R121922170	WIND TREE OWNERS ASSOC INC		PO BOX 18892	OKLAHOMA CITY	OK	73154	WIND TREE TO WARR ACRES	0	0	WIND TREE TO WARR ACRES 000 000 LOT A EX THAT PT OF LOT A WITHIN FOLLOWING DESCRIPTION BEG 660.93FT S & 30FT W OF NE/C NE4 SW4 SE4 SEC 9 12N 4W TH WLY629.08FT N269.64FT E198.69FT S64FT E430.37FT S203.09FT TO BEG	0 UNKNOWN WARR ACRES

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2834	R121922175	CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122-4199	WIND TREE TO WARR ACRES	0	0	WIND TREE TO WARR ACRES PT OF LOT A THAT PT OF LOT A WITHIN FOLLOWING DESCRIPTION BEG 660.93FT S & 30FT W OF NE/C NE4 SW4 SE4 SEC 9 12N 4W TH WLY629.08FT N269.64FT E198.69FT S64FT E430.37FT S203.09FT TO BEG	HAMMOND AVE WARR ACRES
2834	R188581195	SAUCEDO LAURO	SAUCEDO CLAUDIA	5509 N DONALD AVE	WARR ACRES	OK	73122-6415	TWIN LAKES ADDITION	1	20	TWIN LAKES ADDITION 001 020	5509 N DONALD AVE WARR ACRES
2834	R188581205	CRUZ FAMILY TRUST		4920 N MERIDIAN AVE, Unit D	OKLAHOMA CITY	OK	73112	TWIN LAKES ADDITION	1	21	TWIN LAKES ADDITION 001 021	5505 N DONALD AVE WARR ACRES
2834	R188581215	COLEMAN REV TRUST		6300 NW 54TH ST	WARR ACRES	OK	73122-6049	TWIN LAKES ADDITION	1	22	TWIN LAKES ADDITION 001 022	5501 N DONALD AVE WARR ACRES
2834	R188581785	ESPARZA JORGE L & SUSANA C		5508 N DONALD AVE	WARR ACRES	OK	73122	TWIN LAKES ADDITION	5	2	TWIN LAKES ADDITION 005 002	5508 N DONALD AVE WARR ACRES
2834	R188581795	EXEMPT MEW DESCENDANTS TRUST ETAL	WOODSON MICHAEL TRS	PO BOX 721378	OKLAHOMA CITY	OK	73172	TWIN LAKES ADDITION	5	3	TWIN LAKES ADDITION 005 003	5504 N DONALD AVE WARR ACRES
2834	R188581805	SAUCEDO JUAN		5500 N DONALD AVE	OKLAHOMA CITY	OK	73122-6416	TWIN LAKES ADDITION	5	4	TWIN LAKES ADDITION 005 004	5500 N DONALD AVE WARR ACRES
2834	R188581815	VANHORN MARK A		5650 NW 234TH ST	EDMOND	OK	73025-9434	TWIN LAKES ADDITION	5	5	TWIN LAKES ADDITION 005 005	6125 NW 54TH ST WARR ACRES
2834	R188581825	VELASCO ANTONIO & MARIA L		3025 W FORREST HILLS RD	GUTHRIE	OK	73044-7591	TWIN LAKES ADDITION	5	6	TWIN LAKES ADDITION 005 006	6121 NW 54TH ST WARR ACRES
2834	R188581835	CASSADY JOHN J	CASSADY CHRISTINA	6117 NW 54TH ST	WARR ACRES	OK	73122	TWIN LAKES ADDITION	5	7	TWIN LAKES ADDITION 005 007	6117 NW 54TH ST WARR ACRES
2834	R188581845	CROASDALE CLAY R & HEIDI R		4208 RETA CIR	PIEDMONT	OK	73078	TWIN LAKES ADDITION	5	8	TWIN LAKES ADDITION 005 008	6113 NW 54TH ST WARR ACRES

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2834	R188581855	FARLEY SHELAH R		6109 NW 54TH ST	WARR ACRES	OK	73122-6005	TWIN LAKES ADDITION	5	9	TWIN LAKES ADDITION 005 009	6109 NW 54TH ST WARR ACRES
2834	R188581865	OAKLEY BRYAN P		PO BOX 101	HERMOSA BEACH	CA	90254-0101	TWIN LAKES ADDITION	5	10	TWIN LAKES ADDITION 005 010	6105 NW 54TH ST WARR ACRES
2834	R188581875	FAGUNDES STEPHEN NATHANIEL		5500 N SARA RD	YUKON	OK	73099	TWIN LAKES ADDITION	5	11	TWIN LAKES ADDITION 005 011	6101 NW 54TH ST WARR ACRES
2834	R188581885	WILLIAMS STEVIE R		6100 NW 55TH ST	OKLAHOMA CITY	OK	73122-6404	TWIN LAKES ADDITION	5	12	TWIN LAKES ADDITION 005 012	6100 NW 55TH ST WARR ACRES
2834	R188581895	ADLER SEAN		9600 MISTY HOLLOW LN	OKLAHOMA CITY	OK	73151-9100	TWIN LAKES ADDITION	5	13	TWIN LAKES ADDITION 005 013	6104 NW 55TH ST WARR ACRES
2834	R188581905	ALVAREZ JAIME		3002 N EAGLE LN	OKLAHOMA CITY	OK	73127	TWIN LAKES ADDITION	5	14	TWIN LAKES ADDITION 005 014	6108 NW 55TH ST WARR ACRES
2834	R188581915	JUAREZ JAIME CARRERA		6112 NW 55TH ST	OKLAHOMA CITY	OK	73122-6404	TWIN LAKES ADDITION	5	15	TWIN LAKES ADDITION 005 015	6112 NW 55TH ST WARR ACRES
2834	R188581925	TNA HOMES LLC		8016 NW 33RD ST	BETHANY	OK	73008	TWIN LAKES ADDITION	5	16	TWIN LAKES ADDITION 005 016	6116 NW 55TH ST WARR ACRES
2834	R188581935	HIS & HERS PROPERTIES LLC		2532 W I 44 SERVICE RD	OKLAHOMA CITY	OK	73112-3751	TWIN LAKES ADDITION	5	17	TWIN LAKES ADDITION 005 017	6120 NW 55TH ST WARR ACRES
2834	R188581945	DEL ROSARIO GAMBOS LILIANA		6124 NW 55TH ST	WARR ACRES	OK	73122-6404	TWIN LAKES ADDITION	5	18	TWIN LAKES ADDITION 005 018	6124 NW 55TH ST WARR ACRES
2834	R188581955	JOSES LLC		816 JUSTIN DR	YUKON	OK	73099	TWIN LAKES ADDITION	6	1	TWIN LAKES ADDITION 006 001	6100 NW 54TH ST WARR ACRES
2834	R188581965	GONZALEZ JUAN GALLEGOS	HERNANDEZ LETICIA SANDRA	6104 NW 54TH ST	WARR ACRES	OK	73122	TWIN LAKES ADDITION	6	2	TWIN LAKES ADDITION 006 002	6104 NW 54TH ST WARR ACRES
2834	R188581975	CALDWELL MARK A & SARA L		19000 CLEATON DR	EDMOND	OK	73012-8224	TWIN LAKES ADDITION	6	3	TWIN LAKES ADDITION 006 003	6108 NW 54TH ST WARR ACRES

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2834	R188581985	KASHEF SINA		7715 NW 105TH TER	OKLAHOMA CITY	OK	73162	TWIN LAKES ADDITION	6	4	TWIN LAKES ADDITION 006 004	6112 NW 54TH ST WARR ACRES
2834	R188581995	VAN HORN LANA J & MARK A		5650 NW 234TH ST	EDMOND	OK	73025-9434	TWIN LAKES ADDITION	6	5	TWIN LAKES ADDITION 006 005	6116 NW 54TH ST WARR ACRES
2834	R188582000	BMG PROPERTIES LLC		PO BOX 8604	EDMOND	OK	73083	TWIN LAKES ADDITION	6	6	TWIN LAKES ADDITION 006 006	6120 NW 54TH ST WARR ACRES
2834	R188582005	PRAIRIE PROPERTY SOLUTIONS LLC		PO BOX 515	OKLAHOMA CITY	OK	73101	TWIN LAKES ADDITION	6	7	TWIN LAKES ADDITION 006 007	6124 NW 54TH ST WARR ACRES
2834	R188582015	HERNANDEZ CARLOS DEL ANGEL		6128 NW 54TH ST	WARR ACRES	OK	73122-6006	TWIN LAKES ADDITION	6	8	TWIN LAKES ADDITION 006 008	6128 NW 54TH ST WARR ACRES
2834	R188582025	KC LEGACY PROPERTIES LLC		3317 ARROWHEAD DR	EDMOND	OK	73013-7831	TWIN LAKES ADDITION	6	9	TWIN LAKES ADDITION 006 009	6132 NW 54TH ST WARR ACRES
2834	R188582035	BURUM CHAD ERIC	MAYS SARA DENISE	6312 BRYANT CT	OKLAHOMA CITY	OK	73122	TWIN LAKES ADDITION	6	10	TWIN LAKES ADDITION 006 010	6200 NW 54TH ST WARR ACRES
2834	R188582045	MARTIN CARLEN W		6204 NW 54TH ST	WARR ACRES	OK	73122-6001	TWIN LAKES ADDITION	6	11	TWIN LAKES ADDITION 006 011	6204 NW 54TH ST WARR ACRES
2834	R188582055	COLEMAN REV TRUST		6300 NW 54TH ST	WARR ACRES	OK	73122-6049	TWIN LAKES ADDITION	6	12	TWIN LAKES ADDITION 006 012	6208 NW 54TH ST WARR ACRES
2834	R189084750	DUER & DUER LLC		5826 NW 51ST ST	WARR ACRES	OK	73122-6211	THOMASON ADDITION	4	5	THOMASON ADDITION 004 005 E55FT OF W69.4FT	6024 NW 55TH ST WARR ACRES
2834	R189084770	BONILLA ROSARIO		6028 NW 55TH ST	OKLAHOMA CITY	OK	73122	THOMASON ADDITION	4	0	THOMASON ADDITION 004 000 W14.4FT OF LOT 5 & E44.4FT LOT 6	6028 NW 55TH ST WARR ACRES
2834	R189084800	WAUQUA RUTH A		6032 NW 55TH ST	OKLAHOMA CITY	OK	73122-6402	THOMASON ADDITION	4	0	THOMASON ADDITION 004 000 W39.94FT LOT 6 E20.86FT LOT 7	6032 NW 55TH ST WARR ACRES
2834	R189084900	RAY STEVENS INC		3636 NW 63RD ST, Unit A	OKLAHOMA CITY	OK	73118	THOMASON ADDITION	4	7	THOMASON ADDITION 004 007 W62.5FT	6038 NW 55TH ST WARR ACRES

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2834	R189085000	ENRIGHT REBECCA J		6033 NW 54TH ST	OKLAHOMA CITY	OK	73122	THOMASON ADDITION	4	8	THOMASON ADDITION 004 008 W62FT	6033 NW 54TH ST WARR ACRES
2834	R189085020	MORTON MAC A & KAREN S		6029 NW 54TH ST	WARR ACRES	OK	73122- 6003	THOMASON ADDITION	4	0	THOMASON ADDITION 004 000 E21.16FT LOT 8 & W36.84FT LOT 9	6029 NW 54TH ST WARR ACRES
2834	R189085100	LUCAS ESGAR DIONICIO LOPEZ	HERNANDEZ AURA AURELINA VASQUEZ	1205 GABRIEL GARCIA MARQUEZ ST, Unit H	LOS ANGELES	CA	90033- 2273	THOMASON ADDITION	4	0	THOMASON ADDITION 004 000 E48.16FT OF LOT 9 & W9.84FT LOT 10	6025 NW 54TH ST WARR ACRES
2834	R189085200	VELASCO FABIAN ESPARZA		4228 NW 60TH PL	OKLAHOMA CITY	OK	73112- 1306	THOMASON ADDITION	4	0	THOMASON ADDITION 004 000 E58FT OF W67.84FT OF LOT 10	6021 NW 54TH ST WARR ACRES
2834	R189085300	DIAZ ALEJANDRO LOPEZ	LOERA ARLEEN EDYTH PASILLAS	8721 N ROXBURY BLVD	OKLAHOMA CITY	OK	73132	THOMASON ADDITION	4	0	THOMASON ADDITION 004 000 E17.16FT OF LOT 10 & W40.84FT LOT 11	6017 NW 54TH ST WARR ACRES
2834	R189114500	WAGGONER TRIMBLE AMERICAN	LEGION POST 12	6101 NW 50TH ST	WARR ACRES	OK	73122	UNPLTD PT SEC 09 12N 4W	0	0	UNPLTD PT SEC 09 12N 4W 000 000 A PT OF SE4 SEC 9 12N 4W BEG 528FT E OF SW/C TH N165FT W87FT N495FT E219FT S330FT E38FT S330FT W170FT TO BEG EXEMPT	6101 NW 50TH ST WARR ACRES
2834	R189114510	CITY OF WARR ACRES		5930 NW 49TH ST	WARR ACRES	OK	73122	UNPLTD PT SEC 09 12N 4W	0	0	UNPLTD PT SEC 09 12N 4W 000 000 PT OF SE4 SEC 9 12N 4W TH NW4 OF SE4 OF SW4 OF SE4 PLUS BEG562FT W OF SE/C OF W 1/2 OF SE4 W60FT N330FT E60FT S330FT TO BEG EXEMPT	6045 NW 50TH ST WARR ACRES
2834	R217471010	NW MHP LLC		16365 SPANISH PEAK WAY	BROOMFIELD	CO	80023- 8378	6115 NW 50TH CONDOMINIUM PARK	0	0	6115 NW 50TH CONDOMINIUM PARK BLK 000 LOT 000 UNIT B ALSO DESCRIBED AS BEG 319.40FT E & 330FT N OF SW/C SE4 SEC 9 12N 4W TH W319.40FT N330FT E319.40FT S330FT TO BEG	UNKNOWN

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2834	R217471020	GARCIA ESCOBAR OSCAR	DE GARCIA SANDRA V JIMENEZ	PO BOX 57612	OKLAHOMA CITY	OK	73157-7612	6115 NW 50TH CONDOMINIUM PARK	0	0	6115 NW 50TH CONDOMINIUM PARK BLK 000 LOT 000 UNIT C ALSO DESCRIBED AS BEG 319.40FT E & 330FT N OF SW/C SE4 TH N330FT E123.63FT S330FT W121.01FT TO BEG	UNKNOWN
2835	R173766600	CITY OF BETHANY		PO BOX 219	BETHANY	OK	73008	UNPLTD PT SEC 09 12N 4W	0	0	UNPLTD PT SEC 09 12N 4W 000 000 PT OF SEC 9 12N 4W NE4 OF SE4 OF SW4 & BEG 183FT N 420FT W OF SE&C OF SW4 TH W238 6FT N477FT E238 9FT S477FT TO BEG ANDEX S182 5FT EXEMPT	5200 N CENTRAL RD BETHANY
2835	R173766800	CITY OF BETHANY		PO BOX 219	BETHANY	OK	73008	UNPLTD PT SEC 09 12N 4W	0	0	UNPLTD PT SEC 09 12N 4W 000 000 PT SW4 SEC 9 12N 4W BEG SE/C SW4 TH W420FT N660FT E420FT S660FT TO BEG SUBJ TO ESMTS OF RECORD ON E & S	6645 NW 50TH ST BETHANY
2835	R189115250	COLEMAN REV TRUST		6300 NW 54TH ST	WARR ACRES	OK	73122-6049	UNPLTD PT SEC 09 12N 4W	0	0	UNPLTD PT SW4 SEC 9 12N 4W BEG SE/C OF NE4 OF SW4 TH W330FT N133.56FT E295FT N50FT E35FT S183.56FT TO BEG SUBJ TO EASEMENTS OFRECORD	6300 NW 54TH ST WARR ACRES
2835	R189115420	PATRICK PAUL D & FRED A		6301 NW 54TH ST	OKLAHOMA CITY	OK	73122-6050	UNPLTD PT SEC 09 12N 4W	0	0	UNPLTD PT SEC 09 12N 4W 000 000 PT SW4 SEC 9 12N 4W COMM NE/C SD SW4 TH S828FT TO A POINT OF BEG TH S363.24FT W299.4FT N363.24FT E299.6FT TO BEG EX S50FT OF E35FT CONT 2.457ACRS MORE OR LESS	6301 NW 54TH ST WARR ACRES



**Department of Planning & Community Development**

April 13, 2026

**NOTICE OF HEARING**

**PLANNING & ZONING COMMISSION  
AND CITY COUNCIL**

Dear Property Owner:

This notice is to inform you that a neighboring property owner has filed an application with the Bethany Planning Department to rezone their property. All rezoning applications within the City limits are reviewed by the Planning and Zoning Commission at a public hearing to determine whether the proposal is in conformity with the Comprehensive Plan for the City of Bethany.

We would like to emphasize that the Planning and Zoning Commission does not make the final decision on whether or not to approve the application; it simply makes recommendations on zoning matters to the City Council. The final decision is made by the City Council in a second hearing.

Attached to this notice is information on the hearing dates, the location of the property, and the zoning category requested. During the public hearings, the applicant for the zoning change presents his case, and all interested property owners in the surrounding area are invited to appear and state whether they are for or against the proposal.

Your participation in these proceedings can affect the outcome.

If you have any questions regarding this notice, please contact the Community Development Director. Call (405) 789-6005.

**SECRETARY  
PLANNING AND ZONING COMMISSION**

(SEE LOCATION MAP ON BACK  
OF THIS PAGE)

## ZONING CHANGE INFORMATION

### A. Rezoning Proposal

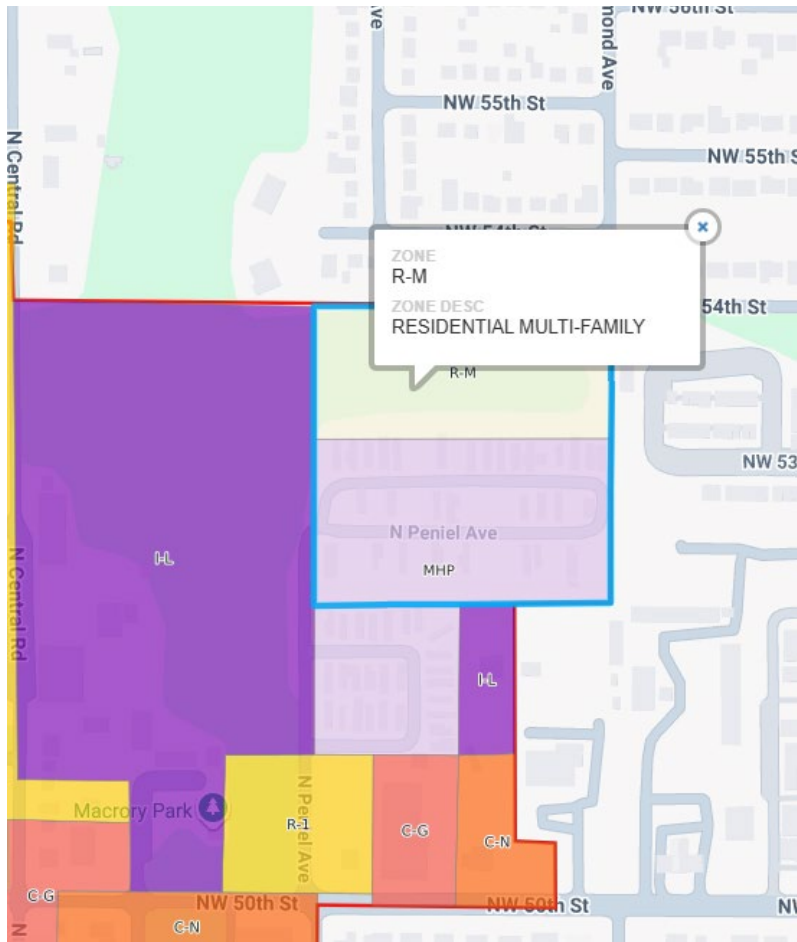
1. Case No.: 26-11\_\_\_\_\_
2. Location of Property: 5200 N Peniel Ave\_\_\_\_\_
3. Legal Description: The Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of Section Nine (9), Township Twelve (12) North, Range Four (4) West of the Indian Meridan, Oklahoma County, Oklahoma, according to the U.S Government survey therof.
4. Present Zoning: R-M (Residential- Multi Family)\_\_\_\_\_
5. Proposed Zoning: MHP (Mobile Home Park)\_\_\_\_\_

### B. Hearing Schedule

1. The Planning and Zoning Commission hearing on the proposed rezoning will be held on May 7, 2026, at 6:30 P.M. At this hearing, any interested citizen will have the opportunity to speak to the Commission concerning the proposed zoning change. The Commission will vote on whether to recommend approval or disapproval of the proposed rezoning. **IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS HEARING.**
2. The City Council Hearing will be held on May 19, 2026, at 6:30 P.M. At this hearing, any interested citizens will have the opportunity to speak to the City Council concerning the request. The City Council will vote either to adopt or reject the proposed rezoning ordinance. **IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS MEETING.**

### C. Location of Hearings

Both the Planning and Zoning Commission and City Council hearings are held in the Bethany City Council Chambers in City Hall.



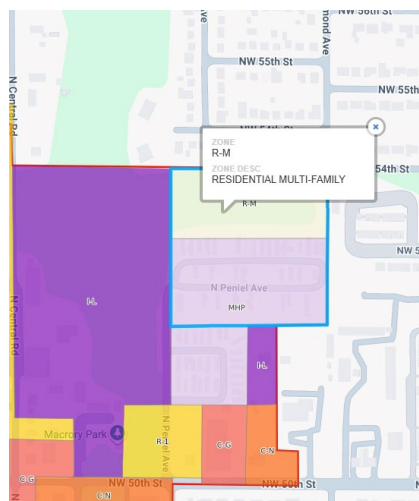
## NOTICE OF PUBLIC HEARING

On May 7, 2026, at 6:30 p.m. the Bethany Planning and Zoning Commission will, during its regular session, hold a public hearing at Bethany City Hall, 6700 N.W. 36<sup>th</sup> St., Bethany, OK 73008 for the following: Consider a request by Conor Regan, Applicant and Stonetown Bethany, LLC, Property Owner, to rezone the property located at 5200 N Peniel Ave from R-M (Residential- Multi Family) to MHP (Mobile Home Park).

Following the public hearing the Bethany Planning & Zoning Commission will vote on the request and forward a recommendation to the Bethany City Council, which in turn will hear this case on May 19, 2026, at 6:30 p.m. At that meeting a second public hearing will be held and following the hearing the Council will vote to approve or deny the request.

The City of Bethany encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The City may waive the 48-hour rule if signing is not the necessary accommodation.

**Legal Description and Location:** The Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of Section Nine (9), Township Twelve (12) North, Range Four (4) West of the Indian Meridan, Oklahoma County, Oklahoma, according to the U.S Government survey thereof.



\*\*\*\*\* REPRINT RECEIPT\*\*\*\*\*

REC#: 01419487 4/08/2026 11:47 AM  
OPER: ao TERM: 003  
REF#: 1775

ACCT #: XXXX-XXXX-XXXX-1775  
AUTH #: 017967  
TRAN #: 000000009301

TYPE: PURCHASE  
APP NAME: MasterCard  
ENTRY MODE: CHIP

AMOUNT USD\$ 1,016.69

EMV DETAILS:

AC:

AID:

ATC:

ClientTxnId: 36dabab6-dcf7-407b-8413-9b0ed

bc019ac

TSI:

TVR:

Workstation: 003

TRAN: 540.0000 COMM DEV RECEIPTS  
REZONE 5200 N PENIEL

010-39010

MISCELLANEOUS REVEN 1,016.69CR

TENDERED: 1,016.69 CREDIT CARD  
APPLIED: 1,016.69-

CHANGE: 0.00

\*\*\* CITY HALL CLOSED FOR GOOD FRIDAY\*\*\*  
ON FRIDAY APRIL 3RD. TRASH MAKE UP DAY  
WILL BE ON WEDNESDAY APRIL 1ST.

**City of Bethany**  
**Planning & Zoning Staff Report**

**May 7th, 2026**

CASE NO: PC 26-16

**Request:** Consider a final plat request from West Oak Bethany, LP, Applicant and Property Owner, Carlson Ventures LLC, to subdivide 8.62 acres into 22 lots located approximately along NW 27th & N Divis Ave.

**Legal Description:** A Subdivision of the Southeast Quarter (SE/4), Section Twenty (20), Township Twelve (12) North Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma

**Current Zoning:** Planned Unit Development (PUD)

**Surrounding Zoning:**

<b>Direction</b>	<b>Zoning</b>
North	R-1(Single- Family Residential)
South	PUD (Planned Unit Development) &C-G (Commercial General)
East	R-2 (Two Family Residential), C-G (Commercial General) & C-O (Commercial Office)
West	A (Agricultural) & I-L (Industrial Light)

Table 1

<i>Characteristics</i>	
<i>Total Area</i>	8.62 acres
<i>Number of lots</i>	22
<i>Water</i>	The nearest water line is an existing 8” water line along NW 27 <sup>th</sup> Street and will be tapped into from a public water main extension and will connect both ends of the main with 8” and 6” water lines servicing the site.
<i>Sewer</i>	The proposed sanitary sewer line will extend eastward to connect to an existing 8-inch sanitary sewer main.

**Background:**

The applicant is requesting approval of their final plat for the property located approximately along NW 27th Street and N. Divis Avenue to subdivide the site into 22 duplex units. The surrounding area features a mix of zoning classifications, including Single-Family Residential (R-1) to the north; Planned Unit Development (PUD) and Commercial General (C-G) to the south; Industrial Light (I-L) and Agricultural (A) to the west; and Two-Family Residential (R-2), Commercial General (C-G), and Commercial Office (C-O) to the east.

The applicants have previously completed a rezoning and preliminary plat process, which the City Council approved cases PC 26-03 and PC 26-04.

**Analysis:**

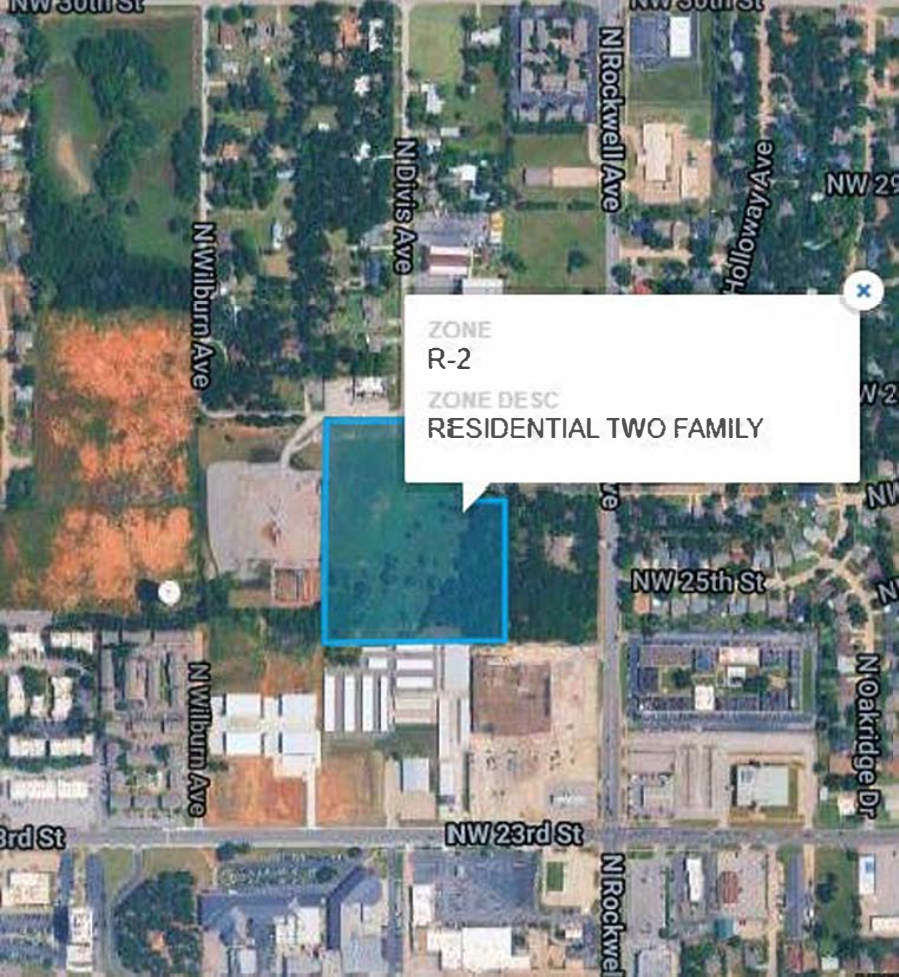
All required documents and plans have been submitted for review, and City staff and the City's engineers have provided comments. TEIM's comment letter is included in the packet, and TEIM has approved the sanitary sewer plans and the drainage report. The applicant has addressed comments on the final plat submittal, including the City's sidewalk comments. Sidewalks will be installed along NW 27<sup>th</sup> Street.

As noted, the applicant has provided the required submittals, including the engineer's itemized cost estimates for public improvements; waterline plans; sanitary sewer plans; paving, drainage, and detention pond plans; drainage and detention pond calculations; and written approval for the sewer easement along the east side of the property. All materials are available for review upon request, as the files are too large to include in a single packet. If any commissioner would like to review those materials, please let staff know.

**Required Action:** Hold a public hearing to provide a recommendation to either approve or deny the applicant's request for their final plat.

**Attachments:**

- Zoning Map
- Aerial Photographs
- Application Documents
- TEIMS Letter
- Certified Owners List
- Public Notification



ZONE

R-2

ZONE DESC

RESIDENTIAL TWO FAMILY

N 30th St

NW 30th St

R-M

C-G

G-R

N Divis Ave

N Rockwell Ave

Holloway Ave

NW 29th St

N Wilburn Ave

ZONE  
**R-2**  
 ZONE DESC  
**RESIDENTIAL TWO FAMILY**



NW 27th St

PUD

A

R-2

NW 26th St

NW 25th St

NW 25th St

R-2

A

R-2

R-M

HL

PUD

R-M

PRD

N Wilburn Ave

N Oakridge Dr

R-2

C-N

St

NW 23rd St

C-G

N Rockwell Ave

E-I

NW 22nd St

## SUBDIVISION APPLICATION

Name of proposed subdivision: West Oak Village

Location: NW 27<sup>th</sup> / Divis Ave.

Legal Description (type here or attach to application): (Attached in plat)

Total area of property: 8.62 (Acres)

Number of lot(s) created: 22

Current Zoning: Planned Unit Development

Current Comprehensive Plan designation: \_\_\_\_\_

Name/Address/Phone/Fax of Engineer: Cedar Creek Attn: Jon Doyle

P.O. Box 14534 Oklahoma City, OK 73113, (405) 919 3139, (405) 778 3385

Name/Address/Phone/Fax of Surveyor: Troy Dee Oklahoma No. 1745

4131 NW 122nd Street Suite #100 Oklahoma City, OK 73120 (405) 849-6010

Applicant(s) Name (print name): West Oak Bethany, LP

Address: P.O. Box 3334 Oklahoma City, OK 73101

Phone # (daytime): (405) 919 3139 Fax #: \_\_\_\_\_

Applicant(s) Signature:  \_\_\_\_\_

Property Owner(s) Name (print name): Carlson Ventures LLC

Property Owner(s) Signature:   
Milky Road (Apr 18, 2005 11:04:20 CDT)

Address: P.O. Box 18852 Oklahoma City, OK 73154

Phone # (daytime): (405) 202 5385 Fax #: \_\_\_\_\_



# Subdivision Application

Final Audit Report

2026-04-15

Created:	2026-04-15
By:	AJ Tolbert (aj@creekcre.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAARl9dNsiFHylPqDczvyMNaVQGPYf3e-MD

## "Subdivision Application" History

-  Document created by AJ Tolbert (aj@creekcre.com)  
2026-04-15 - 2:58:28 PM GMT
-  Document emailed to Mike Bass (carlsonventuresllc@gmail.com) for signature  
2026-04-15 - 2:58:34 PM GMT
-  Email viewed by Mike Bass (carlsonventuresllc@gmail.com)  
2026-04-15 - 4:04:05 PM GMT
-  Document e-signed by Mike Bass (carlsonventuresllc@gmail.com)  
Signature Date: 2026-04-15 - 4:04:26 PM GMT - Time Source: server
-  Agreement completed.  
2026-04-15 - 4:04:26 PM GMT

CITY OF BETHANY

405-789-2146

\*\*\*\* REPRINT RECEIPT\*\*\*\*

REC#: 01421233 4/15/2026 11:36 AM  
OPER: aq TERM: 013  
REF#: 1747

TRAN: 540.0000 COMM DEV RECEIPTS  
WEST OAK FINAL PLAT  
010-39010  
MISCELLANEOUS REVEN 775.00CR

TENDERED: 775.00 CHECK  
APPLIED: 775.00-

CHANGE: 0.00

\*\*\* CITY HALL CLOSED FOR MEMORIAL DAY\*\*\*  
ON MON MAY 25TH. TRASH MAKE UP DAY WILL  
BE WED MAY 27TH. PLEASE VISIT OUR SITE  
RE: NEW RULES ABOUT OUR POLYCARTS

RETURN AFTER RECORDING TO:

2023080401100691 B: 15526 P: 302  
08/04/2023 04:24:41 PM Pgs: 4  
Fee: \$ 24.00  
Maressa Treat, County Clerk  
Oklahoma County - State of Oklahoma



**DECLARATION OF SANITRY SEWER EASEMENT**

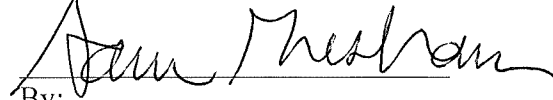
FOR VALUE RECEIVED, Carlson Ventures LLC, an Oklahoma limited liability company, hereby grants, bargains, sells, and conveys to the City of Bethany, Oklahoma, a municipal corporation (the "Grantee"), a permanent easement for the construction, installation, replacement, repair, and maintenance of sanitary sewer and appurtenances on the following-described property in Oklahoma County, Oklahoma, to wit:

See Exhibit A attached hereto.

This easement is binding on the heirs, executors, administrators, and assigns of the parties. Should Grantee abandon the easement or the use of the easement, then the easement shall automatically terminate.

DATED this \_\_\_ day of August, 2023.

Carlson Ventures LLC

  
By: \_\_\_\_\_

Its: Manager

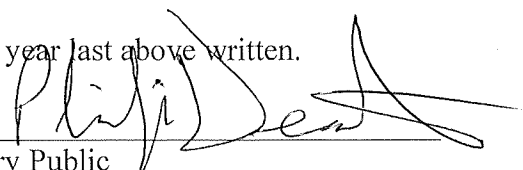
STATE OF OKLAHOMA

ss.

COUNTY OF OKLAHOMA

Before me, a Notary Public in and for said County and State, on this 4<sup>th</sup> of August, 2023, personally appeared SAM GREGHAM to me known to be the identical person who executed the within and foregoing instrument as Manager of Carlson Ventures LLC, an Oklahoma limited liability company, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

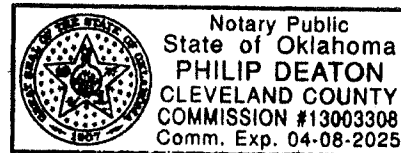
Given under my hand and seal the day and year last above written.

  
Notary Public

(SEAL)

My Commission Expires:

04/08/2025



Prepared by:

A. Gabriel Bass, OBA #19749  
BASS LAW  
252 NW 70th St.  
Oklahoma City, Oklahoma 73116  
Telephone: (405) 262-4040  
Facsimile: (405) 262-4058  
Email: [gabe@basslaw.net](mailto:gabe@basslaw.net)

# Exhibit "A"

## LEGAL DESCRIPTION

Carlson Ventures, LLC  
Utility Easement  
City of Bethany, Oklahoma County, Oklahoma

August 1, 2023

A tract of land being a part of the Southeast Quarter (SE/4) of Section Twenty (20), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

The North 20.00 feet of the West 295.00 feet of the following described tract of land:

COMMENCING at the Southeast corner of said Southeast Quarter (SE/4);

THENCE North 00°03'20" East, along the East line of said Southeast Quarter (SE/4), a distance of 828.84 feet to the POINT OF BEGINNING;

THENCE South 89°29'48" West, a distance of 345.00 feet;

THENCE North 00°03'20" East, a distance of 244.81 feet;

THENCE North 89°29'48" East, a distance of 345.00 feet;

THENCE South 00°03'20" West, along the East line of said Southeast Quarter (SE/4), a distance of 244.81 feet to the POINT OF BEGINNING.

The basis of bearing for the above-described tract of land is the East line of said Southeast Quarter (SE/4) having a record bearing of North 00°03'20" East.

”””

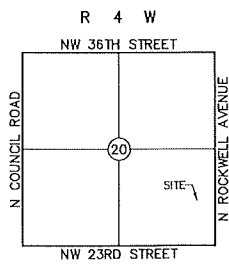
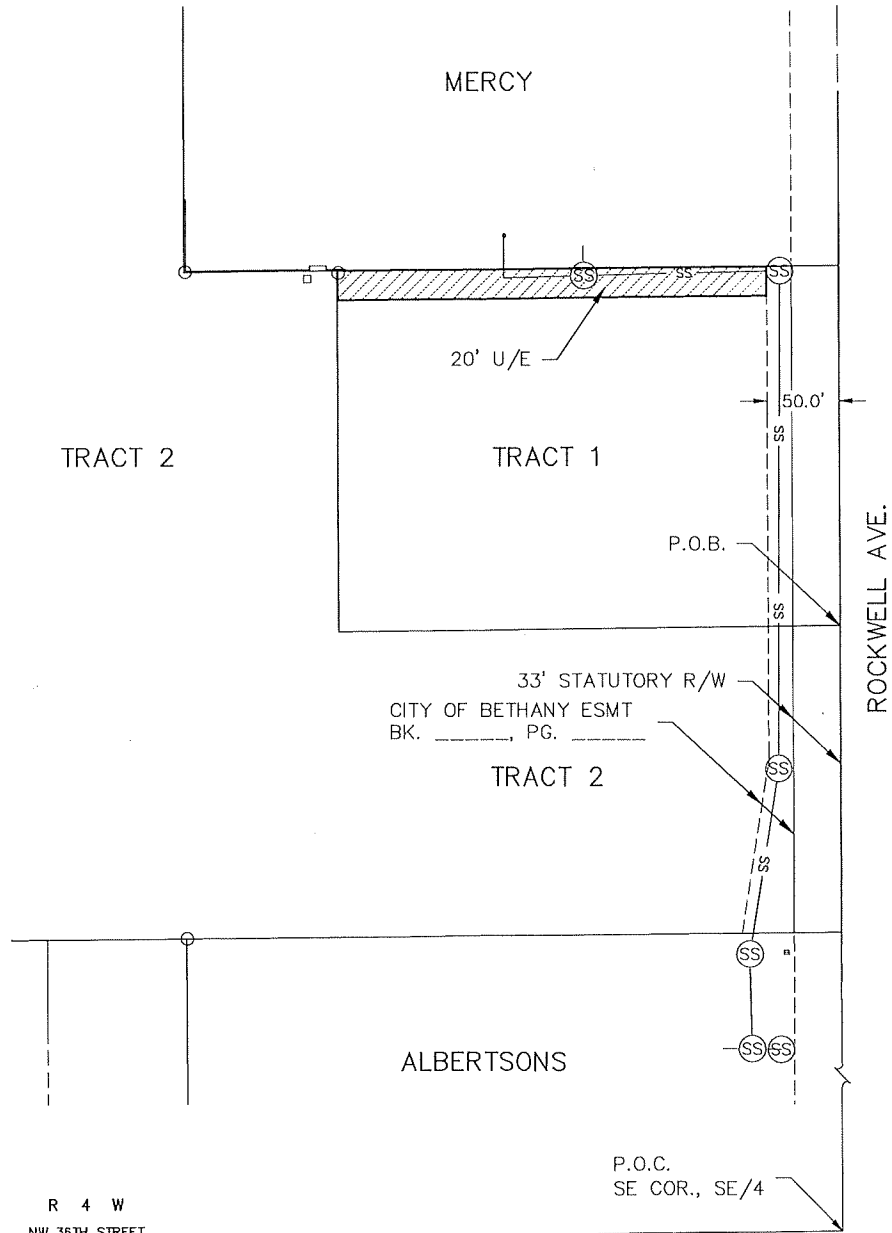
Prepared by Durham Surveying, Inc.  
Damon K. Durham, PLS No. 1521

T:\2019\19-135\Docs\19-135-006\_20230801\_Utility Easement\_Legal Description.docx

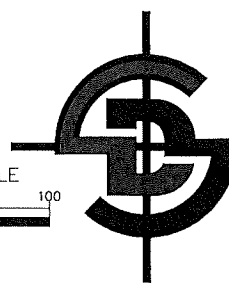
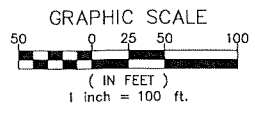
# Exhibit 'B'

CARLSON VENTURES LLC  
20' UTILITY EASEMENT

PART OF THE SE/4, SECTION 20, T12N, R4W, I.M.  
CITY OF BETHANY, OKLAHOMA CO., OKLAHOMA



Location Map  
SCALE: 1"=400'  
8/1/2023



**DURHAM SURVEYING, INC.**

1800 SOUTH SARA ROAD, YUKON, OK 73099  
Phone (405) 265-3404 Fax (405) 265-0649  
CERTIFICATE OF AUTHORIZATION NO. 5313  
EXPIRATION DATE: JUNE 30, 2024





West Oak Village Final Plat  
Engineer's Itemized Cost Estimate for Public Improvements  
04.15.26

**Waterline:**

Item	Quantity	Unit	Unit Cost	Total Cost
1 8" Waterline (C-900)	957	LF	\$ 60.00	\$ 57,420.00
2 6" Waterline (C-900)	1500	LF	\$ 50.00	\$ 75,000.00
3 Fire Hydrant w/ 4.5' Bury	3	Ea	\$ 5,000.00	\$ 15,000.00
4 Fire Hydrant Riser	3	Ea	\$ 700.00	\$ 2,100.00
5 6" Gate Valve & Box	8	Ea	\$ 2,000.00	\$ 16,000.00
6 6" x 6" Tee	3	Ea	\$ 700.00	\$ 2,100.00
7 8" Solid Sleeve	1	Ea	\$ 1,000.00	\$ 1,000.00
8 Wet Connection	1	Ea	\$ 2,000.00	\$ 2,000.00
9 8"x 45° Bend w/ Mech. Joints	4	Ea	\$ 1,000.00	\$ 4,000.00
10 8" x 8" Tee	1	Ea	\$ 1,000.00	\$ 1,000.00
11 8" x 45° Vertical Bend w/ Mech. Joints	4	Ea	\$ 2,000.00	\$ 8,000.00
12 8" Gate Valve & Box	1	Ea	\$ 2,700.00	\$ 2,700.00
13 8"x6" Tee	1	Ea	\$ 700.00	\$ 700.00
14 8"x 6" Reducer	1	Ea	\$ 510.00	\$ 510.00
15 6" x 11.25° Bend w/ Mech. Joints	3	Ea	\$ 570.00	\$ 1,710.00
16 6" x 22.50° Bend w/ Mech. Joints	12	Ea	\$ 570.00	\$ 6,840.00
17 6" x 45° Bend w/ Mech. Joints	1	Ea	\$ 570.00	\$ 570.00
18 6" x 90° Bend w/ Mech. Joints	1	Ea	\$ 570.00	\$ 570.00
19 Single Short Service	36	Ea	\$ 500.00	\$ 18,000.00
20 Single Long Service	8	Ea	\$ 1,000.00	\$ 8,000.00
21 Remove Ex. Gate Valve & Box	1	Ea	\$ 400.00	\$ 400.00
22 Remove 8" Plug w/ 2" Blowoff	1	EA	\$ 400.00	\$ 400.00
23 Remove 8" Waterline	10	LF	\$ 20.00	\$ 200.00
24 Cut & Repair Concrete Driveway	97	SY	\$ 75.00	\$ 7,275.00
25 Remove & Replace Fence (if needed)	306	LF	\$ 5.00	\$ 1,530.00
26 Type "A" Aggregate	825	CY	\$ 70.00	\$ 57,750.00
27 Sand Backfill & Bedding	424	CY	\$ 70.00	\$ 29,680.00
28 Testing & Disinfection	1	LS	\$ 2,500.00	\$ 2,500.00
29 Tracer Wire	2457	LF	\$ 2.00	\$ 4,914.00
<b>SUBTOTAL</b>				<b>\$ 327,869.00</b>

**Sanitary Sewer:**

Item	Quantity	Unit	Unit Cost	Total Cost
1 8" Sanitary Sewer Line (SDR-35)	2427	LF	\$ 40.00	\$ 97,080.00
2 Manhole - Complete 0'-6' Deep	15	Ea	\$ 2,600.00	\$ 39,000.00
3 Extra Depth Manhole Wall	4	VF	\$ 260.00	\$ 1,040.00
4 8" x 6" Wye	44	Ea	\$ 230.00	\$ 10,120.00
5 6" x 1/8° Bend	44	Ea	\$ 50.00	\$ 2,200.00
6 6" Riser Pipe	246	LF	\$ 16.00	\$ 3,936.00
7 Type "A" Aggregate	160	CY	\$ 70.00	\$ 11,200.00
8 Sand Backfill & Bedding	419	CY	\$ 70.00	\$ 29,330.00
9 0'-6' Trenching	1628	LF	\$ 7.00	\$ 11,396.00
10 6'-8' Trenching	799	LF	\$ 8.00	\$ 6,392.00
11 Tracer Wire	2427	LF	\$ 2.00	\$ 4,854.00
12 Deflection Testing	1	LS	\$ 1,500.00	\$ 1,500.00
13 Manhole Testing	1	LS	\$ 1,800.00	\$ 1,800.00
14 Leakage Testing	1	LS	\$ 1,500.00	\$ 1,500.00
<b>SUBTOTAL</b>				<b>\$ 221,348.00</b>

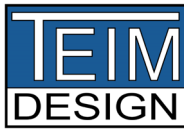
**Paving & Drainage:**

Item	Quantity	Unit	Unit Cost	Total Cost
1 6" P.C. Concrete	5440	SY	\$ 73.00	\$ 397,120.00
2 6" Stabilized Subgrade	6046	SY	\$ 10.00	\$ 60,460.00
3 6" Concrete Curb	3595	LF	\$ 16.00	\$ 57,520.00
4 Thickened Edge	465	LF	\$ 15.00	\$ 6,975.00
5 4' wide Conc. Flume w/ 8" curbs	35	LF	\$ 110.00	\$ 3,850.00
6 Okc Des 2-1 Curb Inlet	1	Ea	\$ 5,000.00	\$ 5,000.00
7 30" Prefab End Section	1	Ea	\$ 3,400.00	\$ 3,400.00
8 30" HP Pipe	741	LF	\$ 100.00	\$ 74,100.00
9 18" HP Pipe	17	LF	\$ 60.00	\$ 1,020.00
10 4'x4' Junction Box	2	Ea	\$ 6,000.00	\$ 12,000.00
11 4'x4' Junction Box w/ Grated Inlet	1	Ea	\$ 6,000.00	\$ 6,000.00
12 Type "A" Aggregate Backfill	401	CY	\$ 80.00	\$ 32,080.00
13 4" Concrete Sidewalk Paving	2000	SY	\$ 75.00	\$ 150,000.00
14 Solid Slab Sod (Detention Pond)	5023	SY	\$ 5.00	\$ 25,115.00
15 4' Concrete Trickle Channel	260	LF	\$ 80.00	\$ 20,800.00
16 Class I-A Bedding and Backfill	465	CY	\$ 70.00	\$ 32,550.00
17 S4 Asphalt Fillet	10	SY	\$ 90.00	\$ 900.00
18 Silt Fence	465	LF	\$ 5.00	\$ 2,325.00
19 Inlet Protection	5	Ea	\$ 500.00	\$ 2,500.00
20 Construction Entrance	1	Ea	\$ 1,850.00	\$ 1,850.00
21 Solid Slab Sod (30" Behind Curbs)	1150	SY	\$ 5.00	\$ 5,750.00
22 Concrete Washout	1	Ea	\$ 2,000.00	\$ 2,000.00

SUBTOTAL **\$ 903,315.00**

**Public Improvements Total \$ 1,452,532.00**






TRANSPORTATION • ENVIRONMENTAL • INFRASTRUCTURE • MUNICIPAL

April 23, 2026

To: Brett Crecelius

From: Robbie Williams 

Subject: West Oak Village  
Final Plat  
Paving and Drainage, Waterline and Sanitary Sewer Plans  
Drainage Report  
Submittal No. 1

We have reviewed the preliminary plat, and our comments are as follows:

#### Final Plat

1. At the cul-de-sac, the RW/E only needs to be a utility easement. The City is not maintaining the parking spaces.
2. The Fire Chief needs to confirm the 48 feet radius right of way at the cul-da sac.
3. Common Area "A" and "B" need a statement for ownership and maintenance responsibilities on the final plat.
4. Dimension Silva Drive right of way it is greater than 50 feet.

#### Drainage Report

1. We have reviewed the Drainage and Detention Study dated April 15, 2026, and recommend its approval.

#### Paving and Drainage Plans

1. Add sheet DA3.00 to the plan set, it was missing. It was in the drainage report for review.
2. General comment – All public storm sewer pipe shall be RCP; this was commented on with the first preliminary plat review. Notes will need to be changed on p/p sheets. Quantity description on title sheet needs changed.
3. Plan sheet C2.02 and C2.03 areas of omitting crown. How will this drain? The area will be flat since each side of the roadway gutter and top of curb is the same elevation. Consider adding spot elevations and notes to drain as intended.
4. Sheet C2.05 at the cul-de-sac the 12' RW/E needs to only state Utility Easement, same for the plat. The City is not maintaining the parking spaces.

#### Sanitary Sewer Plans

1. We have reviewed the plans dated March 1, 2026, and recommend approval.
2. Plans need submitted to ODEQ for a permit to construct.

## Waterline Plans

1. Title sheet general note 1 – change reference to sand backfill to Type “A” Aggregate Base. The plan and profile sheets are correct.
2. All fittings need restrained. Review the T’s and add w/ mech joints like the others.
3. Plans need submitted to ODEQ for a permit to construct.

Let me know if you need additional information.





# Fire and Life Safety Plan Review

<b>Building Address:</b> West Oak Village	<b>Review Date:</b> 04/23/2026
<b>Applicant:</b> Shawn Smith, West Oak Bethany, LP	<b>Project Status:</b> <b>APPROVED FOR CONSTRUCTION</b>

The submitted plans have been reviewed for fire and life safety code compliance as it pertains to the City of Bethany's adopted building and fire codes. Fire suppression, fire alarm, or any other special building or system features requiring third party review and/or inspections are not within the scope of this plan review. This plan review does not relieve the applicant of the responsibility to comply with the City of Bethany's adopted codes and ordinances and is subject to field inspection by the Bethany Fire Department.

## Review Comments:

### 1 ITEM: Project Description

**RESULT:** 22 Lot residential subdivision preliminary plat review.

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### 2 ITEM: General Comments

**RESULT:** 1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road all dwelling units shall be equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2, or 903.3.1.3 of the 2018 IFC. Suppression system design shall be reviewed and approved by the City of Bethany's third-party plan reviewer prior to rough in inspection. All required inspections and acceptance testing shall be completed prior to CO issuance.

2. During construction approved vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.

3. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide.

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# Inspection Signatures

## Reviewer Signature

A handwritten signature in blue ink that reads "Matt Biswell". The signature is written in a cursive style with a large, stylized initial "M".

---

Matt Biswell\* Deputy Fire Chief\* (405)789-2218\* [matthew.biswell@bethanyok.org](mailto:matthew.biswell@bethanyok.org)

# Larry Stein Oklahoma County Assessor's Office



## Ownership Radius Report

This Official Report is for Account Number R173781865 and is a **300-foot** radius from the outside of the polygon.

**DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.**

If the minimum number of different owners was not reached from the initial search the radius for this report was extended by 100-foot increments until the required number of different owners is included, or the maximum distance has been met. This report does not constitute a legal survey or document. Definitive descriptions of real property and ownership can be obtained from the official recorded documents in the Oklahoma County Clerk's Office.

**The Official Certified Radius Report will expire 30 days from the date of creation stamp and seal.**

If you need a digital reproduction of this report, please call the mapping department of the Assessor's office for instructions on how to use the website.



Oklahoma County Assessor's  
300ft Radius Report  
4/14/2026

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R212091015	KO STORAGE OF OKC LLC			10301 WAYZATA BLVD	MINNETONKA	MN	55305	CARLSON FARMS SEC 1	1	0	CARLSON FARMS SEC 1 001.000 PT OF LOT 2 BEG 546FT W & 308FT N OF SE/C SE4 SEC 20 12N 4W TH N312FT W363.74FT S311.79FT E363.72FT TO BEG PLUS BLK 1 IN ALBERTSONS BUSINESS PARK	7133 NW 23RD ST BETHANY
R173786700	DOLPHIN ASSOCIATES OK FL LLC			12150 SW BENNINGTON CIR	PORT SAINT LUCIE	FL	34987-2781	UNPLTD PT SEC 20 12N 4W	0	0	UNPLTD PT SEC 20 12N 4W 000 000 PT SE4 SEC 20 12N 4W BEG SE/C SE4 TH W450FT N620FT E450FT S620FT TO BEG EX S50FT & E50FT FOR ROAD PURPOSES	7101 NW 23RD ST BETHANY
R173781895	OGP LLC			107 S BROADWAY	EDMOND	OK	73034-3843	UNPLTD PT SEC 20 12N 4W	0	0	UNPLTD PT SEC 20 12N 4W 000 000 PT SE4 SEC 20 12N 4W BEG 1309.70FT W & 713.38FT N OF SE/C SE4 TH N610FT E400FT S610FT W400FT TO BEG CONT 5.60ACRS MORE OR LESS	UNKNOWN
R173781890	MERCY HEALTH CENTER INC			2115 S FREMONT AVE. Unit 5300	SPRINGFIELD	MO	65804	UNPLTD PT SEC 20 12N 4W	0	0	UNPLTD PT SEC 20 12N 4W 000 000 PT SE4 SEC 20 12N 4W BEG AT NE/C OF SE4 SE4 TH S250FT W450FT N250FT E450FT TO BEG CONT 2.58ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD AKA LT 1 BLK 1 MERCY HEALTH BETHANY CLINIC (WHEN PLAT IS FILED)	2701 N ROCKWELL AVE BETHANY
R212091000	CARLSON VENTURES LLC			PO BOX 18852	OKLAHOMA CITY	OK	73154	CARLSON FARMS SEC 1	1	1	CARLSON FARMS SEC 1 BLK 1 LOT 1 EX PT OF TR BEG SE/C LOT 2 TH W218.7FT N192.53FT E30FT N115.56FT E188.73FT S308FT TO BEG	7271 NW 23RD ST BETHANY
R173781865	CARLSON VENTURES LLC			PO BOX 18852	OKLAHOMA CITY	OK	73154	UNPLTD PT SEC 20 12N 4W	0	0	UNPLTD PT SE4 SEC 20 12N 4W BEG 620FT N & 345FT W OF SE/C SE4 TH W565.20FT N702.90FT E462.22FT S250FT E105FT S454FT TO BEG SUBJ TO ESMTS & RAWS OF RECORD	0 UNKNOWN

R173781875	FALAWN TARELL NORWOOD	1249 WELLINGTON DR	PALMDALE	CA	93551 4W	UNPLTD PT SEC 20 12N 4W	0	UNPLTD PT SE4 SEC 20 12N 4W BEING SE4 OF SE4 EX BEG SE/C SE4 TH W450FT N620FT E450FT S620FT TO BEG & EX A TR BEG 610FT N OF SE/C SE4 TH W450FT N10FT E450FT S10FT TO BEG & EX A TR BEG NE/C SE4 SE4 TH S250FT W450FT N250FT E450FT TO BEG & EX 1.366ACRS PLTD INTO ALBERTSON'S BUSINESS PARK & EX A TR BEG 1309.70FT W & 713.38FT N OF SE/C SE4 TH N610FT E400FT S610FT W400FT TO BEG & EX BEG 546FT W OF SE/C SE4 TH W763.7FT N713.38FT E400FT S93.81FT E363.76FT S620FT TO BEG & EX A TR BEG 620FT N & 345FT W OF SE/C SE4 TH W565.20FT N702.90FT E462.22FT S250FT E105FT S454FT TO BEG & EX A TR BEG 620FT N OF SE/C SE4 W345FT N209FT E345FT S209FT TO BEG (CARLSON FARMS SEC 1) SUBJ TO ESMTS & R/W'S OF RECORD	2601 N ROCKWELL AVE BETHANY
R173781870	CARLSON VENTURES LLC	PO BOX 18852	OKLAHOMA CITY	OK	73154 4W	UNPLTD PT SEC 20 12N 4W	0	UNPLTD PT SE4 SEC 20 12N 4W BEG 620FT N OF SE/C SE4 W345FT N209FT E345FT S209FT TO BEG SUBJ TO ESMTS & R/W'S OF RECORD	0 UNKNOWN
R175031165	MARANATHA BAPTIST CHURCH INC	2800 N DIVIS AVE	BETHANY	OK	73008-4518	S A JONES	2	S A JONES 002 000 LOTS 8 THRU 14 0 EXEMPT	2800 N DIVIS AVE BETHANY
R175031045	MONTE SINAI CORP	3601 NW 17TH ST	BETHANY	OK	73008	S A JONES	1	5 S A JONES 001 005	7209 NW 27TH ST BETHANY
R175031055	MONTE SINAI CORP	7201 NW 27TH ST	BETHANY	OK	73008-4536	S A JONES	1	6 S A JONES 001 006	0 UNKNOWN BETHANY
R175031095	WESTLAKE PRESBYTERIAN CHURCH INC	2801 N ROCKWELL AVE	BETHANY	OK	73008-4631	S A JONES	2	S A JONES 002 000 LOTS 1 THRU 7 & 30FT STRIP ADJ ON N BEING E277.5FT 0 OF NW 28TH STREET	2801 N ROCKWELL AVE BETHANY
R175031035	WILLIAMS GARY C & SANDRA	2809 N DIVIS AVE	BETHANY	OK	73008	S A JONES	1	4 S A JONES 001 004	2809 N DIVIS AVE BETHANY
R175031065	MAZARIEGOS ESTEBAN N PEREZ	2800 N WILBURN AVE	BETHANY	OK	73008-4524	S A JONES	1	7 S A JONES 001 007	2800 N WILBURN AVE BETHANY
R175031025	VELASCO CRUZ ALBERTO GUTIERREZ	4129 NW 15TH ST	OKLAHOMA CITY	OK	73107	S A JONES	1	3 S A JONES 001 003	2813 N DIVIS AVE BETHANY
R175031075	HORTON TERRY J & LILIANA S	2806 N WILBURN	BETHANY	OK	73008	S A JONES	1	8 S A JONES 001 008	2806 N WILBURN AVE BETHANY



Department of Planning & Community Development

April 20, 2026

NOTICE OF HEARING  
COMMISSION

PLANNING & ZONING

Dear Property Owner:

This notice is to inform you that a neighboring property owner has filed an application with the Bethany Community Development Department to subdivide their property. All subdivision applications within the City limits are reviewed by the Planning and Zoning Commission at a public hearing to determine whether the proposal is in conformity with the Comprehensive Plan for the City of Bethany.

We would like to emphasize that the Planning and Zoning Commission does not make the final decision on whether or not to approve the application; it simply makes recommendations on development matters to the City Council. The final decision is made by the City Council in a second hearing. A rezone and preliminary plat were previously approved by the City Council (**PC 26-03 and PC 26-04**).

Attached to this notice is information on the hearing dates, the location of the property, and the zoning category, and the number of lots. During the public hearings the applicant for the subdivision presents their case, and all interested property owners in the surrounding area are invited to appear and state whether they are for or against the proposed subdivision.

If you have any questions regarding this notice, please contact the Community Development Director at (405) 789-6005.

COMMUNITY DEVELOPMENT DEPARTMENT  
CITY OF BETHANY

## PLAT APPROVAL INFORMATION

### A. Platting Proposal

1. Case No.: 26-16
2. Location of Property: NW 27th & N Divis Ave
3. Legal Description: A Subdivision of the Southeast Quarter (SE/4), Section Twenty (20), Township Twelve (12) North Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma
4. Name of Applicant: West Oak Bethany, LP
5. Name of Subdivision: West Oak Village
6. Number of lots proposed: 22
7. Present Zoning: PUD (Planned Unit Development)
8. Preliminary or Final Plat?: Final Plat

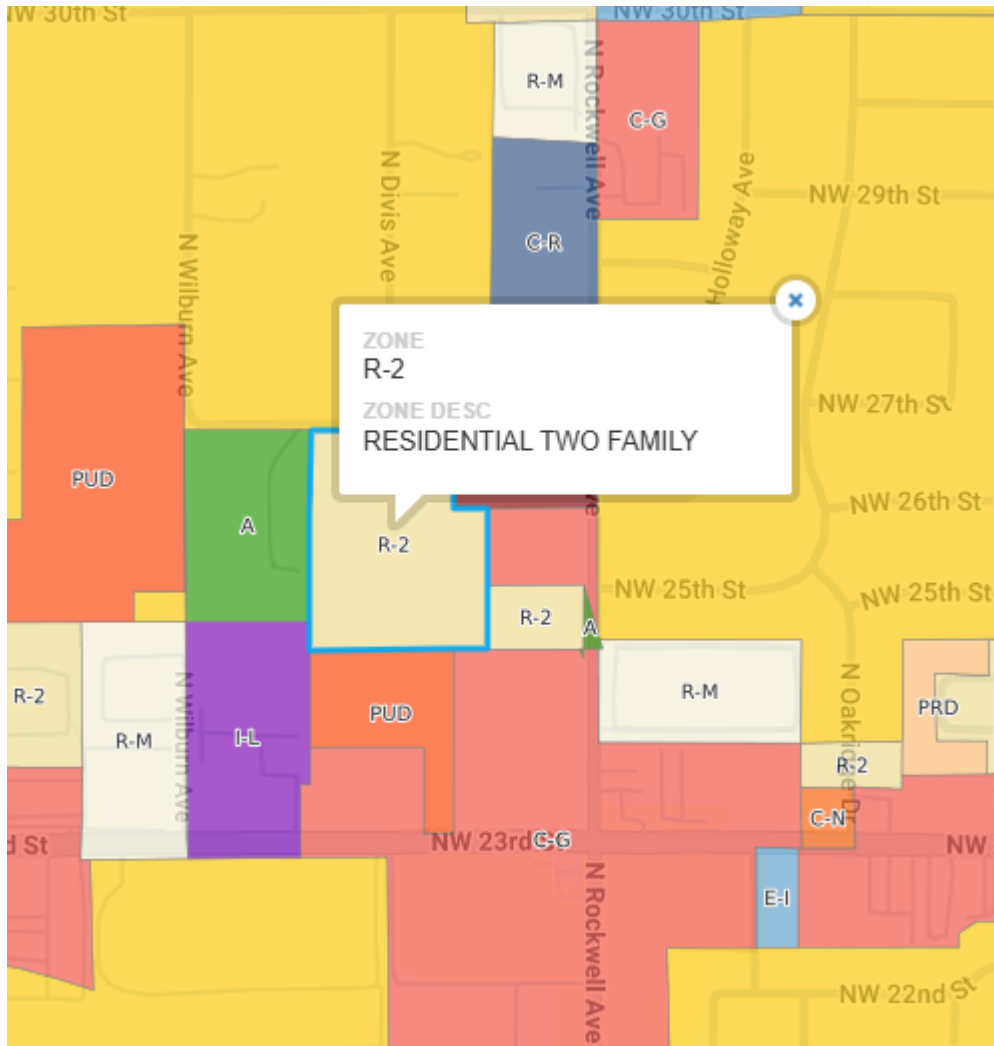
### B. Hearing Schedule

1. The Planning and Zoning Commission hearing on the proposed plat will be held on May 7, 2026, at 6:30 P.M. At this hearing, any interested citizen will have the opportunity to speak to the Commission concerning this item. The Commission will vote on whether to approve, approve conditionally, or disapprove the proposed plat at this meeting. IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS MEETING.
2. The City Council hearing on the proposed plat will be held on May 19, 2026, at 6:30 P.M. At this hearing, any interested citizen will have the opportunity to speak to the City Council concerning this item. The City Council will vote on whether to approve, approve conditionally, or disapprove the proposed plat at this meeting. IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS MEETING.

### C. Location of Hearings.

Both the Planning & Zoning Commission and City Council hearings are held in the Council Chambers of Bethany City Hall, 6700 N.W. 36th St., Bethany, OK.

D. Map



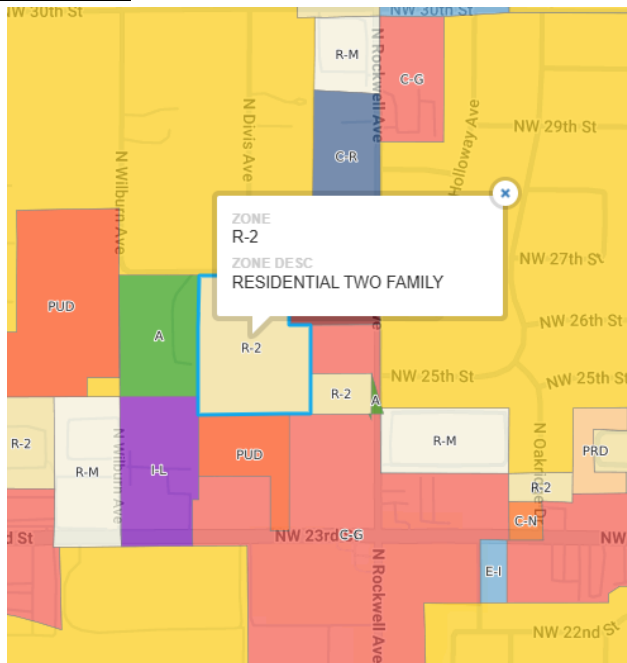
## NOTICE OF PUBLIC HEARING

On May 7, 2026, at 6:30 p.m. the Bethany Planning and Zoning Commission will during its regular session hold a public hearing at Bethany City Hall, 6700 N.W. 36<sup>th</sup> St., Bethany, OK 73008 for the following: Consider a final plat request from West Oak Bethany, LP, Applicant and Property Owner, Carlson Ventures LLC, to subdivide 8.62 acres into 22 lots located approximately along NW 27th & N Divis Ave.

Following the public hearing the Bethany Planning & Zoning Commission will vote on the request and forward a recommendation to the Bethany City Council, which in turn will hear this case on May 19, 2026, at 6:30 p.m. At that meeting a second public hearing will be held and following the hearing the Council will vote to approve or deny the request. A preliminary plat was previously approved by the City Council (**PC 26-04**).

The City of Bethany encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The City may waive the 48-hour rule if signing is not the necessary accommodation.

**LEGAL DESCRIPTION: A Subdivision of the Southeast Quarter (SE/4), Section Twenty (20), Township Twelve (12) North Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma**



**City of Bethany**  
**Planning & Zoning Staff Report**  
**May 7th, 2026**

**CASE NO: PC 26-10**

**Request:** Request by Stonetown Capital, Applicant for house moving permits for the purpose of moving five manufactured homes from the Texas State line to the 5200 Blk. N. Peniel Ave. (Lots 15, 16, 30, 31, and 36).

**Legal Description:** Unpltd. Pt. Sec 9, 12N, 4W, NW4, SW4, SE4.

**Current Zoning:** Manufactured Home Park (MHP)

**Surrounding Zoning:**

<b>Direction</b>	<b>Zoning</b>
North	Warr Acres
South	MHP
East	Warr Acres
West	I-L

*Table 1*

**Background:**

The applicant is requesting approval of the five (5) permits submitted for Building Moving. Approval is required as per ordinance 150.099 for any building moving application submitted to the Community Development Department.

**Analysis:**

The applicant, Stonetown Capital, has submitted five (5) Building Moving permits to the Community Development Department and are seeking to move the buildings within the next month. The site they are requesting permits for is located at 5200 N. Peniel Ave. and is a manufactured home park that was recently purchased by the applicant. The units requested to be brought in range from 784 square feet to 1216 square feet.

Since purchasing the property, the applicant has removed several severely dilapidated homes and begun rehabilitating the manufactured home park. Work completed to date includes new private concrete roads, new private sanitary sewer lines serving all units, and new private water lines serving all units. The applicant plans to continue installing new roads, pads, and infrastructure as approximately thirty-five (35) new manufactured homes are brought into the community over the

next two (2) years. Additionally, the applicant plans to purchase playground equipment for Macrory Park.

**Required Action:** Hold a public hearing to either approve or deny the applicant's request for a Building Moving Permit for 5200 N. Peniel Ave.

**Attachments:**

- Zoning Map
- Aerial Photographs
- Application Documents
- Surety Bond Copy

**IMPORTANT - Applicant must complete all items**

ADDRESS:(Location) 5200 N. Peniel Ave #15 Bethany, Ok 73008

LEGAL DESCRIPTION: Building Permit

**TYPE OF IMPROVEMENT**

New Building

Accessory Structure (Between 120-240 Sq Ft)

Alteration (Electrical, Mechanical, Etc.)

Building Upgrade (Carport, Storm Shelter, etc.)

Other

Please Specify: \_\_\_\_\_

Valuation: Value of Improvement \$ \_\_\_\_\_  
(valuation = TOTAL COST includes structural, electrical, plumbing, mechanical, permanent systems, interior finish, materials and labor excluding land value. IBC109.3)

**If New Building:**

Single Family Dwelling \_\_\_\_\_ Two or three Family Dwelling

---

**If Alteration:** (check box if commercial alteration)

Electrical \_\_\_\_\_ Plumbing

Mechanical/HVAC \_\_\_\_\_ Roof

Demolition/Wrecking

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**If Building Upgrade:**

Carport \_\_\_\_\_ Fence

In-ground Shelter \_\_\_\_\_ Above-ground Shelter

Driveway

**Contractor Information**

Business Name: \_\_\_\_\_

State License Number : \_\_\_\_\_

Contact Name : \_\_\_\_\_

Contact Phone Number: \_\_\_\_\_

Contractor(s) must obtain and/or hold license with Bethany

**DIMENSIONS (New Buildings, Accessory Structures & Upgrades)**

Above grade height: 12 ft

Number of stories: 1

Total Square Feet (All Floors): 1216

Total Square Feet (Exterior Dimensions): 16 X 76

Total lot area: 1300 Sq. Ft.

<b>Mechanical/HVAC</b> Quantity:	<input type="checkbox"/> Heat, Forced Air	<input type="checkbox"/> Refrigeration Size: _____	<input type="checkbox"/> Gas Service (Temporary <input type="checkbox"/> )	
	<input type="checkbox"/> Duct System	<input type="checkbox"/> Boiler Size: _____	<input type="checkbox"/> Gas Extension	
	<input type="checkbox"/> Gas Heater (Floor, Panel, Wall, Unit, or Water) <input type="checkbox"/> Other: _____			
<b>Plumbing</b> Quantity:	<input type="checkbox"/> Water Service	<input type="checkbox"/> Water Extension	<input type="checkbox"/> Water Heater	<input type="checkbox"/> Fixtures Quantity: _____
	<input type="checkbox"/> Gas Service	<input type="checkbox"/> Gas extension	<input type="checkbox"/> Wall Furnace	<input type="checkbox"/> Sump Pump(s)
	<input type="checkbox"/> Sewer	<input type="checkbox"/> Septic Tank	<input type="checkbox"/> Other: _____	
<b>Electrical</b> Amp Service:	<input type="checkbox"/> Outlets/Fixtures	Quantity: _____	<input type="checkbox"/> Meter Reset	<input type="checkbox"/> NO Service Change
	<input type="checkbox"/> Retrofit Lighting	Quantity: _____	<input type="checkbox"/> Cut Over	<input type="checkbox"/> Temporary Pole
	<input type="checkbox"/> Pool/Hot Tub	<input type="checkbox"/> Other: _____		
<b>Demo/Wrecking</b>	<input type="checkbox"/> Full Demo	<input type="checkbox"/> Partial Demo	<input type="checkbox"/> Primary Bldg	<input type="checkbox"/> Accessory Bldg

**Identification**

Owner Name: Stonetown Bethany Address: 5200 N. Peniel Ave #19 Bethany, Ok 73008

Email: Stephanie.boffa@Cairncommunities.com Phone: 405-787-5303

**EXPLANATION OF PROJECT**

Home being delivered to lot 15

Printed Name of Applicant: Stephanie Boffa

Applicant Signature: SB Date: 9/22/26

Approved By: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

IMPORTANT - Applicant must complete all items

ADDRESS:(Location) 5200 N. Peniel Ave #16 Bethany, OK 73008

LEGAL DESCRIPTION: Building Permit

**TYPE OF IMPROVEMENT**

New Building

Accessory Structure (Between 120-240 Sq Ft)

Alteration (Electrical, Mechanical, Etc.)

Building Upgrade (Carport, Storm Shelter, etc.)

Other

Please Specify: \_\_\_\_\_

Valuation: Value of Improvement \$ \_\_\_\_\_  
 (valuation = TOTAL COST *includes* structural, electrical, plumbing, mechanical, permanent systems, interior finish, materials and labor *excluding* land value. IBC109.3)

**If New Building:**

Single Family Dwelling  Two or three Family Dwelling

**If Alteration:** (check box if commercial alteration)

Electrical  Plumbing

Mechanical/HVAC  Roof

Demolition/Wrecking

**If Building Upgrade:**

Carport  Fence

In-ground Shelter  Above-ground Shelter

Driveway

**Contractor Information**

Business Name: \_\_\_\_\_

State License Number : \_\_\_\_\_

Contact Name : \_\_\_\_\_

Contact Phone Number: \_\_\_\_\_

Contractor(s) *must* obtain and/or hold license with Bethany

**DIMENSIONS (New Buildings, Accessory Structures & Upgrades)**

Above grade height: 12ft

Number of stories: 1

Total Square Feet (All Floors): 1216

Total Square Feet (Exterior Dimensions): 16x76

Total lot area: 1300 Sq. ft.

<b>Mechanical/HVAC</b> Quantity:	<input type="checkbox"/> Heat, Forced Air	<input type="checkbox"/> Refrigeration	Size: _____	<input type="checkbox"/> Gas Service (Temporary <input type="checkbox"/> )
	<input type="checkbox"/> Duct System	<input type="checkbox"/> Boiler	Size: _____	<input type="checkbox"/> Gas Extension
	<input type="checkbox"/> Gas Heater (Floor, Panel, Wall, Unit, or Water) <input type="checkbox"/> Other: _____			
<b>Plumbing</b> Quantity:	<input type="checkbox"/> Water Service	<input type="checkbox"/> Water Extension	<input type="checkbox"/> Water Heater	<input type="checkbox"/> Fixtures Quantity: _____
	<input type="checkbox"/> Gas Service	<input type="checkbox"/> Gas extension	<input type="checkbox"/> Wall Furnace	<input type="checkbox"/> Sump Pump(s)
	<input type="checkbox"/> Sewer	<input type="checkbox"/> Septic Tank	<input type="checkbox"/> Other: _____	
<b>Electrical</b> Amp Service:	<input type="checkbox"/> Outlets/Fixtures	Quantity: _____	<input type="checkbox"/> Meter Reset	<input type="checkbox"/> NO Service Change
	<input type="checkbox"/> Retrofit Lighting	Quantity: _____	<input type="checkbox"/> Cut Over	<input type="checkbox"/> Temporary Pole
	<input type="checkbox"/> Pool/Hot Tub		<input type="checkbox"/> Other: _____	
<b>Demo/Wrecking</b>	<input type="checkbox"/> Full Demo	<input type="checkbox"/> Partial Demo	<input type="checkbox"/> Primary Bldg	<input type="checkbox"/> Accessory Bldg.

**Identification**

Owner Name: Stonetown Bethany Address: 5200 N. Peniel Ave #19 Bethany, Ok 73008

Email: Stephanie.bolfa@cairncommunities.com Phone: 405-787-5303

**EXPLANATION OF PROJECT**  
Home being delivered to lot 16

Printed Name of Applicant: Stephanie Bolfa  
Applicant Signature: SB Date: 4/22/20

Approved By: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

**IMPORTANT - Applicant must complete all items**

ADDRESS:(Location) 5200 N. Peniel Ave #30 Bethany, Ok 73008

LEGAL DESCRIPTION: Building Permit

**TYPE OF IMPROVEMENT**

New Building

Accessory Structure (Between 120-240 Sq Ft)

Alteration (Electrical, Mechanical, Etc.)

Building Upgrade (Carport, Storm Shelter, etc.)

Other

Please Specify: \_\_\_\_\_

Valuation: Value of Improvement \$ \_\_\_\_\_  
(valuation = TOTAL COST *includes* structural, electrical, plumbing, mechanical, permanent systems, interior finish, materials and labor *excluding* land value. IBC109.3)

**If New Building:**

Single Family Dwelling \_\_\_\_\_ Two or three Family Dwelling

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**If Alteration:** (check box if commercial alteration)

Electrical \_\_\_\_\_ Plumbing

Mechanical/HVAC \_\_\_\_\_ Roof

Demolition/Wrecking

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**If Building Upgrade:**

Carport \_\_\_\_\_ Fence

In-ground Shelter \_\_\_\_\_ Above-ground Shelter

Driveway

**Contractor Information**

Business Name: \_\_\_\_\_

State License Number : \_\_\_\_\_

Contact Name : \_\_\_\_\_

Contact Phone Number: \_\_\_\_\_

Contractor(s) *must* obtain and/or hold license with Bethany

**DIMENSIONS (New Buildings, Accessory Structures & Upgrades)**

Above grade height: 12 ft

Number of stories: 1

Total Square Feet (All Floors): 1056

Total Square Feet (Exterior Dimensions): 16 x 66

Total lot area: 1300 sq. ft.

<b>Mechanical/HVAC</b> Quantity:	<input type="checkbox"/> Heat, Forced Air	<input type="checkbox"/> Refrigeration Size: _____	<input type="checkbox"/> Gas Service (Temporary <input type="checkbox"/> )	
	<input type="checkbox"/> Duct System	<input type="checkbox"/> Boiler Size: _____	<input type="checkbox"/> Gas Extension	
	<input type="checkbox"/> Gas Heater (Floor, Panel, Wall, Unit, or Water) <input type="checkbox"/> Other: _____			
<b>Plumbing</b> Quantity:	<input type="checkbox"/> Water Service	<input type="checkbox"/> Water Extension	<input type="checkbox"/> Water Heater	<input type="checkbox"/> Fixtures Quantity: _____
	<input type="checkbox"/> Gas Service	<input type="checkbox"/> Gas extension	<input type="checkbox"/> Wall Furnace	<input type="checkbox"/> Sump Pump(s)
	<input type="checkbox"/> Sewer	<input type="checkbox"/> Septic Tank	<input type="checkbox"/> Other: _____	
<b>Electrical</b> Amp Service:	<input type="checkbox"/> Outlets/Fixtures	Quantity: _____	<input type="checkbox"/> Meter Reset	<input type="checkbox"/> NO Service Change
	<input type="checkbox"/> Retrofit Lighting	Quantity: _____	<input type="checkbox"/> Cut Over	<input type="checkbox"/> Temporary Pole
	<input type="checkbox"/> Pool/Hot Tub	<input type="checkbox"/> Other: _____		
<b>Demo/Wrecking</b>	<input type="checkbox"/> Full Demo	<input type="checkbox"/> Partial Demo	<input type="checkbox"/> Primary Bldg	<input type="checkbox"/> Accessory Bldg

**Identification**

Owner Name: Stonetown Bethany Address: 5200 N. Peniel Ave #19 Bethany, Ok 73008

Email: Stephanie.bolpa@cairncommunities.com Phone: 405-787-5303

**EXPLANATION OF PROJECT**

Home being delivered to Lot 30

Printed Name of Applicant: Stephanie Bolpa

Applicant Signature: [Signature] Date: 4/22/26

Approved By: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

IMPORTANT - Applicant must complete all items

ADDRESS:(Location) 5200 N. Peniel Ave #31 Bethany, OK 73008

LEGAL DESCRIPTION: Building Permit

**TYPE OF IMPROVEMENT**

New Building

Accessory Structure (Between 120-240 Sq Ft)

Alteration (Electrical, Mechanical, Etc.)

Building Upgrade (Carport, Storm Shelter, etc.)

Other

Please Specify: \_\_\_\_\_

Valuation: Value of Improvement \$ \_\_\_\_\_  
 (valuation = TOTAL COST *includes* structural, electrical, plumbing, mechanical, permanent systems, interior finish, materials and labor *excluding* land value. IBC109.3)

**If New Building:**

Single Family Dwelling \_\_\_\_\_ Two or three Family Dwelling

**If Alteration:** (check box if commercial alteration)

Electrical \_\_\_\_\_ Plumbing

Mechanical/HVAC \_\_\_\_\_ Roof

Demolition/Wrecking

**If Building Upgrade:**

Carport \_\_\_\_\_ Fence

In-ground Shelter \_\_\_\_\_ Above-ground Shelter

Driveway

**Contractor Information**

Business Name: \_\_\_\_\_

State License Number : \_\_\_\_\_

Contact Name : \_\_\_\_\_

Contact Phone Number: \_\_\_\_\_

Contractor(s) *must* obtain and/or hold license with Bethany

**DIMENSIONS (New Buildings, Accessory Structures & Upgrades)**

Above grade height: 12ft

Number of stories: 1

Total Square Feet (All Floors): 1056

Total Square Feet (Exterior Dimensions): 116 x 166

Total lot area: 1300 Sq. Ft.

**Mechanical/HVAC**

Quantity:  Heat, Forced Air  Refrigeration Size: \_\_\_\_\_  Gas Service (Temporary )

Duct System  Boiler Size: \_\_\_\_\_  Gas Extension

Gas Heater (Floor, Panel, Wall, Unit, or Water)  Other: \_\_\_\_\_

**Plumbing**

Quantity:  Water Service  Water Extension  Water Heater  Fixtures Quantity: \_\_\_\_\_

Gas Service  Gas extension  Wall Furnace  Sump Pump(s)

Sewer  Septic Tank  Other: \_\_\_\_\_

**Electrical**

Amp Service:  Outlets/Fixtures Quantity: \_\_\_\_\_  Meter Reset  NO Service Change

Retrofit Lighting Quantity: \_\_\_\_\_  Cut Over  Temporary Pole

Pool/Hot Tub  Other: \_\_\_\_\_

**Demo/Wrecking**

Full Demo  Partial Demo  Primary Bldg  Accessory Bldg

**Identification**

Owner Name: Stonetown Bethany Address: 5200 N. Peniel Ave #19 Bethany, OK 73008

Email: Stephanie.bolfa@cairncommunities.com Phone: 405-787-5303

**EXPLANATION OF PROJECT**

Home being delivered to lot 31

Printed Name of Applicant: Stephanie Bolfa

Applicant Signature: [Signature] Date: 4/22/26

Approved By: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

**IMPORTANT - Applicant must complete all items**

ADDRESS:(Location) 5200 N. Peniel Ave #36 Bethany, OK 73008

LEGAL DESCRIPTION: Moving home onto lot 36

**TYPE OF IMPROVEMENT**

- New Building
- Accessory Structure (Between 120-240 Sq Ft)
- Alteration (Electrical, Mechanical, Etc.)
- Building Upgrade (Carport, Storm Shelter, etc.)
- Other \_\_\_\_\_

Please Specify: \_\_\_\_\_  
 Valuation: Value of Improvement \$ \_\_\_\_\_  
 (valuation = TOTAL COST *includes* structural, electrical, plumbing, mechanical, permanent systems, interior finish, materials and labor *excluding* land value. IBC109.3)

**If New Building:**

Single Family Dwelling \_\_\_\_\_ Two or three Family Dwelling

**If Alteration:**

(check box if commercial alteration)

- Electrical \_\_\_\_\_ Plumbing
- Mechanical/HVAC \_\_\_\_\_ Roof
- Demolition/Wrecking

**If Building Upgrade:**

- Carport \_\_\_\_\_ Fence
- In-ground Shelter \_\_\_\_\_ Above-ground Shelter
- Driveway

**Contractor Information**

Business Name: \_\_\_\_\_  
 State License Number : \_\_\_\_\_  
 Contact Name : \_\_\_\_\_  
 Contact Phone Number: \_\_\_\_\_  
 Contractor(s) *must* obtain and/or hold license with Bethany

**DIMENSIONS (New Buildings, Accessory Structures & Upgrades)**

Above grade height: 12 ft  
 Number of stories: 1  
 Total Square Feet (All Floors): 784  
 Total Square Feet (Exterior Dimensions): 14x56  
 Total lot area: 1300

**Mechanical/HVAC**

Quantity: \_\_\_\_\_

- Heat, Forced Air \_\_\_\_\_ Refrigeration Size: \_\_\_\_\_  Gas Service (Temporary )
- Duct System \_\_\_\_\_ Boiler Size: \_\_\_\_\_  Gas Extension
- Gas Heater (Floor, Panel, Wall, Unit, or Water)  Other: \_\_\_\_\_

**Plumbing**

Quantity: \_\_\_\_\_

- Water Service \_\_\_\_\_ Water Extension \_\_\_\_\_ Water Heater \_\_\_\_\_ Fixtures Quantity: \_\_\_\_\_
- Gas Service \_\_\_\_\_ Gas extension \_\_\_\_\_ Wall Furnace \_\_\_\_\_ Sump Pump(s)
- Sewer \_\_\_\_\_ Septic Tank \_\_\_\_\_ Other: \_\_\_\_\_

**Electrical**

Amp Service: \_\_\_\_\_

- Outlets/Fixtures Quantity: \_\_\_\_\_  Meter Reset \_\_\_\_\_  NO Service Change
- Retrofit Lighting Quantity: \_\_\_\_\_  Cut Over \_\_\_\_\_  Temporary Pole
- Pool/Hot Tub \_\_\_\_\_ Other: \_\_\_\_\_

**Demo/Wrecking**

- Full Demo \_\_\_\_\_  Partial Demo \_\_\_\_\_  Primary Bldg \_\_\_\_\_  Accessory Bldg

**Identification**

Owner Name: Stonetown Bethany Address: 5200 N. Peniel Ave #19 Bethany, OK 73008  
 Email: Stephanie.bolfa@Cairnecommunities.com Phone: 405-787-5303

**EXPLANATION OF PROJECT**

Moving home onto lot 36

Printed Name of Applicant: Stephanie Bolfa

Applicant Signature: S. Bolfa Date: 4/29/24

Approved By: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

**New Route**  
 Travel Estimate: 139.3 mi  
 Estimated Time: 1:55:11

- Continue onto I-235 N (US-77) 0.3 mi
- Take exit 1B 230.4 ft
- Take exit 0.6 mi
- Continue onto I-40 W (US-270) 8.4 mi
- Take exit 142 136.0 ft
- Take exit 0.3 mi
- Turn RIGHT onto S Council Rd (Contact Local Municipalities) 774.0 ft
- Continue onto Council Rd (Contact Local Municipalities) 101.6 ft
- Continue onto N Council Rd (Contact Local Municipalities) 1.0 mi
- Turn LEFT onto NW 10th St (Contact Local Municipalities) 1.0 mi
- Turn RIGHT onto N County Line Rd (County Line Rd) (Contact Local Municipalities) 0.2 mi
- Turn RIGHT onto Lasley Dr (Contact Local Municipalities) 176.9 ft
- Turn RIGHT onto Terrace Dr (Contact Local Municipalities) 206.8 ft
- Turn LEFT onto Donley Dr (Contact Local Municipalities) 122.6 ft

**DONLEY DR, OKLAHOMA CITY, OK**  
 [35.481052, -97.670413]

Route Planner ©2026 Hexagon, Version 2025.04.01.1610 (desktop)

34.9355, -98.4416

➕ **New Route**  
Travel Estimate: 139.3 mi

- **Path 1: 139.3 mi**

📍 **I-35 N @ TEXAS State Line (Inbound)**

- ↑ Start on I-35 N (US-77) 0.9 mi
- ↑ Take exit US-77 N (US-77) 0.3 mi
- ↶ Turn LEFT onto US-77 (Anoatubby Way) NB 0.2 mi
- ↷ Turn RIGHT onto US-77 (US Highway 77) NB 7.2 mi
- ↑ Continue onto US-77 (S Highway 77, US Highway 77) NB 6.9 mi
- ↑ Continue onto OK-32 (US-77, N Highway 77) NB 0.2 mi
- ↶ Turn LEFT onto OK-32 (Memorial Dr) WB 0.4 mi
- ↷ (Ramp) 318.4 ft
- ↑ Take exit 0.2 mi
- ↑ Continue onto I-35 N 110.9 mi
- ↑ Continue onto I-235 N (US-77) 0.3 mi
- ↑ Take exit 1B 230.4 ft
- ↑ Take exit 0.6 mi
- ↑ Continue onto I-40 W (US-270) 8.4 mi
- ↑ Take exit 142 136.0 ft

TXW749 [\(click to logout\)](#)  
Route Planner ©2026 Hexagon, Version 2025.04.01.1610 (desktop)



DATE:12/11/2025 CK#:1906 TOTAL:\$5,983.76 BANK:Stonetown 8 Community Account(st8c6531)  
PAYEE:Oklahoma County Treasurer - TAX(v0004806) MEMO: HR/SW TO PAY. 2025 RE Taxes Acct 173763402; BETH

Property Address - Code	Invoice - Date	Description	Amount
Bethany - beth	2025REBETH - 12/10/2025	HR/SW TO PAY. 2025 RE Taxes Acct 173	5,983.76
			<hr/>
			5,983.76

ACCT: 173763402

THIS CHECK IS VOID WITHOUT A BLUE & RED BACKGROUND AND A WATERMARK - HOLD UP TO THE LIGHT TO VERIFY.

**Stonetown 8, LLLP**  
720 South Colorado Blvd  
Suite 1150N  
Glendale, CO 80246

**1906**  
**12/11/2025**

JP Morgan Chase Bank N.A.  
Denver, CO  
23-1071020

**\*\*\*\*\* FIVE THOUSAND NINE HUNDRED EIGHTY THREE AND 76/100 DOLLARS \*\*\*\*\***

**\$5,983.76**

Valid for 180 days from date of issuance

*Kelsey Mohr*

Two Signatures Required for Amounts over \$10,000

PAY TO THE ORDER OF  
**Oklahoma County Treasurer - TAX**  
320 Robert S Kerr Ave #315  
Oklahoma City, OK 73102

MEMO: HR/SW TO PAY. 2025 RE Taxes Acct 173763402; BETH

CHECK IS PRINTED ON SECURITY PAPER WHICH INCLUDES A MICROPRINT BORDER & FLUORESCENT FIBERS

⑈00⑈1906⑈ ⑆⑆0200⑆0⑆7⑆⑆ 60218653⑆⑈