

TULSA METROPOLITAN AREA PLANNING COMMISSION

INCOG - 2 West 2nd Street, Suite 800 - Tulsa, Oklahoma 74103 - (918) 584-7526 - FAX (918) 583-1024

tulsaplanning.org

Subdivision & Development Regulations – Compliance Review

APPLICATION INFORMATION

RECEIVED BY: _____ DATE FILED: _____

ZONING REFERENCE CASE: _____ BOA REFERENCE CASE: _____

TMAPC DATE (IF PENDING): _____ PROPOSED ZONING: _____ BOA DATE (IF PENDING): _____

INFRASTRUCTURE DEVELOPMENT PLAN (IDP) # (if applicable): _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 521 E. 2nd Street S., Tulsa, OK 74120 _____

LEGAL DESCRIPTION: see attached _____

PRESENT ZONING CBD _____ T-R-S _____ COUNCIL DISTRICT: _____ COUNTY COMMISSION DISTRICT: _____

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED USE: ___ Outdoor Assembly and Entertainment Use

REASON FOR APPLICATION: Special Exception for Outdoor Assembly and Entertainment Use Per Sec. 70.080-B.2 of the code _____

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME Elliot Nelson	NAME Santa Fe Crossings Office, LLC
ADDRESS 608 E. 3 rd Street	ADDRESS 111 S. Elgin
CITY, ST, ZIP Tulsa, OK 74120	CITY, ST, ZIP Tulsa, OK 74120
DAYTIME PHONE 918-804-3243	DAYTIME PHONE 918-645-3490
EMAIL elliot@mcnellies.com	EMAIL matt.klimisch@industrialdevelopersok.com
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE:	

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

APPLICATION FEES (Make checks payable to INCOG)		
TOTAL DUE:	\$500	RECEIPT NUMBER:

TRACKING

DISTRIBUTION TO CITY/COUNTY STAFF:		FINAL RECORDATION OF REQUIREMENTS:	
COMMENTS RETURNED TO APPLICANT:			

SUBMITTAL REQUIREMENTS:

Conceptual Site Plan– 4 copies (11x17 max) & PDF

Santa Fe Lot Split
Tract 1
East Property
Exhibit A

All of Lots One (1), Two (2), Three (3), and Eight (8), all of the vacated alley, and a part of Lots Four (4), Five (5), Six (6), and Seven (7), all in Block Eighty-four (84) ORIGINAL TOWN, now City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof, being more particularly described as follows:

BEGINNING at the Northeast corner (NE/COR) of Lot One (1), Block Eighty-four (84), ORIGINAL TOWN;

THENCE Southeast along the east line of said Block Eighty-four (84), a distance of 300.00 feet to the Southeast corner (SE/COR) of said Block Eighty-four (84);

THENCE Southwest along the south line of said Block Eighty-four (84), a distance of 211.39 feet;

THENCE Northwest parallel to the east line of said Block Eighty-four (84), a distance of 29.34 feet;

THENCE Northeast parallel to the south line of said Block Eighty-four (84), a distance of 5.80 feet;

THENCE Northwest parallel to the east line of said Block Eighty-four (84), a distance of 102.70 feet;

THENCE Northeast parallel to the south line of said Block Eighty-four (84), a distance of 17.45 feet;

THENCE Northwest parallel to the east line of said Block Eighty-four (84), a distance of 167.96 feet to the north line of said Block Eighty-four (84);

THENCE Northeast along the north line of said Block Eighty-four (84), a distance of 188.14 feet to the POINT OF BEGINNING.

Rev1 – 08-19-21

6/30/2021 11:34:02 AM

1

2

3

4

5

6

E

D

C

B

A

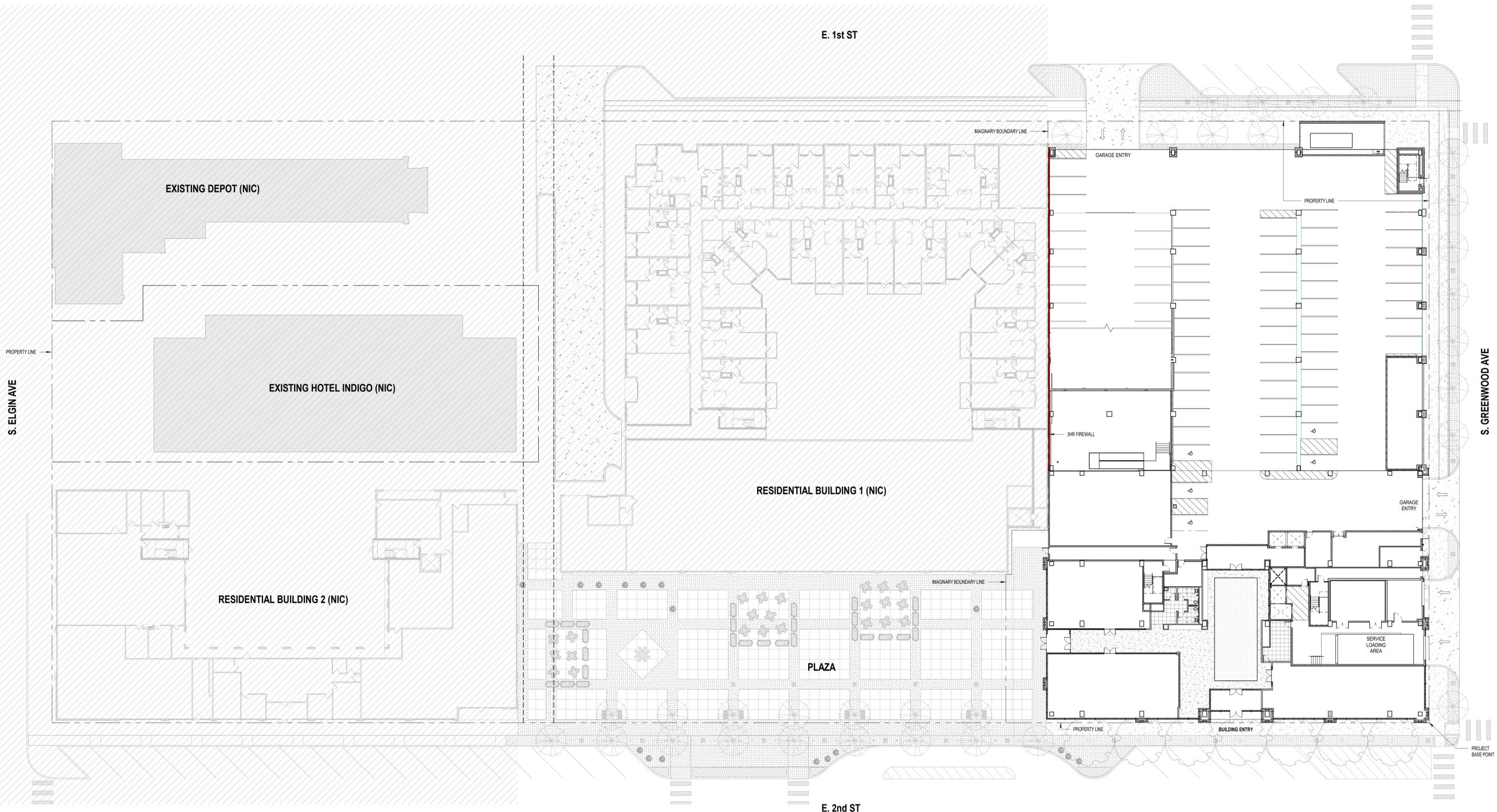
F

D

C

B

A



1 SITE PLAN

SCALE: 1" = 20'-0"

2002 EAST 6TH STREET
TULSA, OKLAHOMA 74104
918.587.2282 | F. 918.587.2285
WWW.SELSERSCHAEFER.COM

SELSE SCHAEFER ARCHITECTS

DESIGN ARCHITECT:
CRTKL
CallisonRTKL Inc.
1717 PACIFIC AVENUE
DALLAS, TEXAS 75201
214.468.4000 | F. 214.468.7601
WWW.CALLISONRTKL.COM
CRTKL PROJECT NO:
010-170190.00

CONSULTANT:

NUMBER	ISSUE DATE	REVISION
0	2021-06-14	FOUNDATIONS PACKAGE

B SANTA FE SQUARE

Santa Fe Square
2nd and Greenwood Ave
Tulsa, Oklahoma 74120

ISSUE: **N/A**
PROGRESS

ISSUE DATE:
06/30/21

PROJECT NO:
18078

DRAWN BY:
CRTKL

CHECKED BY:

SHEET TITLE:
SITE PLAN

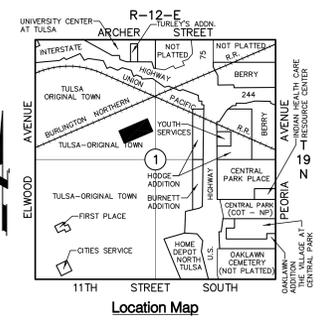
FOR REFERENCE ONLY

THE DOCUMENTS DEPICTED
HEREIN ARE INCOMPLETE AND MAY
NOT BE USED FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION.

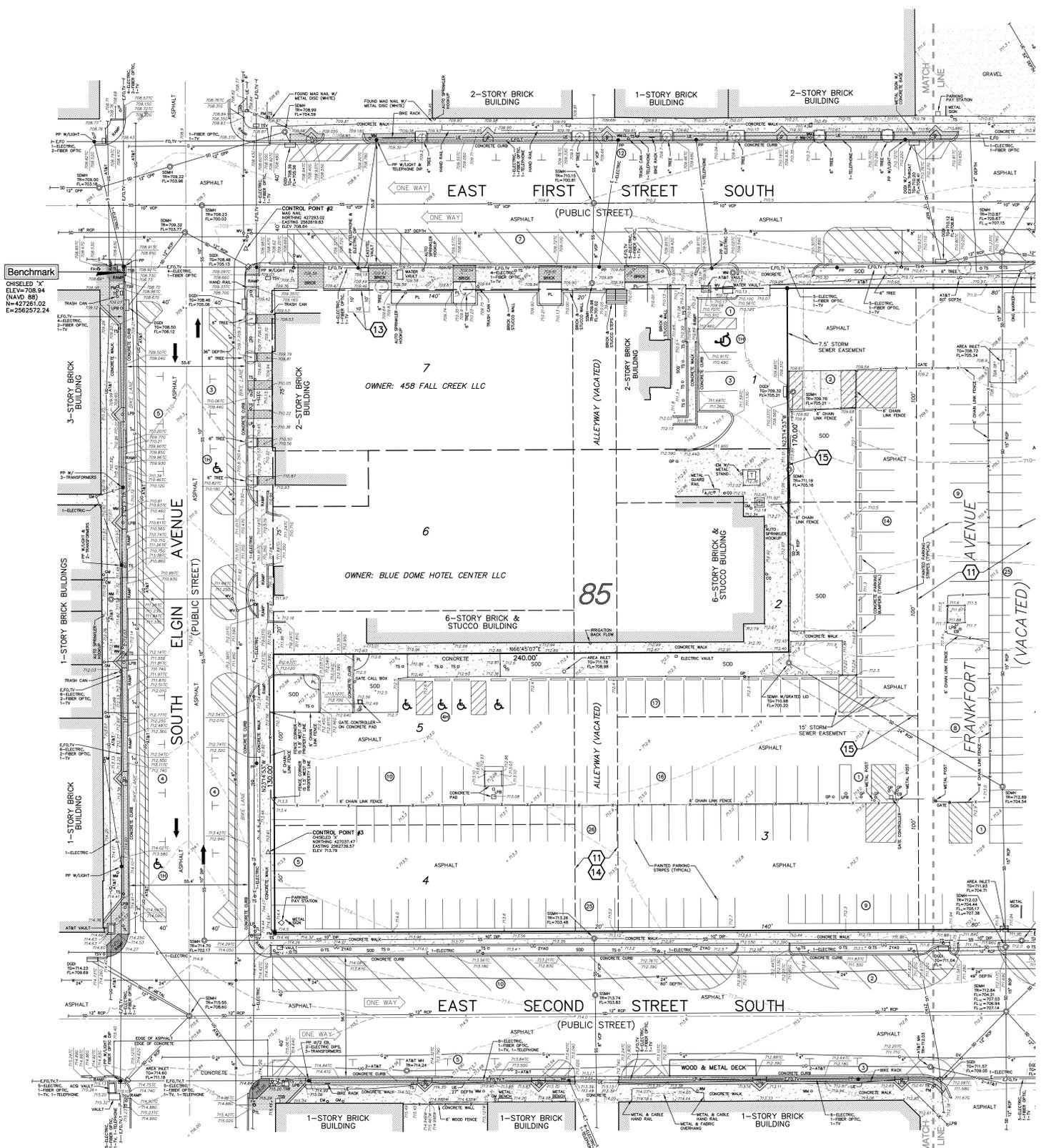


A-1001

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Location Map



Legal Description

ALL OF BLOCK EIGHTY-FOUR (84) AND THE VACATED ALLEYWAY IN BLOCK EIGHTY-FOUR (84), AND ALL OF BLOCK EIGHTY-FIVE (85) AND THE VACATED ALLEYWAY IN BLOCK EIGHTY-FIVE (85), AND ALL OF THE VACATED STREET RIGHT-OF-WAY OF FRANKFORT AVENUE LYING BETWEEN BLOCKS EIGHTY-FOUR (84) AND EIGHTY-FIVE (85), ALL OF THE ABOVE IN THE ORIGINAL TOWN, NOW CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

LESS AND EXCEPT LOTS 6, 7, AND THE NORTH 20 FEET OF LOT 5, IN BLOCK 85, AND THE WEST HALF OF THE VACATED ALLEY LYING ADJACENT THERETO.

AND LESS AND EXCEPT THE WEST 80 FEET OF LOT 1, AND THE WEST 80 FEET OF THE NORTH 70 FEET OF LOT 2, IN BLOCK 85, AND THE EAST HALF OF THE VACATED ALLEY LYING ADJACENT THERETO.

Title Commitment Notes

- 10. TERMS, CONDITIONS AND PROVISIONS OF NOTICE OF CREATION OF ASSESSMENT DISTRICT ENTITLED "TULSA STADIUM IMPROVEMENT DISTRICT NO. 1," FILED JULY 29, 2008 AS DOCUMENT NO. 2008072854 IN THE OFFICE OF THE TULSA COUNTY CLERK, SAID ASSESSMENT DISTRICT IS BLANKET IN NATURE AND INCLUDES THE SUBJECT PROPERTY.
- 11. TERMS, CONDITIONS AND PROVISIONS OF JUDGMENT OF JUDGMENT IN TULSA COUNTY DISTRICT COURT CASE NO. C-80-221, STYLED THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, PLAINTIFF VS. CITY OF TULSA, ET AL., DEFENDANTS, DATED NOVEMBER 7, 1980, FILED NOVEMBER 7, 1980 IN THE OFFICE OF THE TULSA COUNTY CLERK, SAID JUDGMENT CLOSES THE ALLEY IN BLOCK 85 AND ALL OF FRANKFORT AVENUE BETWEEN THE SOUTH LINE OF FIRST STREET AND THE NORTH LINE OF SECOND STREET. EASEMENTS ARE RESERVED AS FOLLOWS: AN EASEMENT FOR STORM SEWER IN VACATED FRANKFORT AVENUE, AN EASEMENT FOR SANITARY SEWER IN VACATED ALLEY IN BLOCK 84, AND AN EASEMENT FOR SANITARY SEWER IN VACATED ALLEY IN BLOCK 85. SAID JUDGMENT AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- 12. TERMS, CONDITIONS AND PROVISIONS OF ORDER NUNC PRO TUNC IN TULSA COUNTY DISTRICT COURT CASE NO. C-80-221, STYLED THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, PLAINTIFF VS. CITY OF TULSA, ET AL., DEFENDANTS, DATED OCTOBER 20, 1982, FILED OCTOBER 20, 1982 IN THE OFFICE OF THE TULSA COUNTY CLERK, SAID ORDER ADDS THE ALLEY IN BLOCK 84 TO THE ORIGINAL CLOSING WHICH WAS INADVERTENTLY OMITTED.
- 13. TERMS, CONDITIONS AND PROVISIONS OF UNDERGROUND RIGHT-OF-WAY EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY OF OKLAHOMA, AN OKLAHOMA CORPORATION, DATED MAY 1, 1984, FILED MAY 10, 1984 AS DOCUMENT NO. 208371 AND RECORDED IN BOOK 4788, PAGE 22 IN THE OFFICE OF THE TULSA COUNTY CLERK, SAID EASEMENT IS SHOWN HEREON BUT DOES NOT AFFECT THE SUBJECT PROPERTY.
- 14. TERMS, CONDITIONS AND PROVISIONS OF AGREED JUDGMENT AND DECREE VACATING FORECLOSING THE RIGHT TO REOPEN PUBLIC WAY IN TULSA COUNTY DISTRICT COURT CASE NO. CV-2017-888, STYLED SANTA FE CROSSINGS, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, PLAINTIFF VS. CITY OF TULSA, ET AL., A MUNICIPAL CORPORATION, ET AL., DEFENDANTS, DATED SEPTEMBER 26, 2017, FILED SEPTEMBER 28, 2017 AS DOCUMENT NO. 2017092858 IN THE OFFICE OF THE TULSA COUNTY CLERK, SAID JUDGMENT FORECLOSING THE RIGHT TO REOPEN THE VACATED EASEMENTS IN BLOCKS 84 AND 85. THE JUDGMENT AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- 15. TERMS, CONDITIONS AND PROVISIONS OF STORM SEWER EASEMENT IN FAVOR OF THE CITY OF TULSA, OKLAHOMA, A MUNICIPAL CORPORATION, DATED AUGUST 21, 2018, FILED AS DOCUMENT NO. 2018100750 IN THE OFFICE OF THE TULSA COUNTY CLERK, SAID EASEMENT AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

Miscellaneous Notes

- A. ALL EASEMENTS AND RIGHTS OF WAY CALLED OUT IN ALLIANT NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER C-132724, WITH EFFECTIVE DATE OF FEBRUARY 24, 2021, ARE SHOWN OR NOTED HEREON.
- B. THE BEARINGS SHOWN HEREON ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83.
- C. THE PROPERTY DESCRIBED HEREON CONTAINS 163,200 SQUARE FEET OR 3.7466 ACRES.
- D. ALL CORNERS WERE SET USING A 3/8"x18" IRON PIN WITH A YELLOW CAP STAMPED "SACK LS 1139" OR "SACK CA 1783", UNLESS OTHERWISE NOTED.
- E. WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS, MAP NUMBER 40143C0240 L WITH A REVISED DATE OF OCTOBER 18, 2012, WHICH SHOWS THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE X (NOT SHADDED) WHICH IS CLASSIFIED AS AN AREA THAT IS OUTSIDE THE LIMITS OF THE 0.2% ANNUAL CHANCE FLOOD. WE FURTHER CERTIFY THAT WE HAVE EXAMINED THE CITY OF TULSA REGULATORY FLOODPLAIN MAP ATLAS, PANEL NUMBER 30, WITH EFFECTIVE DATE OF APRIL 2017, AND THE PROPERTY DESCRIBED HEREON IS NOT AFFECTED.
- F. THERE ARE 367 REGULAR STRIPED PARKING SPACES, AND 4 HANDICAP SPACES, FOR A TOTAL OF 371 PARKING SPACES.
- G. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK OR RECENT BUILDING CONSTRUCTION, EXCEPT CONSTRUCTION MATERIALS AND JOB TRAILERS ARE PRESENT IN THE EAST HALF OF BLOCK 84 AS SHOWN HEREON.
- H. THERE IS NO OBSERVABLE EVIDENCE THAT THE SITE HAS BEEN USED FOR A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

Utility Statement

THE UNDERGROUND UTILITIES SHOWN ON THIS PLAT HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR, FURTHER, DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ON THIS PLAT ARE IN THE EXACT LOCATION INDICATED; ALTHOUGH, HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL OKIE BEFORE DIGGING (800) 522-8543.

Certificate

WE, SACK AND ASSOCIATES, INC., DO HEREBY CERTIFY TO:
SANTA FE CROSSINGS, LLC
GUARANTY TITLE COMPANY, LLC
ALLIANT NATIONAL TITLE INSURANCE COMPANY
THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, EFFECTIVE FEBRUARY 23, 2021, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 7(b), 7(c), 8, 9, 11(d), 13, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 19, 2021.
THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
CERTIFIED THIS 28TH DAY OF APRIL, 2021.



SACK AND ASSOCIATES, INC.
ERIC C. SACK
LICENSED PROFESSIONAL LAND SURVEYOR, OKLAHOMA NO. 13545

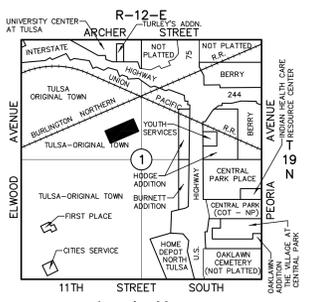
04.28.2021

ALTA/NSPS LAND TITLE SURVEY
OF ALL OF
BLOCK 84 AND PART OF BLOCK 85
AND
VACATED FRANKFORT AVENUE
IN THE
ORIGINAL TOWNSITE
CITY OF TULSA, TULSA COUNTY, OKLAHOMA



SACK AND ASSOCIATES, INC.
3531 East 31st Street South, Suite A, Tulsa, Oklahoma 74135-1519
PH: 918.922.4111 FAX: 918.922.4225 E-MAIL: SACAS@SACKANDASSOCIATES.COM
CA Number 1783 (PE/LS)

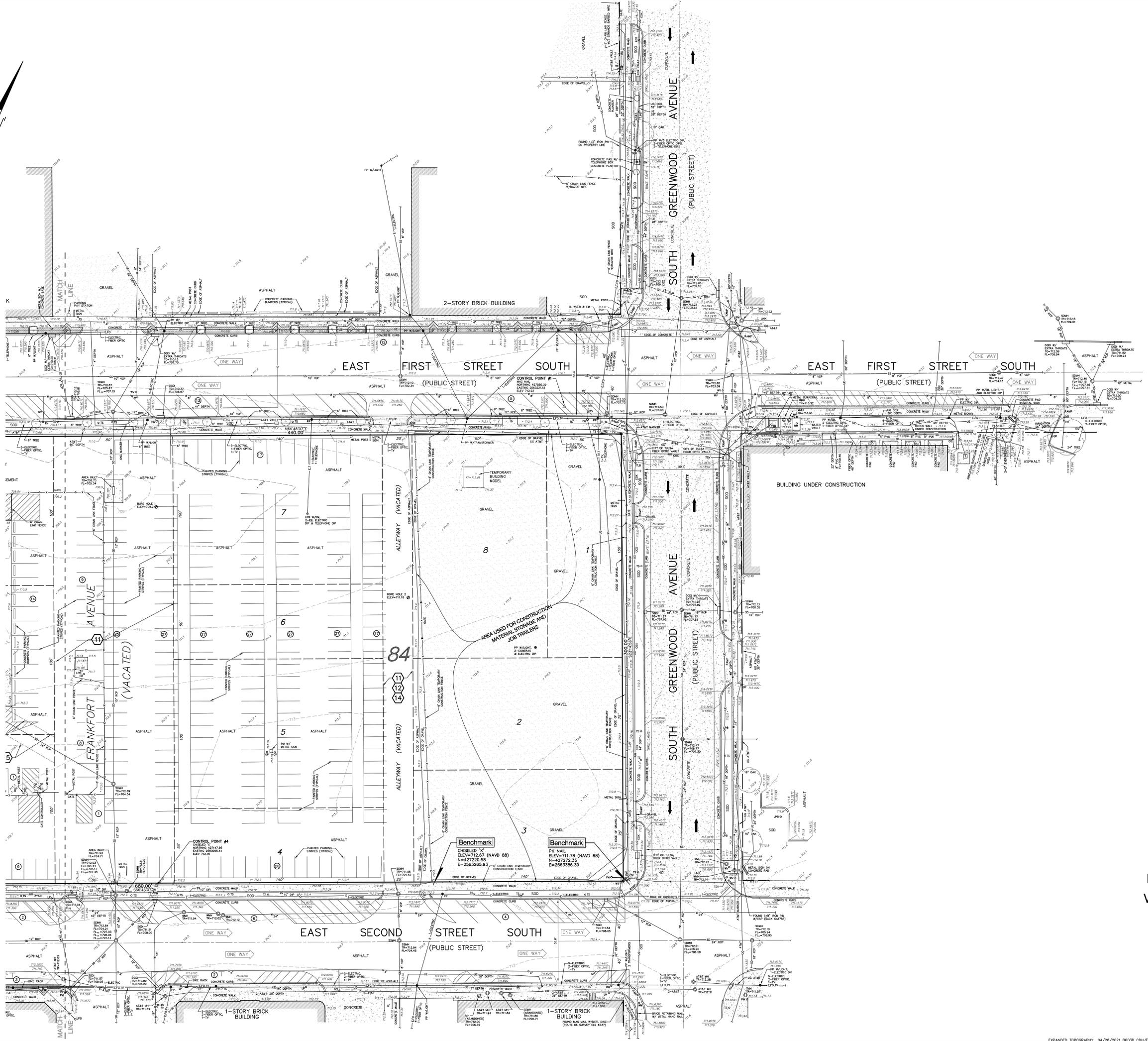
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DRAWN	CDM	CHECKED	EGS	ORDER	B603C	FILE	1912.01	
PROJECT NAME	ORIGINAL TOWN 84-85			DRAWING NAME	ALTA101B			
PLOTTED	APRIL 28, 2021 AT 3:35 PM			QUANTITY	DRAWER - 107			
VPMS	COPYRITE EGS-OKLS S-3648 T-SA11				SHEET 1 OF 2			



Location Map

Legend

- 1- OVERHEAD ELECTRIC LINE
- 2- UNDERGROUND ELECTRIC CABLE
- 3- UNDERGROUND ELECTRIC CABLE
- 4- GAS LINE
- 5- WATER MAIN LINE
- 6- OVERHEAD TELEPHONE LINE
- 7- OVERHEAD TELEPHONE LINE
- 8- UNDERGROUND UTILITY CABLE
- 9- WATER LINE
- 10- ELECTRIC MANHOLE
- 11- GAS MANHOLE
- 12- WATER MAIN MANHOLE
- 13- SANITARY SEWER MANHOLE
- 14- TELEPHONE MANHOLE
- 15- AIR CONDITIONER
- 16- SANITARY SEWER CLEANOUT
- 17- CABLE TV. RECEPT
- 18- ELECTRIC RECEPT
- 19- ELECTRIC RECEPT
- 20- ELECTRIC RECEPT
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- 100- ELECTRIC RECEPT



ALTA/NSPS LAND TITLE SURVEY
 OF ALL OF
 BLOCK 84 AND PART OF BLOCK 85
 AND
 VACATED FRANKFORT AVENUE
 IN THE
 ORIGINAL TOWNSHIP
 CITY OF TULSA, TULSA COUNTY, OKLAHOMA



SACK AND ASSOCIATES, INC.
 ENGINEERING • SURVEYING • PLANNING
 3530 East 31st Street, Suite A, Tulsa, Oklahoma 74125-1519
 Phone: 918.922.4111 Fax: 918.922.4225 E-mail: info@sackandassociates.com
 CA Number: 1783 (PE/LS)

SURVEY: KG 8008 4425, 5442 SCALE: 1"=20' DATE: 3/31/2021
 DRAWN: CDH CHECKED: EGS ORDER: B6030 FILE: 1912.01
 PROJECT NAME: ORIGINAL TOWNSHIP 85-B DRAWING NAME: ALTA/NSPS
 PLOTTED: APRIL 28, 2021 AT 3:36 PM DRAWER: 157
 WPS: COPYRIGHT EGS-OKLS S-3648 T-5A11 SHEET: 2 OF 2

