

TULSA METROPOLITAN AREA PLANNING COMMISSION

175 East 2nd St, Suite 480 - Tulsa, OK 74103 - (918) 596-7526 - tulsaplanning.org - Submit applications to planning@cityoftulsa.org

ACCELERATED RELEASE OF BUILDING PERMIT

APPLICATION INFORMATION

RECEIVED BY: _____ DATE FILED: _____ TAC DATE: June 20, 2024 TMAPC DATE: July 17, 2024

ZONING REFERENCE CASE: _____ BOA REFERENCE CASE: _____

TMAPC DATE (IF PENDING): July 17, 2024 PROPOSED ZONING: IL BOA DATE (IF PENDING): _____

***A PRELIMINARY PLAT MUST BE IN PROCESS BEFORE A REQUEST FOR ACCELERATED RELEASE WILL BE CONSIDERED.**

*PLAT NAME: ASCO Equipment *APPROVAL DATE: Pending *ANTICIPATED APPROVAL DATE: 7/17/2024

SUBJECT PROPERTY INFORMATION


ADDRESS OR DESCRIPTIVE LOCATION: East of E. 56th St N. and N. Mingo Road

LEGAL DESCRIPTION: See Attached.

PRESENT ZONING: IL T-R-S: 20-14-07 COUNCIL DISTRICT: 3 CO COMM DISTRICT: 1

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED USE: Equipment Rental and Sales

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	<u>Mark B. Capron, Wallace Design Collective</u>	NAME	<u>Texaplaex Properties LLC</u>
ADDRESS	<u>123 N. Martin Luther King Junior Blvd.</u>	ADDRESS	<u>111 S. Elgin Ave.</u>
CITY, ST, ZIP	<u>Tulsa, OK 74103</u>	CITY, ST, ZIP	<u>Tulsa, OK 74120</u>
DAYTIME PHONE	<u>918-584-5858</u>	DAYTIME PHONE	
EMAIL	<u>mark.capron@wallace.design</u>	EMAIL	
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE:  P.C.		6.6.2024	

DOES OWNER CONSENT TO THIS APPLICATION [] Y [] N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Agent

APPLICATION FEES (Make checks payable to City of Tulsa)		
TOTAL DUE:	<u>\$500</u>	RECEIPT NUMBER:

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

DISPOSITION

TMAPC ACTION: [] APPROVED [] DENIED DATE: _____ CONDITIONS: _____

SUBMITTAL REQUIREMENTS:

Conceptual Site Plan – 4 copies, 11x17 max & PDF

Preliminary Plat – 4 full-size copies & PDF

Note: Additional preliminary plat copies are not required if applications are submitted concurrently.

The following criteria must be met prior to authorization for an Accelerated Release of a Building Permit (Section 10-110.6 Subdivision & Development Regulations):

- The subject building permit is for a lot or parcel that is not required to be platted by Oklahoma statutes;
 - All required rights-of-way and easements have been dedicated or the planning commission has determined that circumstances related to the subject property reasonably preclude the future use or improvement of the area for which dedication would be required; and
 - All required improvements are in place or have been secured with a financial guarantee in accordance with Section 5-180, Subdivision & Development Regulations.
-

Public Agency Review (PAR) Meeting Date: Thursday, _____ 1:30 p.m.

Large Conference Room, 8th Floor, INCOG, 2 West 2nd Street

Tulsa Metropolitan Area Planning Commission (TMAPC) Case Number: _____

TMAPC Date: Wednesday, _____ 1:30 p.m.

Tulsa City Council Room, 2nd Level, One Technology Center, 175 East 2nd Street

A person knowledgeable of the application and the property must attend the meetings to represent the application.

If your application is approved, you will need additional permits.

Contact the Permit Center at 918-596-9601 if your tract is in the City of Tulsa or Tulsa County Building Inspector's Office at 918-596-5296 if in unincorporated Tulsa County.

Tulsa Metropolitan Area Planning Commission
175 East 2nd St, Suite 480
Tulsa, OK 74103
(918) 596-7526

PLACE HOLDER
LEAVE OPEN

PRELIMINARY PLAT

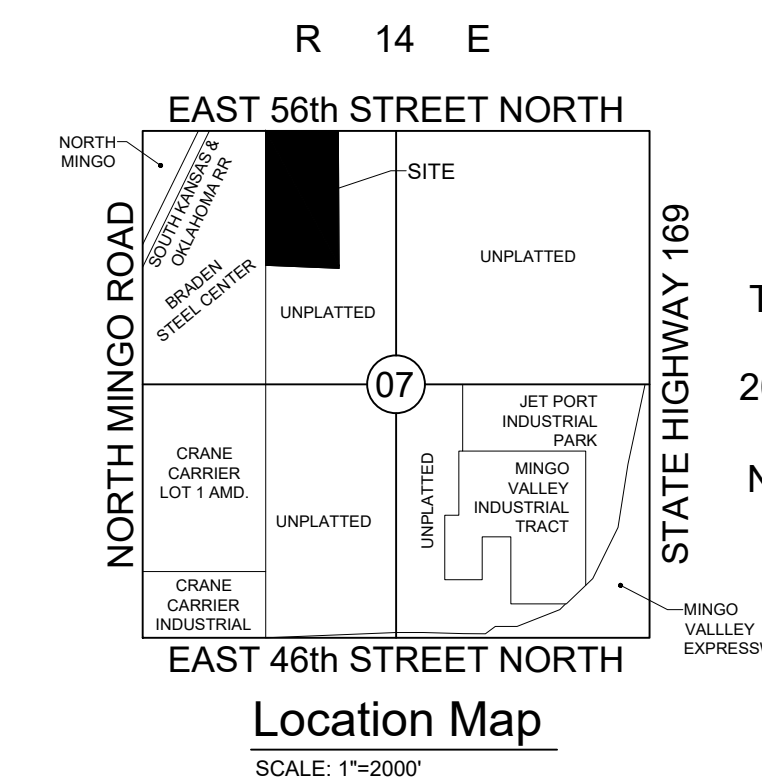
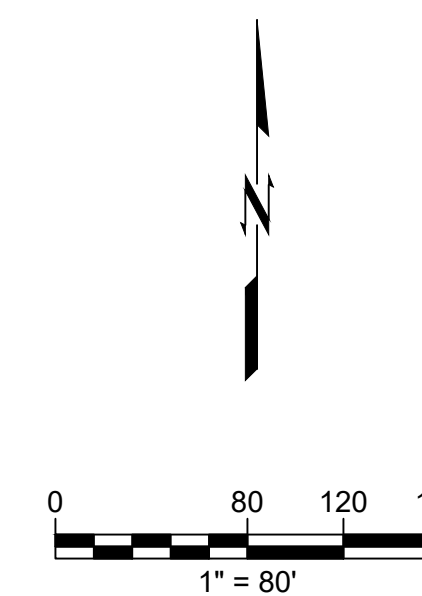
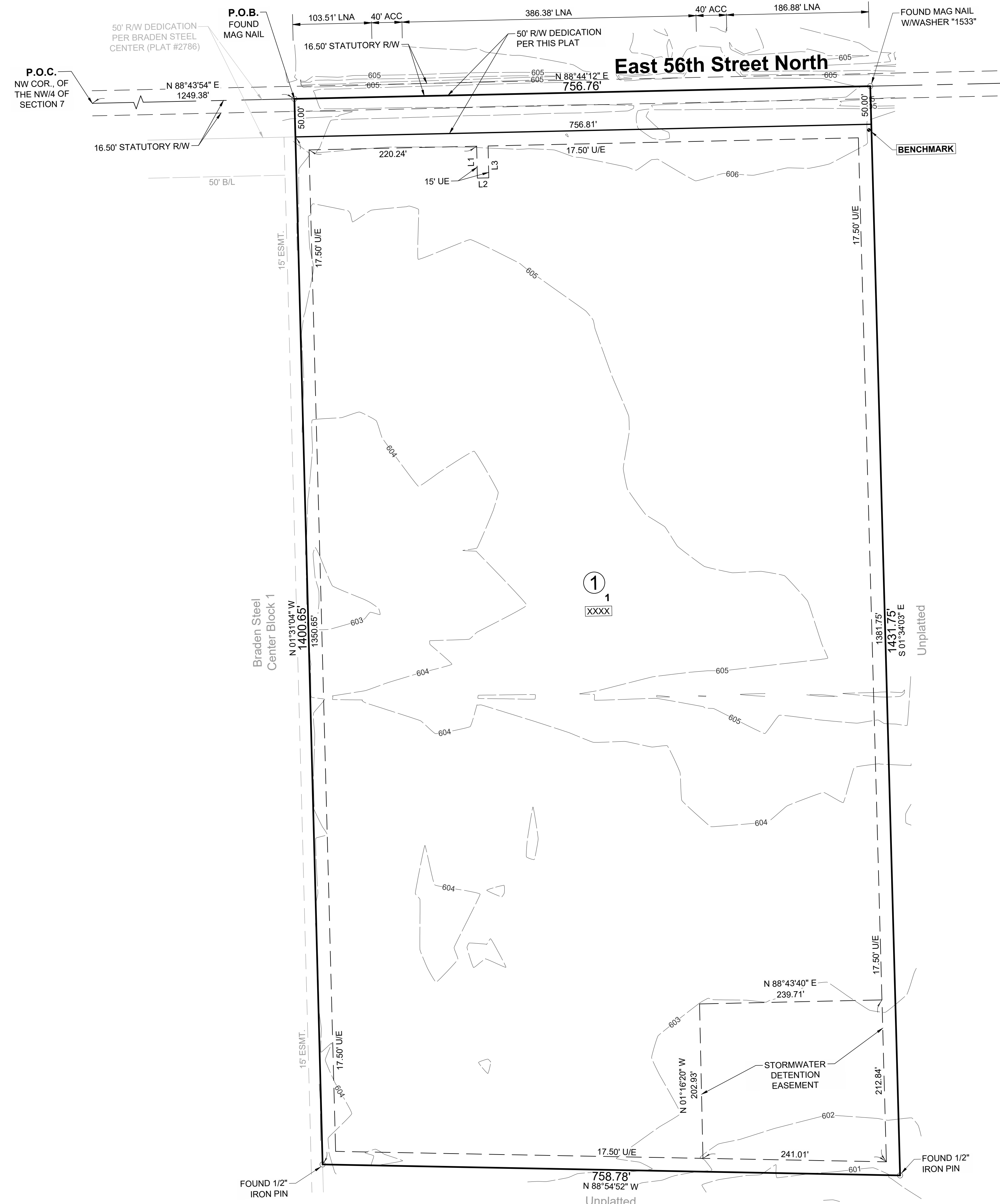
ASCO EQUIPMENT

PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION SEVEN (7), TOWNSHIP TWENTY (20) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

OWNER:
Texplex Properties LLC
111 S. Elgin
Tulsa, Oklahoma, 74120
CONTACT: _____

ENGINEER:
Wallace Design Collective, PC
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 584-5858
OK CA NO. 1460, EXPIRES 6/30/2025
A. NICOLE WATTS P.E.
nicole.watts@wallace.design

SURVEYOR:
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123 North Martin Luther King Jr Blvd.
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Phone: (918) 584-5858
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R. WESLEY BENNETT, PLS 1562
wes.bennett@wallace.design



LINE #	LENGTH	BEARING
L1	41.91'	S 01°16'19" E
L2	15.00'	N 88°43'41" E
L3	41.91'	N 01°16'19" W

LEGEND

- B/L = BUILDING SETBACK
- ACC = ACCESS
- LNA = LIMITS OF NO ACCESS
- R/W = RIGHT-OF-WAY
- U/E = UTILITY EASEMENT
- ESMT. = EASEMENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT

XXXX ADDRESS

① BLOCK NUMBER

2 LOT NUMBER

○ MONUMENT FOUND

SUBDIVISION STATISTICS
SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK.
SUBDIVISION CONTAINS 1,072,586 SF (24.62 ACRES)
LOT 1 CONTAINS 1,034,746 SF (23.75 ACRES)
R/W DEDICATED BY PLAT CONTAINS 37,839 SF (0.87 ACRES)
PROPERTY ZONED IH

MONUMENTATION
MONUMENTATION FOUND AS NOTED.
3/8" IRON PINS TO BE SET AT ALL PROPERTY CORNERS.
1/2" IRON PINS TO BE SET AT MAIN BOUNDARY CORNERS.

BENCHMARK
3/8" IRON PIN
NORTHING=456466615
EASTING=2598976.435
ELEV=606.12

BASIS OF BEARINGS
HORIZONTAL DATUM BASED UPON OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (2011) NORTH ZONE 3501. BASIS OF BEARINGS FOR THIS EXHIBIT IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83 OKLAHOMA NORTH ZONE 3501). BASED ON THE NORTH LINE OF THE NW/4 OF SECTION 7 AS N88°43'54"E
VERTICAL DATUM BASED ON GPS DATA NAVD 1988

ADDRESS NOTE
ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

FLOODPLAIN NOTE
WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS, MAP NO. 40143C0251L, WITH A REVISION DATE OF OCTOBER 12, 2012 WHICH SHOWS NO FLOODPLAIN ON SUBJECT PROPERTY

SURVEYOR'S LAST SITE VISIT:
MAY 1, 2024

FINAL PLAT ENDORSEMENT OF APPROVAL

TULSA METROPOLITAN AREA PLANNING COMMISSION
APPROVAL DATE _____

_____ TMAPC

_____ CITY ENGINEER

COUNCIL OF THE CITY OF TULSA OKLAHOMA
APPROVAL DATE _____

_____ CHAIR

_____ MAYOR

_____ ATTEST: CITY CLERK

_____ CITY ATTORNEY

THE APPROVAL OF THIS FINAL PLAT WILL EXPIRE ONE YEAR FROM THIS DATE OF CITY COUNCIL APPROVAL IF NOT FILED IN THE OFFICE OF THE COUNTY CLERK BEFORE THAT DATE.



CONCEPTUAL IMPROVEMENTS PLAN

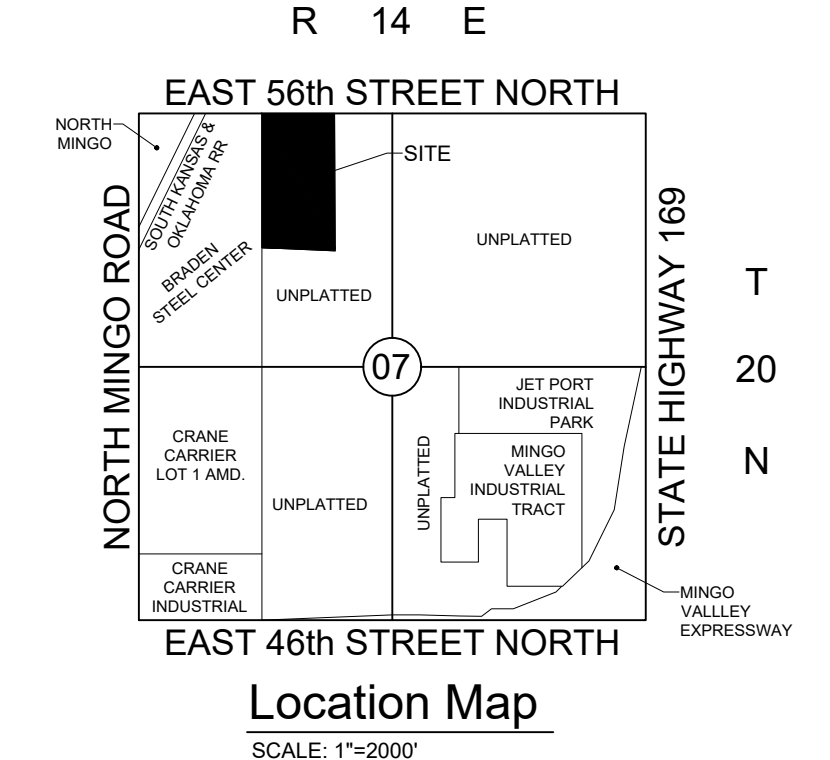
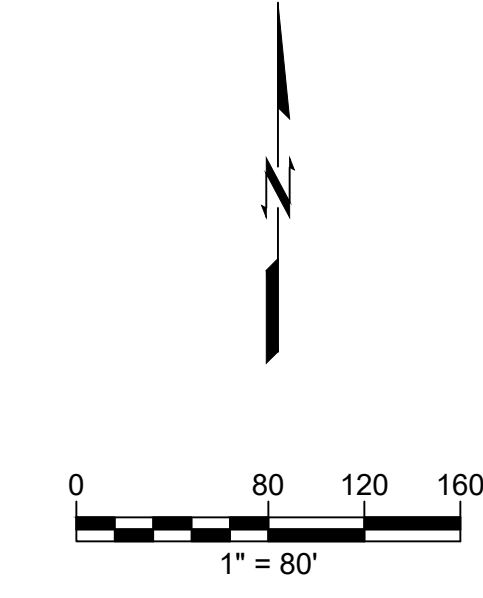
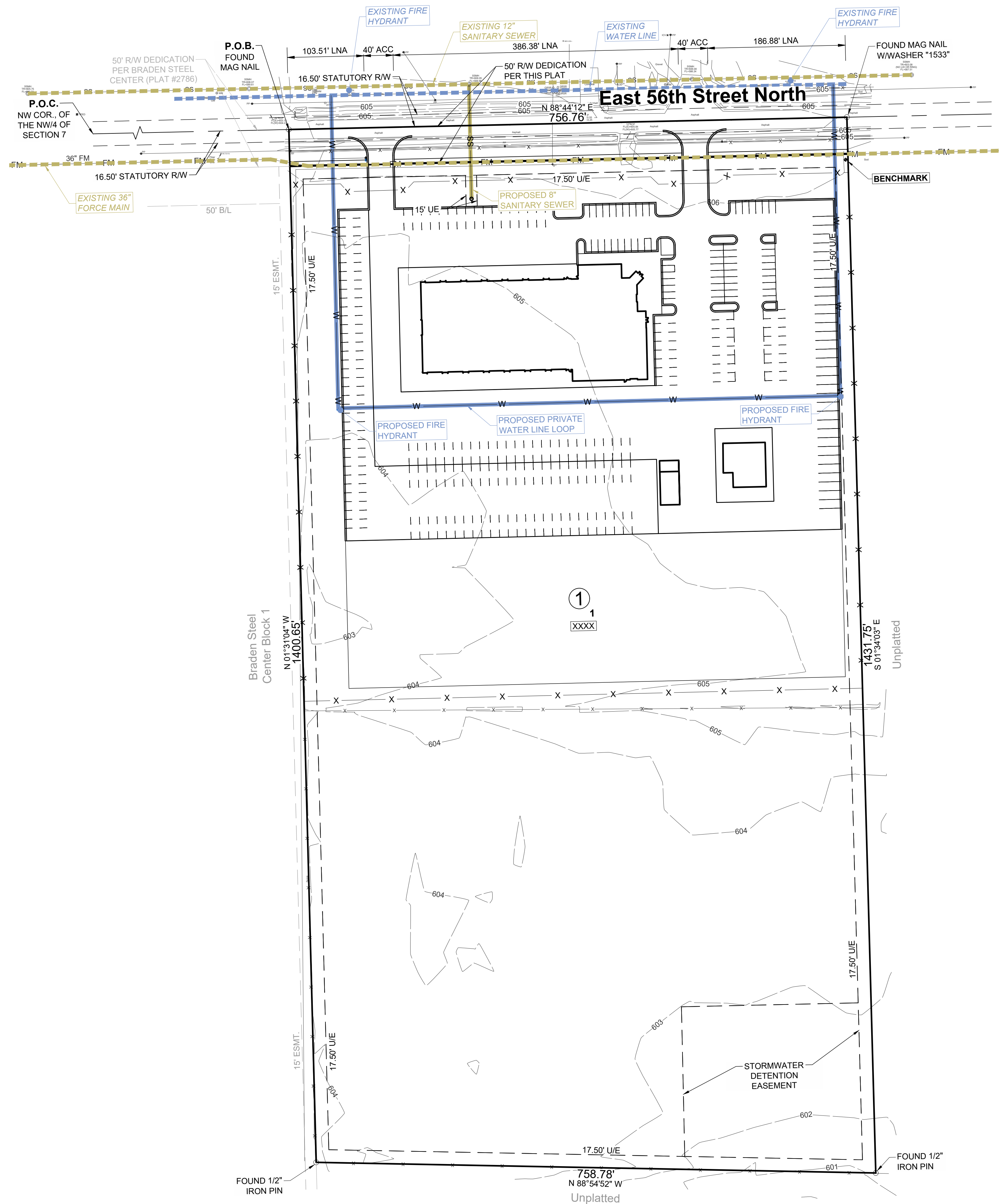
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ESMT.	= EASEMENT

- EXISTING WATER
- PROPOSED PRIVATE WATER LOOP
- EXISTING SANITARY SEWER/FORCE MAIN
- PROPOSED SANITARY SEWER

\\civl-server\projects\2401199 ASCO Equipment\Drawings\PRODUCTION\Plan\2401199 Preliminary Plat.dwg PLOT:6/6/24 ORIG SIZE:24"x38"