

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: DS DATE FILED: 5/11/23 TAC Meeting: 5/18/23 IDP# (if applicable): _____

ZONING REFERENCE CASE: Z-7689 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: 3327 & 3329 East 27th Street

LEGAL DESCRIPTION: Lots 4 and 5, Block 6, Kirkmoore Addition, City of Tulsa, Tulsa County

PRESENT ZONING CG T-R-S 18-13-16 COUNCIL DISTRICT: 4 COUNTY COMMISSION DISTRICT: 2

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED

USE: Mancave

REASON FOR APPLICATION: Property was rezoned from RS-3 to CG

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	Nathalie Cornett	NAME	All Three LLC
ADDRESS	2727 E. 21st St., Ste. 200	ADDRESS	3327 & 3329 E. 27th St.
CITY, ST, ZIP	Tulsa, OK 74114	CITY, ST, ZIP	Tulsa, OK 74114
DAYTIME PHONE	(918) 747-8900	DAYTIME PHONE	
EMAIL	ncornett@ellerdetrich.com	EMAIL	
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE: <u>Nathalie Cornett</u>		<u>5.1.23</u>	

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

APPLICATION FEES (Make checks payable to INCOG)		
TOTAL DUE: <u>\$500</u>	\$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
Conceptual Utility Plan – 4 copies (11x17 max) & PDF

SUBDIVISION & DEVELOPMENT REGULATIONS:

(This form is to be completed by applicant.)

The following information will assist staff in determining property compliance with the adopted Subdivision and Development Regulations. Predevelopment meetings can be requested with Development Services at the City of Tulsa to determine infrastructure and floodplain requirements for proposed developments. City of Tulsa Development Services: 918-596-9456

- | | YES | NO |
|--|-------------------------------------|-------------------------------------|
| 1) Has property previously been platted? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2) Is right-of-way dedication required to comply with Major Street and Highway Plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3) Will any restrictive covenants be filed by separate instrument? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4) Infrastructure requirements | | |
| a) Water | | |
| i) Is a main line water extension required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Are additional easements required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Sanitary Sewer | | |
| i) Is a main line extension required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Are additional easements required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Storm Sewer | | |
| i) Is an IDP required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Is on-site detention required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Are additional easements required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5) Floodplain | | |
| a) Does the property contain a City of Tulsa (Regulatory) Floodplain? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the property contain a F.E.M.A. (Federal) Floodplain? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6) Change of Access | | |
| a) Are revisions to existing access locations necessary? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7) Is the property located within an approved TMAPC development plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Have the development standards for the approved development plan been amended? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Site Plan Requirements:

- Property boundary with dimensions
- Existing/proposed building
 - Footprint
 - Number of floors
 - Floor area
- Location and dimension of proposed access
- Sidewalks

Conceptual Utility Plan Requirements:

- Property boundary
- Location of existing/proposed utilities
- All existing/proposed easements by type and dimension with recording information
- All existing/proposed right-of-way dedications with recording information

LEGEND

- X— FENCE
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- M/P METERING POINT
- R/W RIGHT-OF-WAY
- B/E BURIED ELECTRIC & TELEPHONE CABLE EASEMENT (APPROXIMATE LOCATION)
- B/L BUILDING LINE
- O.B.L. OUTBUILDING LINE



1"=30'

INVOICE NO.:FTA 22-110716
 MORTGAGOR:ALL THREE LLC

CLIENT: FIRSTTITLE & ABSTRACT SERVICES
 FIDELITY NATIONAL TITLE INSURANCE COMPANY
 645324



BEFORE YOU DIG,
 CALL OKIE
 1-800-522-8543

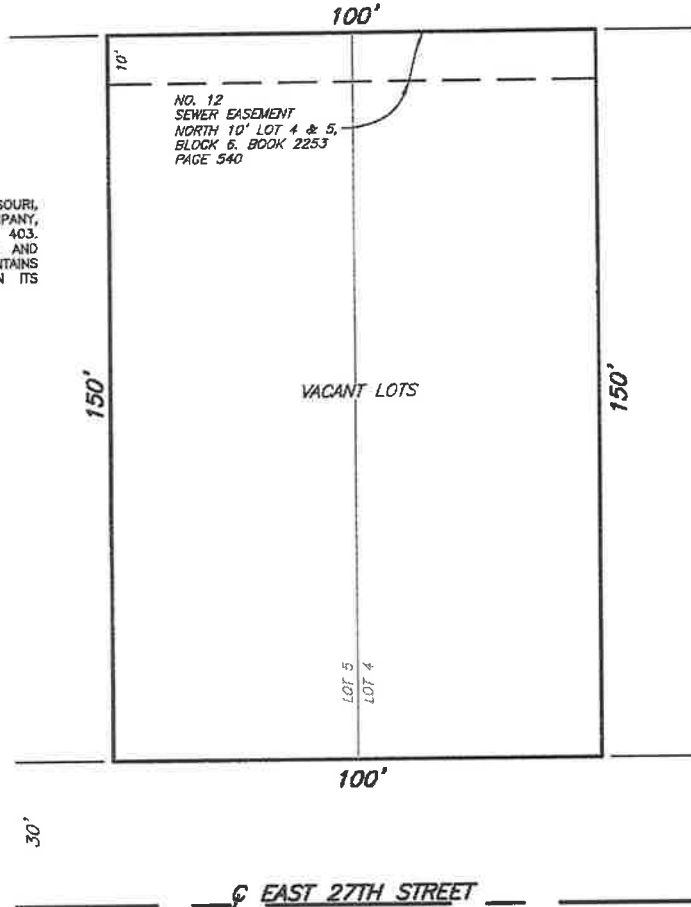
MORTGAGE INSPECTION REPORT

NOT A LAND OR BOUNDARY SURVEY

BY GRAPHIC PLOTTING ONLY THIS PROPERTY LIES IN ZONE "X-UNSHADED" FLOOD HAZARD AREA PER F.I.R.M. MAP NUMBER 40143C0359M, AS LAST REVISED 05/02/19.

THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, COVENANTS, RESTRICTIONS, EASEMENTS, LIMITATIONS AND SETBACK LINES CONTAINED IN THE RECORDED PLAT AND DEED OF DEDICATION OF KIRKMOORE ADDITION.

NO. 11
 RIGHT-OF-WAY DEED IN FAVOR OF MISSOURI, KANSAS & OKLAHOMA RAILROAD COMPANY, RECORDED IN BOOK 1158, PAGE 403. INCLUDES THIS PROPERTY, EXACT SIZE AND LOCATION ARE NOT SPECIFIED AND CONTAINS INSUFFICIENT INFORMATION TO ASCERTAIN ITS AFFECT UPON SUBJECT PROPERTY.



PLAT NO. 821

LEGAL DESCRIPTION AS PROVIDED:

LOTS FOUR (4) AND FIVE (5), BLOCK SIX (6), KIRKMOORE ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 821, AND KNOWN AS 3327 & 3329 EAST 27TH STREET.

SURVEYOR'S STATEMENT

WHITE SURVEYING COMPANY, AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED LICENSED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION #CA1098, DO HEREBY STATE THAT IN OUR PROFESSIONAL OPINION THE ABOVE INSPECTION REPORT SHOWS THE DWELLING AS LOCATED ON THE PREMISES DESCRIBED, THAT IT IS ENTIRELY WITHIN THE DESCRIBED TRACT BOUNDARIES, AND THERE ARE NO ENCROACHMENTS THEREON BY VISIBLE PERMANENT IMPROVEMENTS, EXCEPT AS INDICATED; THAT THE ABOVE INSPECTION REPORT SHOWS ALL RECORDED PLAT EASEMENTS AND OTHER SUCH EASEMENTS WHICH HAVE BEEN DISCLOSED BY A CURRENT TITLE OPINION OR BY COMMITMENT FOR TITLE INSURANCE AND COPIES THEREOF PROVIDED TO US; THAT THIS INSPECTION REPORT WAS PREPARED FOR IDENTIFICATION PURPOSES ONLY FOR THE MORTGAGEE AND IS NOT A LAND OR BOUNDARY LINE SURVEY; THAT NO PROPERTY CORNERS WERE SET AND IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER IMPROVEMENTS; THAT UNDERGROUND OR ABOVE GROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS INSPECTION REPORT UNLESS SPECIFICALLY REQUESTED BY THE CLIENT; THAT THIS INSPECTION REPORT IS PREPARED SOLELY FOR THE CLIENT LISTED HEREON AS OF THIS DATE AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION; AND THAT NO RESPONSIBILITY OR LIABILITY IS ASSUMED HEREIN OR HEREBY TO THE PRESENT OR FUTURE LAND OWNER OR OCCUPANT.

WITNESS MY HAND AND SEAL THIS DATE: 3/10/23

WARNING! If the seal on this document is not RED, it is an unauthorized copy which may have been altered or modified, and cannot be used for any purpose without the written permission of White Surveying Company.

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INCOG

Two West 2nd Street #800
 Tulsa, OK 74103-3116
 (918)584-7526 Fax: (918)583-1024
 www.incog.org

Receipt No. 235620

RECEIPT

Customer Name ELLER & DETRICH

Date: 05/01/23

Fees below vary to each individual case

Qty	Description	Number	Unit Price	TOTAL
TMAPC RECEIPTS				
	Zoning Letter	Zoning Letter	\$ 75.00	
	Zoning Letter - w/in a Development Plan		150.00	
	Zoning - City	Zoning	1,000.00	
	Zoning - Optional Development Plan		250.00	
	Zoning - County		1,000.00	
	Zoning to AG or AG-R		500.00	
	Mixed Use Zoning (MX District)		1,250.00	
	Master Planned Development (MPD)		1,500.00	
	Special Area or Parking Impact Overlay		1,500.00	
	Historic Preservation Overlay		1,000.00	
	Expansion of existing Overlay District		500.00	
	Corridor Development Plan		1,500.00	
	PUD - County		1,500.00	
	TMAPC Agenda Fee		50.00	
	Detail Site Plan	Plan Review	250.00	
	Landscape Plan		150.00	
	Alternative Compliance Landscape Plan		150.00	
	Sign Plan (up to 2 signs)		200.00	
	Additional Signs (\$50.00 each)		50.00	
	Minor Revision to Site/Landscape Plans		50.00	
	Minor Amendment - PUD/CO/MPD/ODP		250.00	
	Major Amendment - PUD/CO/MPD/ODP		1,500.00	
	Abandonment of a PUD		500.00	
	Minor Subdivisions	Subdivisions	650.00	
	Plat - Preliminary		1,200.00	
	Plat - Final		900.00	
1	Development Regulations Compliance Kirkmore Addition		500.00	500.00
	Exempt Land Division Application	Other	100.00	
	Plat - Reinstatement / Extension		100.00	
	Accelerated Release/Building Permit		500.00	
	Access Change		100.00	
	Lot Splits	Lots	150.00	
	Lot Line Adjustments		150.00	
	City of Tulsa Board of Adjustment	BOA		
	Tulsa County Board of Adjustment			
	Comprehensive Plan Amendment	CPA	250.00	
TOTAL TMAPC RECEIPTS				\$ 500.00
TOTAL INCOG RECEIPTS				\$ -
			TOTAL DUE	\$ 500.00

Payment Details	
<input checked="" type="radio"/> Check No. <u>12435</u>	<input type="radio"/> Cash
<input type="radio"/> MC	<input type="radio"/> VISA
<input type="radio"/> Fees Waived	
CREDIT CARD STATEMENTS WILL LIST CHARGE AS: INDIAN NATIONS COUNCIL OF GOVERNMENTS	

Credit Card Charge
 5% credit card fee \$0.00
 TOTAL AMOUNT PAID \$0.00
 Receipt taken by: T. Horne