



COMMUNITY DEVELOPMENT

NOTICE OF A MEETING FOR CITY OF CHICKASHA PLANNING COMMISSION

In compliance with Title 25, Oklahoma Statutes, Section 301-314, the Oklahoma Open Meeting Act, including the posting of notices and agenda, be advised that the **City of Chickasha Planning Commission** of the City of Chickasha, Oklahoma, meeting on **Wednesday, November 12, 2025, at 4:00 PM.**

Said meeting will be held at City Hall, 2nd Floor City Council Chambers, 117 N. 4th Street, Chickasha, Oklahoma.

The City of Chickasha encourages participation from all its citizens. If special accommodations are needed, please notify the City Clerk at least 48 hours prior to the scheduled meeting. The City may waive the 48-hour rule if the necessary accommodations can be easily made.

AGENDA

1 Call to Order/Roll Call

2 Meeting Items

- a. Discussion, Consideration and Possible action to approve the minutes from the October 14th, 2025, meeting.
- b. Public Hearing to discuss and consider the petition by Estabon & Colette Sandoval requesting a rezone on a lot from R-1 to C-1.
- c. Discussion, consideration, and possible action to approve the petition by Estabon & Collete Sandoval requesting a rezone on a lot from R-1 to C-1
- d. Public Hearing to discuss and consider the Preliminary and Final Plats for Sagebrush Villas located at the Northwest corner for N Grand Ave & E Ada Sipuel Ave
- e. Discussion, consideration, and possible action to approve the Preliminary and Final plats for Sagebrush Villas.
- f. Public Hearing to discuss and consider the petition by James Perryman requesting a special exemption for a special use permit at 1318 S 16th St to remodel an existing detached garage on the same lot as the main structure to be rented by a separate, unrelated tenant. The current zoning is R-1 Single Family Residential.
- g. Discussion, consideration and possible action to approve the petition by James Perryman requesting a special exemption for a special use permit at 1318 S 16th St to remodel an existing detached garage on the same lot as the main structure to be rented by a separate, unrelated tenant. The current zoning is R-1 Single Family Residential.

3 Motion to Adjourn.

CHICKASHA

Meeting Type: Special Planning Commission
11/12/25

Meeting Date: 11/12/2025

Department: Community Development

Agenda Item No. 2.a.

AGENDA ITEM: Discussion, Consideration and Possible action to approve the minutes from the October 14th, 2025, meeting.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: Jessica Green	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: November 12th, 2025	(From)		

V. ATTACHMENTS:

1. 10.14.25 minutes PLANNING COMMISSION

**NOTICE OF MEETING FOR
CITY OF CHICKASHA
PLANNING COMMISSION**

PLANNING COMMISSION MEETING

October 14th, 2025

1. Call meeting to order:

Roll Call: Nita Ladd, Eric Anderson, Julie Allred, Tammy Watts, Mike Mosley

Present: Eric Anderson, Julie Allred, Mike Mosley.

Absent: Nita Ladd, Tammy Watts

Staff Present: Danielle Charles, Jessica Green

Citizens: Charles Ferguson, Derrick Thorton

2. Meeting Items:

**A. Discussion, Consideration and possible action to approve the minutes
from August 12th 2025 meeting**

***Motion by:** Anderson and second Allred to approve minutes from the May
13th, 2025 meeting.

Roll Call: Nita Ladd, Eric Anderson, Julie Allred, Tammy Watts, Mike Mosley

Ayes: Anderson, Allred, Mosley

Nays:

Abstain:

B. Public Hearing to discuss and consider the petition by the City of Chickasha to update the C-1 General Commercial District to permit cemeteries, including funeral and burial services, and related uses such as columbariums, and crematoriums as a use permitted on review.

- **Public Hearing Opened: 4:01pm**
- **Public Hearing Closed: 4:04pm**

C. Discussion, consideration and possible action to approve the petition by the City of Chickasha to update the C-1 General Commercial District to permit cemeteries, including funeral and burial services, and related uses such as columbariums, and crematoriums as a use permitted on review.

***Motion by: Anderson seconded by Allred to approve/deny the petition by the City of Chickasha to update the C-1 General Commercial District to permit cemeteries, including funeral and burial services, and related uses such as columbariums, and crematoriums as a use permitted on review.**

Roll Call: Nita Ladd, Eric Anderson, Julie Allred, Tammy Watts, Mike Mosley

Ayes: Anderson, Allred, Mosley

Nays:

Abstain:

D. Public Hearing to discuss and consider the petition by Derrick Thornton requesting an oversized building of 1,400 sq ft located at 135 Sheridan Place that will match the fascia of the home.

- **Public Hearing Opened: 4:05pm**
- **Public Hearing Closed: 4:07pm**

E. Discussion, consideration, and possible action to approve the petition by Derrick Thornton requesting an oversized building of 1,400 sq ft located at 135 Sheridan Place that will match the fascia of the home.

***Motion by: Anderson seconded by Allred to approve the petition by Derrick Thornton requesting an oversized building of 1,400 sq ft located at 135 Sheridan Place that will match the fascia of the home.**

Roll Call: Nita Ladd, Eric Anderson, Julie Allred, Tammy Watts, Mike Mosley

Ayes: Anderson, Allred, Mosley

Nays:

Abstain:

F. Public Hearing to discuss and consider the petition by Chetnaben Patel for a Use on Review for sales of alcohol at Bombay Liquor 615 S 4th St.

- **Public Hearing Opened: 4:08pm**
- **Public Hearing Closed: 4:09pm**

G. Discussion, consideration, and possible action to approve a petition by Chetnaben Patel for a Use on Review for sales of alcohol at Bombay Liquor, 615 S 4th St.

***Motion by: Anderson seconded by Allred to approve the petition by Chetnaben Patel for a Use on Review for sales of alcohol at Bombay Liquor 615 S 4th St.**

Roll Call: Nita Ladd, Eric Anderson, Julie Allred, Tammy Watts, Mike Mosley

Ayes: Anderson, Allred, Mosley

Nays:

Abstain:

3. Motion to Adjourn

CHICKASHA

Meeting Type: Special Planning Commission
11/12/25

Meeting Date: 11/12/2025

Department: Community Development

Agenda Item No. 2.b.

AGENDA ITEM: Public Hearing to discuss and consider the petition by Estabon & Colette Sandoval requesting a rezone on a lot from R-1 to C-1.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:

Jessica Green

Meeting Date:

November 12th, 2025

Fund	Account	Amount
(To)		
FUND	ACCOUNT	AMOUNT
(From)		

V. ATTACHMENTS:

CHICKASHA



Meeting Type: Special Planning Commission
11/12/25

Meeting Date: 11/12/2025

Department: Community Development

Agenda Item No. 2.c.

AGENDA ITEM: Discussion, consideration, and possible action to approve the petition by Estabon & Collete Sandoval requesting a rezone on a lot from R-1 to C-1

I. BACKGROUND/DESCRIPTION:

This public hearing is regarding the petition by Estabon & Colette Sandoval requesting a rezone on a lot from R-1 to C-1 for 520 S 17th St. The applicant wishes to rezone to be able and open a meat market and taco shop.

II. RECOMMENDED ACTION:

Staff recommends approval

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: NAME, TITLE	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: November 12, 2025	(From)		

V. ATTACHMENTS:

1. REZONING DOC
2. Zoning Request
3. 20251105093106155



REZONING APPLICATION

APPLICANT INFORMATION

Name Colette Sandoval		Date 10/9/25
Address 2236 Courts Street 2780		Email: CSandoval@hometown.agency
City, State, and Zip Code Verden, OK 73092		Phone Numbers 405-448-0621
Applicant's Signature [Signature]		

- ☐ Deed attached (required). If applicant is not the owner listed on the deed, then written owner consent must be included
- ☐ Property ownership list attached (required)

PROPERTY LOCATION

☐ Platted ☐ Unplatted	Subdivision	Lot	Block
Property Address 520 S 17th St, Chickasha, OK 73018			
Legal Description (if unplatted). You may attach the legal description to this application.			

REZONING INFORMATION

From R-1	To C-1	Land Use Designation	
Present Use un used		Proposed Use taco shop / meat market	
Parcel Width	Parcel Length	Acres	Street/Road Frontage
Please explain why this property should be rezoned. Your response may be attached to this application, along with any additional supporting information. Special exception to rezone Commercial			

The following is a checklist of all other requirements of the application:

- ☐ A letter requesting the re-zoning and reasons why the re-zoning is being sought.
- ☐ An Abstractor's Certified Property Owners list of property owners within 300' of subject property.
- ☐ **All Materials are due no later than the date set by the Community Development Director, as noted on this Application.**

ALL INFORMATION ON THIS FORM MUST BE COMPLETED IN ORDER TO PROCESS YOUR REQUEST



Due On: _____

Meeting Date: _____

117 North 4th Street
Chickasha, Oklahoma 73018

APPLICATION FOR PLANNING COMMISSION

Request: ☐ Variance ☒ Special Exception ☐ Appeal

Applicant(s) Name: Esteban + Colette Sordoval

Address: 2236 CS 2780, Varden, OK 73092

Legal Description: _____

Address of subject property: 520 S17th St, Chickasha, OK 73018

Phone #: 405-448-0621

Present zoning classification of subject property: R1

Type of Variance/Special Exception being sought: Commercial zoning

Reason for requesting variance/special exception: Special exception to rezone Commercial

Owner of Record: Sordoval Living Trust Esteban + Colette Sordoval

The following is a checklist of all other requirements of the application:

- ☐ A letter requesting the variance/special exception and reasons why the variance/special exception is being sought.
- ☐ A plot plan showing the dimensions of the property and the location and dimensions of ALL structures located on the property in relation to the property lines. (The plan should be specific enough to represent the type of variance/special exception requested)
- ☐ An Abstractor's Certified Property Owners list of property owners within 300' of subject property.
- ☐ **All Materials are due no later than the date set by the Community Development Director, as noted on this Application.**

ALL INFORMATION ON THIS FORM MUST BE COMPLETED IN ORDER TO PROCESS YOUR REQUEST

Applicant(s) Signature:  Date: 9/15/25

Google Maps

520 S 17th St



Imagery ©2025 Airbus, Map data ©2025 20 ft



520 S 17th St
Building



Sandoval Living Trust
Esteban and Colette Sandoval
2236 County Street 2780
Verden, OK 73092
csandoval@hometown.agency
405-448-0621

9/15/2025

Planning and Zoning Department
City of Chickasha
117 N 4th St
Chickasha, OK 73018

I am writing to formally request the rezoning of the property located at 520 S 17th St., Chickasha, OK 73018 from its current zoning designation Residential to Commercial to allow for a Mexican meat market.

The proposed rezoning aligns with the surrounding area's development trends and is compatible with the city's comprehensive land use plan. Rezoning this property to commercial use will bring increased economic activity and provide needed services to the local community without negatively impacting nearby residential areas.

We are committed to ensuring that the development will:

- Meet all applicable building and zoning codes;
- Maintain neighborhood character;
- Provide appropriate parking and traffic flow;
- Address any concerns raised during the public notification process.

I have attached all required documentation, including the completed rezoning application, site plan, and legal description of the property. I respectfully request that this rezoning petition be placed on the agenda for the next available Planning Commission and City Council meetings.

Thank you for your time and consideration. Please feel free to contact me at 405-448-0621 or csandoval@hometown.agency if you have any questions or need additional information.

A handwritten signature in black ink, appearing to be 'Colette Sandoval', with a long horizontal line extending to the right.

Colette Sandoval, Trustee
Sandoval Living Trust

SPECIAL CERTIFICATE

STATE OF OKLAHOMA }
 }
COUNTY OF GRADY } SS:

The Undersigned, lawfully bonded abstracters in and for said County and State, hereby certify that the foregoing attached sheets contain a true and complete list of all property owners owning property with in a 300 foot radius of the following described premises, to wit:

The North 50 feet of Lots 13 and 14 in Block 5 in WEST HILL ADDITION to the City of Chickasha, Oklahoma, according to the recorded pat thereof.

Property Address: 520 S. 17th, Chickasha, OK 73018

as such list appears in the records of the County Treasurer of Grady County, Oklahoma.

Dated at Chickasha, Oklahoma, this 22nd day of September, A.D. 2025
at 7:59 A.M.

COCHRAN ABSTRACT COMPANY

By .

ORDER #72794

Compiled by

COCHRAN ABSTRACT COMPANY
INCORPORATED

BONDED ABSTRACTERS

Hal M. Lee, Manager

C760-00-002-008-0-000-00 LAIRD, TODD LEONARD 8053 COMFORT RD	29-07-07-09550 WEST HILL ADDN	ALL LOT 8	BLK 2
BELLAIRE MI 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0		
C760-00-003-005-0-000-00 SHELTON, ELZIE LEON & HILDA % SANDRA NIX 18151 LORA LEA LANE	29-07-07-10050 3	E 25' LOT 4-W 25' LOT 5 WEST HILL ADDN	BLK
NORMAN OK 73026-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0		
C760-00-003-004-0-000-00 KANDEH, STEPHEN & ELSIE B. 8848 SAILFISH BAY CIR	29-07-07-09950 3	E 61' OF W 126' LOT 4 WEST HILL ADDN	BLK
SACRAMENTO CA 95828-6436	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0		
C760-00-002-004-0-000-00 ELROD, CLIFF & LEE ANN FAMILY TRUST & DALYCE DA'LEE ELROD-J 27141 COUNTY ROAD 1400	29-07-07-09350 WEST HILL ADDN	ALL LOT 4	BLK 2
ANADARKO OK 73005-	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0		
C760-00-002-013-0-000-00 RANGEL, JULIO SCOTT 615 W. PENNSYLVANIA AVE	29-07-07-09800 WEST HILL ADDN	ALL LOTS 13-14	BLK 2
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0		
C760-00-003-006-0-000-00 GRADY, JOSHUA W. & ASHLEY A. 1714 W MINNESOTA AVE	29-07-07-10100 3	E 25' LOT 5-ALL LOT 6 WEST HILL ADDN	BLK
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0		

C760-00-003-004-0-001-00
BCP, LLC

29-07-07-10000 W 65' LOT 4
WEST HILL ADDN

BLK 3

602 S 4TH STREET

School: 9001 CHICK CITY - 1 CHICKASHA

Acres Book-Page Situs
0

CHICKASHA OK 73018-0000

C760-00-003-007-0-000-00
LIESER, FLAVIA & GRIFFITH, QU
NTIN
1409 KANSAS

29-07-07-10150 ALL LOT 7- W 1/2 LOT 8
3 WEST HILL ADDN

BLK

School: 9001 CHICK CITY - 1 CHICKASHA

Acres Book-Page Situs
0.28

CHICKASHA OK 73018-

C760-00-002-010-0-000-00
JOHNSON, DONNIE & TAMMY

29-07-07-09650 ALL LOT 10
WEST HILL ADDN

BLK 2

18 DOVE LANE

School: 9001 CHICK CITY - 1 CHICKASHA

Acres Book-Page Situs
0

NINNEKAH OK 73067-0000

C760-00-002-009-0-000-00
EDWARDS, KAREN J.

29-07-07-09600 ALL LOT 9
WEST HILL ADDN

BLK 2

1624 W. MINNESOTA AVENUE

School: 9001 CHICK CITY - 1 CHICKASHA

Acres Book-Page Situs
0

CHICKASHA OK 73018-0000

C760-00-002-005-0-000-00
SANDERS, KATHY

29-07-07-09400 ALL LOT 5
WEST HILL ADDN

BLK 2

1623 IOWA

School: 9001 CHICK CITY - 1 CHICKASHA

Acres Book-Page Situs
0

CHICKASHA OK 73018-0000

C760-00-002-011-0-000-00
MEDINA, JOSE MARIO & JUANITA

29-07-07-09700 ALL LOT 11
WEST HILL ADDN

BLK 2

1616 MINNESOTA

School: 9001 CHICK CITY - 1 CHICKASHA

Acres Book-Page Situs
0

CHICKASHA OK 73018-0000

C510-00-019-017-0-000-00 BCP, LLC	29-07-07-06400 PHILLIPS ADDN	ALL LOT 17	BLK 19
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602 S 4TH STREET

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA	OK	73018-0	Acres	Book-Page	Situs
			0		

C760-00-007-004-0-002-00 WOJTKOWIAK, JOSEPH	29-07-07-12400 OF N 100' OF W 24' LOT 5 HILL ADDN	S 54.1' OF N 100' LOT 4 BLK 7	WEST
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528 S. 16TH STREET

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA	OK	73018-0000	Acres	Book-Page	Situs
			0		

C760-00-006-013-0-001-00 WOJTKOWIAK, JOSEPH	29-07-07-12100 OF S 115' LOT 14 ADDN	S 60' LOTS 13-14 & S 2' OF N 55' BLK 6	WEST HILL
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528 S. 16TH ST

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA	OK	73018-0000	Acres	Book-Page	Situs
			0		

C760-00-007-003-0-000-00 KEESTER, DONALD W. & PAMELA	29-07-07-12250 WEST HILL ADDN	ALL LOT 3	BLK 7
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1527 W. MINNESOTA AVE

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA	OK	73018-0000	Acres	Book-Page	Situs
			0		

C760-00-006-014-0-000-00 FRENCH, KARRY DAWN	29-07-07-12050 OF S 115' LOT 13 & TR IN N 50' LOT 14, 4' X 20' BEG SW/C OF N 50' LOT 14, TH N 4' E 20' S 4' W 20' TO BEG. AND	N 53' OF S 115' LOT 14 & N 55'	
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524 S 16TH

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA	OK	73018-0	Acres	Book-Page	Situs
			0		

C760-00-009-012-0-001-00 COX, STEPHEN R.	29-07-07-13400 BLK 9	S 42.5' OF N 82.5' LOTS 12-13-14 WEST HILL ADDN	
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624 S 16TH STREET

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA	OK	73018-0000	Acres	Book-Page	Situs
			0		

C760-00-006-001-0-000-00 GOODALL, CHARLES F & CAROLE F REVOCABLE LIVING TRUST 1601 MINNESOTA	29-07-07-11400	ALL LOTS 1-2 WEST HILL ADDN TRUSTEES-CHARLES F.& CAROLE F.GOODALL	BLK 6
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0		
C760-00-009-012-0-002-00 ATES, CLYDE & KAREN CONTRACT OE DEED SHARON HICKS 6308 KINGSTON RD	29-07-07-13450	N 40' LOTS 12-13-14 WEST HILL ADDN	BLK 9
OKLAHOMA CITY OK 73122-3356	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0		
C760-00-007-004-0-000-00 WOJTKOWIAK, JOSEPH F. 7318 HUMMINGBIRD CIRCLE	29-07-07-12300	N 44.9' OF N 100' LOT 4 & N 44.9' OF W 24' LOT 5 BLK 7 ADDN WEST HILL	
OKLAHOMA CITY OK 73132-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0		
C760-00-006-013-0-000-00 PARHAM, DIANNA 520 S 16TH	29-07-07-12000	N 50' LOT 13-14 LESS TR IN N 50' LOT 14, 4' X 20' BG SW/C OF N 50' LOT 14 N 4' E 20' S 4' W 20' LESS-BG. SW/C OF N 50' OF LT 14, TH E 20' TO PO.....	
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0		
C760-00-009-002-0-000-00 BCP, L.L.C. 602 S 4TH ST	29-07-07-12900	ALL LOT 2 WEST HILL ADDN	BLK 9
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0		
C760-00-009-001-0-000-00 KING, ANTHONY G. & GINA CONT OR DEED HUGHES, STUART & DEE 602 S. 16TH ST	29-07-07-12850	ALL LOT 1 WEST HILL ADDN	BLK 9
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0		

C760-00-007-004-0-001-00 LENTZ, STEVEN DAIL & MARGIE 527 S 16TH	29-07-07-12350 LOT 5 ADDN	S 65' LOT 4 & S 65' OF W 24' OF BLK 7 WEST HILL
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CHICKASHA	OK	73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
			0

C760-00-010-010-0-000-00 PARKER, DAVID W. & CATHERINE 6316 E. HWY 37	29-07-07-14000 WEST HILL ADDN	ALL LOT 10 BLK 10
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TUTTLE	OK	73089-0	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
			0

C760-00-004-003-0-000-00 BAKER, MARCIA A. 1814 DAKOTA AV	29-07-07-10350 4	ALL LOT 3 & W 23' OF S 115' LOT BLK 4 WEST HILL ADDN
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CHICKASHA	OK	73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
			0

C760-00-011-003-0-000-00 MACKEY, CHARLES P. PO BOX 1130	29-07-07-14350 WEST HILL ADDN	ALL LOT 3 BLK 11
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CHICKASHA	OK	73023-	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
			0

C760-00-011-002-0-000-00 MACKEY, CHARLES P. PO BOX 1130	29-07-07-14300 WEST HILL ADDN	ALL LOT 2 BLK 11
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CHICKASHA	OK	73023-	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
			0

C760-00-011-001-0-000-00 MACKEY, CHARLES P. PO BOX 1130	29-07-07-14250 WEST HILL ADDN	ALL LOT 1 BLK 11
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CHICKASHA	OK	73023-	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
			0

C760-00-009-005-0-000-00 HARKINS, THOMAS RICHARD CONT -HAROLDD D., SR. & CLAUDIA M PO BOX 1462	29-07-07-13050 9	ALL LOT 5 - E 1/2 LOT 6 WEST HILL ADDN	BLK
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CHICKASHA	OK	73023-0000	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
			0

C760-00-009-006-0-001-00 3 BROTHERS INVESTMENT LLC	29-07-07-13150 9	N 85' OF W 25' LOT 6 & N 85' LOT 7 WEST HILL ADDN	BLK
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6424 S. DREXEL PL

OKLAHOMA CITY OK	73159-0000	School: 9001 CHICK CITY - 1 CHICKASHA
		Acres Book-Page Situs
		0.15

C760-00-005-011-0-000-00 WHITE, GREG & WHITE, BRIAN	29-07-07-11150 WEST HILL ADDN	ALL LOT 11	BLK 5
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2455 COUNTY STREET 2870

CHICKASHA	OK	73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
			0

C760-00-006-009-0-000-00 GIVENS, JEWEL	29-07-07-11800 WEST HILL ADDN	ALL LOT 9	BLK 6
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P.O. BOX 2552

CHICKASHA	OK	73023-0	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
			0

C760-00-010-003-0-000-00 LIM, MENG TONG & SIEW HIA HO	29-07-07-13700 10	ALL LOT 3 - E 20' LOT 4 WEST HILL ADDN	BLK
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1127 CHICKASHA AVE

CHICKASHA	OK	73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
			0

C760-00-010-001-0-000-00 RITTENHOUSE, DANIEL C. & TRUD L.	29-07-07-13600 WEST HILL ADDN	N 90' LOTS 1-2	BLK 10
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6100 HUMMINGBIRD CIRCLE

EL RENO	OK	73036-0000	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
			0

C760-00-004-005-0-000-00 29-07-07-10500 S 115' OF E 25' LOT 5 S 115' LOT 6 BLK 4
SMITH, CARL C. REVOCABLE TRUS WEST HILL ADDN
& SMITH, SHIRLEY ANN REVOCAB
2670 COUNTY STREET 2790

School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs
CHICKASHA OK 73018- 0

C760-00-006-008-0-001-00 29-07-07-11750 S 115' LOT 8 BLK 6
SALAZAR, RAUL & KARINA WEST HILL ADDN

4612 KINGSLAND ROAD

School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs
NORMAN OK 73072-0000 0

C760-00-009-003-0-000-00 29-07-07-12950 ALL LOT 3
NABORS, JOHN & BRYAN NABORS BLK 9 WEST HILL ADDN

1615 W. DAKOTA

School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs
CHICKASHA OK 73018-0000 0

C760-00-009-008-0-001-00 29-07-07-13250 N 82.5' LOT 8 BLK 9
B.C.P., LLC WEST HILL ADDN

602 S. 4TH STREET

School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs
CHICKASHA OK 73018-0000 0

C760-00-006-010-0-000-00 29-07-07-11850 ALL LOT 10 BLK 6
BURKE, IZABEL WEST HILL ADDN

3605 SHUTTER RIDGE DR

School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs
YUKON OK 73099- 0.19

C760-00-009-004-0-000-00 29-07-07-13000 ALL LOT 4 BLK 9
WILLMON, STEPHEN B. REV TRST WEST HILL ADDN

2851 COUNTRY CLUB DR

School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs
CHICKASHA OK 73018-0000 0

C760-00-005-012-0-000-00 GORRELL, MERCHELL JEAN & ROBERT LLOYD 1712 W. DAKOTA AVE.	29-07-07-11200 WEST HILL ADDN	ALL LOT 12	BLK 5
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0		
C760-00-006-011-0-000-00 VARGHESE, THOMAS & SHAWN 804 PRESTON PARK DR	29-07-07-11900 WEST HILL ADDN	ALL LOT 11	BLK 6
YUKON OK 73099-	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0.19		
C760-00-010-012-0-000-00 HUNT, RONALD A. & DONNA F. 4173 ST HWY 92	29-07-07-14100 WEST HILL ADDN	ALL LOT 12	BLK 10
CEMENT OK 73017-	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0		
C760-00-004-004-0-000-00 SMITH, CARL C. REVOCABLE TRUST & SMITH, SHIRLEY ANN REVOCAB 2670 COUNTY STREET 2790	29-07-07-10400 HILL ADDN	E 27' OF S 115' OF LOT 4 & S BLK 4 WEST	
CHICKASHA OK 73018-	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0		
C760-00-010-001-0-001-00 WILLMON, STEPHEN B. REV TRUST 2851 COUNTRY CLUB DR.	29-07-07-13650 WEST HILL ADDN	S 75' LOTS 1-2	BLK 10
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0		
C760-00-010-011-0-000-00 MILLER, STEVEN 2992 COUNTY STREET 2790	29-07-07-14050 WEST HILL ADDN	ALL LOT 11	BLK 10
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0		

C760-00-010-006-0-000-00	29-07-07-13800	ALL LOT 6	BLK 10
MOORE, CORNELIUS ROBERT & RHO	WEST HILL ADDN		
DA JEAN			
9 CHERRY DRIVE			

	School: 9001 CHICK CITY - 1 CHICKASHA
CHICKASHA OK 73018-0000	Acres Book-Page Situs
	0

C760-00-006-012-0-000-00	29-07-07-11950	ALL LOT 12	BLK 6
SMELLEY, CURTIS W. & DARLENE	WEST HILL ADDN		
983 COUNTY ROAD 1510			

	School: 9001 CHICK CITY - 1 CHICKASHA
RUSH SPRINGS OK 73082-0000	Acres Book-Page Situs
	0

C760-00-011-013-0-001-00	29-07-07-14950	N 40' OF E 45' LOT 13 & N 40'	
MORGAN, ROBERT K & PAMELA JO	LOT 14	BLK 11	WEST HILL
34 WALNUT DRIVE	ADDN		

	School: 9001 CHICK CITY - 1 CHICKASHA
NINNEKAH OK 73067-9625	Acres Book-Page Situs
	0

C760-00-009-009-0-000-00	29-07-07-13300	ALL LOTS 9-10-11	BLK 9
FED HOME LOAN MTG CORP.	WEST HILL ADDN		
8950 CYPRESS WATERS BLVD			

	School: 9001 CHICK CITY - 1 CHICKASHA
COPPELL TX 75019-	Acres Book-Page Situs
	0

C760-00-005-009-0-000-00	29-07-07-11050	ALL LOT 9	BLK 5
WILLIAMS, PAULA R.	WEST HILL ADDN		
1724 DAKOTA			

	School: 9001 CHICK CITY - 1 CHICKASHA
CHICKASHA OK 73018-0000	Acres Book-Page Situs
	0

C760-00-010-007-0-000-00	29-07-07-13850	ALL LOT 7	BLK 10
UPDEGROVE, ALDA JOYCE	WEST HILL ADDN		
1727 DAKOTA			

	School: 9001 CHICK CITY - 1 CHICKASHA
CHICKASHA OK 73018-0000	Acres Book-Page Situs
	0

C760-00-005-010-0-000-00 YOUNG, CAROLYN RUTH & JOHN E.	29-07-07-11100 WEST HILL ADDN	ALL LOT 10	BLK 5
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1720 DAKOTA

CHICKASHA	OK	73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
			0

C760-00-005-008-0-000-00 DENVER TALLEY PROPERTIES INC.	29-07-07-11000 WEST HILL ADDN	ALL LOT 8	BLK 5
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1326 S 20TH

CHICKASHA	OK	73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
			0

C760-00-010-009-0-000-00 MABRY, ELIZABETH A. & KAREN S JENNINGS 199 E ALMAR DR. APT 13	29-07-07-13950 WEST HILL ADDN	ALL LOT 9	BLK 10
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CHICKASHA	OK	73018-	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
			0

C760-00-009-008-0-000-00 BATCHELDER, ELLIS PAUL & MARY ANN 1207 MISSOURI AVE	29-07-07-13200 WEST HILL ADDN	S 82.5' LOT 8	BLK 9
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CHICKASHA	OK	73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
			0

C760-00-010-013-0-000-00 KENNEDY, JAKOB & TEDDY R. KEN EDY 1706 W. IDAHO AVE	29-07-07-14150 WEST HILL ADDN	ALL LOT 13	BLK 10
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CHICKASHA	OK	73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
			0

C760-00-009-006-0-000-00 ABRAM, CASSANDRA & LARRY J. A A LARRY J. ABRAM, JR. 615 S 17TH STREET	29-07-07 BLK 9	S 80' OF W 25' LOT 6 & S 80' LOT 7 WEST HILL ADDN	
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CHICKASHA	OK	73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
			0

C760-00-010-014-0-000-00 THOMPSON, BARRY, SR. 628 S. 17TH	29-07-07-14200 ALL LOT 14 WEST HILL ADDN BLK 10
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0
C760-00-005-013-0-001-00 STOVALL, DANIEL LOUIS & JEFF . STOVALL 528 S. 17TH ST	29-07-07-11300 S 60' LOTS 13-14 WEST HILL ADDN BLK 5
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0
C760-00-010-005-0-000-00 SIMPSON, TAMMY D/B/A TK SERVI ES 261366 E 1860 RD	29-07-07-13750 W 30' LOT 4, ALL LOT 5 WEST HILL ADDN BLK
WALTERS OK 73572-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0
C760-00-005-013-0-002-00 COGGIN, JERRY 1518 W DAKOTA AVE	29-07-07-11350 N 50' LOTS 13-14 WEST HILL ADDN BLK 5
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0
C760-00-006-004-0-000-00 LUCAS, KIM & CHUCK 1615 W MINNESOTA	29-07-07-11500 ALL LOT 4 WEST HILL ADDN BLK 6
CHICKASHA OK 73018-3682	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0
C760-00-005-013-0-000-00 CARPENTER, KEN 1196 COUNTY ROAD 1355	29-07-07-11250 N 55' OF S 115' LOTS 13 & 14 WEST HILL ADDN BLK 5
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0

C760-00-005-003-0-000-00
HARRISON, BONITA & JASON

29-07-07-10700 ALL LOT 3
WEST HILL ADDN

BLK 5

35 MCKENZIE DR

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA OK 73018-0000

Acres Book-Page Situs
0.19

C760-00-006-008-0-000-00
BAILEY, RICKY REVOCABLE TRUST

29-07-07-11700 N 50' LOT 8
WEST HILL ADDN

BLK 6

551 COUNTY ROAD 1410

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA OK 73018

Acres Book-Page Situs
0

C760-00-005-001-0-000-00
CHADRICK, CHARLES W. JR

29-07-07-10550 N 115' OF LOT 1 & BG NE/C LOT
2 TH W 50' S 165' E 4' N 24' E 12' N 26' E 34' N 115' TO
BEG. BLK 5 WEST HILL ADDN

P.O. BOX 874

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA OK 73023-0

Acres Book-Page Situs
0

C760-00-005-001-0-001-00
CHADRICK, CHARLES W. & CHARLE
W. CHADRICK JR.
P.O. BOX 874

29-07-07-10600 S 50' LOT 1, E 34' OF S 50' & S
24' OF E 12' OF W 16' LOT 2 BLK 5 WEST
HILL ADDN

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA OK 73023-0

Acres Book-Page Situs
0

C760-00-004-004-0-001-00
CRAWFORD, KEVIN

29-07-07-10450 N 50' LOTS 5-6
WEST HILL

BLK 4

516 S 18TH STREET

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA OK 73018-0000

Acres Book-Page Situs
0

C760-00-006-005-0-000-00
CARPENTER, KEN

29-07-07-11550 ALL LOT 5
WEST HILL ADDN

BLK 6

1196 COUNTY ROAD 1355

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA OK 73018-0000

Acres Book-Page Situs
0

C760-00-005-005-0-000-00 WEBSTER, CONNIE & RODNEY	29-07-07-10800 WEST HILL ADDN	ALL LOT 5	BLK 5
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1717 W. MINNESOTA AVE

CHICKASHA	OK	73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
			0

C760-00-004-001-0-000-00 MYERS, NICOLE	29-07-07-10250 WEST HILL ADDN	S 50' LOT 1	BLK 4
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370 COUNTY ROAD 1360

CHICKASHA	OK	73018-	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
			0

C760-00-004-001-0-001-00 MYERS, NICOLE	29-07-07-10300 WEST HILL ADDN	N 115' LOT 1	BLK 4
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370 COUNTY ROAD 1360

CHICKASHA	OK	73018-	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
			0

C760-00-005-006-0-000-00 BCP L.L.C.	29-07-07-10850 WEST HILL ADDN	ALL LOT 6	BLK 5
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602 S 4TH ST
SUITE H

CHICKASHA	OK	73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
			0

C760-00-005-007-0-000-00 GARTEN, SUSAN	29-07-07-10900 WEST HILL ADDN	N 107' LOT 7	BLK 5
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1727 W. MINNESOTA AVE

CHICKASHA	OK	73018-2843	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
			0

C760-00-006-003-0-000-00 GOODALL, CHARLES F. & CAROLE REVOCABLE LIVING TRUST 1601 MINNESOTA	29-07-07-11450 WEST HILL ADDN TRUSTEES-CHARLES F. & CAROLE F. GOODALL	ALL LOT 3	BLK 6
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CHICKASHA	OK	73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
			0

C760-00-005-004-0-000-00 THOMAS, ALICE SUE	29-07-07-10750 WEST HILL ADDN	ALL LOT 4	BLK 5
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1713 MINNESOTA AVE

CHICKASHA	OK	73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
			0

C760-00-005-007-0-001-00 POOL, JIMMY	29-07-07-10950 WEST HILL ADDN	S 58' LOT 7	BLK 5
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511 S 18TH ST

CHICKASHA	OK	73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
			0

C760-00-011-004-0-000-00 BCP, L.L.C.	29-07-07-14400 WEST HILL ADDN	ALL LOT 4	BLK 11
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602 S 4TH ST

CHICKASHA	OK	73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
			0

C760-00-002-007-0-000-00 LUERS, TIMOTHY R. & LORA LISA	29-07-07-09500 WEST HILL ADDN	ALL LOT 7	BLK 2
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PO BOX 14

CHICKASHA	OK	73023-	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
			0

C760-00-002-012-0-000-00 LOPEZ, VERONICA & JOSE MARIO EDINA	29-07-07-09750 WEST HILL ADDN	ALL LOT 12	BLK 2
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1616 MINNESOTA

CHICKASHA	OK	73018-0	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
			0

C760-00-002-006-0-000-00 CARMAN, RICHARD A.	29-07-07-09450 WEST HILL ADDN	ALL LOT 6	BLK 2
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P.O. BOX 234

CHICKASHA	OK	73023-0000	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
			0.19

C760-00-003-009-0-000-00 LIFELINE HOME HEALTH CARE, IN P.O. BOX 1348	29-07-07-10200 E 1/2 LOT 8-ALL LOT 9 WEST HILL ADDN	BLK 3
CHICKASHA OK 73023-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0	
C760-00-003-001-0-001-00 LIFELINE HOME HEALTH CARE, IN P.O. BOX 1348	29-07-07-09900 S 65' LOTS 1-2-3 WEST HILL ADDN	BLK 3
CHICKASHA OK 73023-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0	
C760-00-010-008-0-000-00 PENA, DELMA 528 W. PENNSYLVANIA	29-07-07-13900 ALL LOT 8 WEST HILL ADDN	BLK 10
CHICKASHA OK 73018-	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0	
C760-00-004-004-0-002-00 BAKER, MARCIA A. 1814 DAKOTA	29-07-07 N 50' LOT 4 WEST HILL ADDITION	BLOCK 4
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0	
C760-00-006-007-0-000-00 ERRAHMOUNI, AZIZ 4301 AVALON CT	29-07-07-11650 ALL LOT 7 WEST HILL ADDN	BLK 6
OKLAHOMA CITY OK 73120-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0	
C760-00-006-006-0-000-00 FES SAISS PROPERTIES L.L.C. %AZIZ ERRAHMOUNI 4301 AVALON CT	29-07-07-11600 ALL LOT 6 WEST HILL ADDN	BLK 6
OKLAHOMA CITY OK 73120-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0	

CHICKASHA

Meeting Type: Special Planning Commission
11/12/25

Meeting Date: 11/12/2025

Department: Community Development

Agenda Item No. 2.d.

AGENDA ITEM: Public Hearing to discuss and consider the Preliminary and Final Plats for Sagebrush Villas located at the Northwest corner for N Grand Ave & E Ada Sipuel Ave

I. BACKGROUND/DESCRIPTION:

The applicant wishes to be granted the Preliminary and Final plats for Sagebrush Villas. This is 6.86-acre lot divided into 22 lots

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

Fund	Account	Amount
(To)		
FUND	ACCOUNT	AMOUNT
(From)		

Meeting Date:
November 12, 2025

V. ATTACHMENTS:

CHICKASHA

Meeting Type: Special Planning Commission
11/12/25

Meeting Date: 11/12/2025

Department: Community Development

Agenda Item No. 2.e.

AGENDA ITEM: Discussion, consideration, and possible action to approve the Preliminary and Final plats for Sagebrush Villas.

I. BACKGROUND/DESCRIPTION:

The applicant wishes to be granted the Preliminary and Final plats for Sagebrush Villas. This is 6.86-acre lot divided into 22 lots

II. RECOMMENDED ACTION:

Staff recommends approval

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:

Jessica Green

Meeting Date:

November 12th, 2025

Fund	Account	Amount
(To)		
FUND	ACCOUNT	AMOUNT
(From)		

V. ATTACHMENTS:

1. Subdivision Plat Application
2. application for FINAL PLAT
3. Sagebrush Villas Final Plat
4. Sagebrush Villas Preliminary Plat NO BUILDINGS

CITY OF CHICKASHA
APPLICATION FOR SUBDIVISION PLAT APPROVAL

I (We), hereby make application for approval of the subdivision of land described below and on the accompanying plat under authority of the City of Chickasha's Subdivision Regulations. Supplementary materials are attached hereto and specifically made a part of this application for all purposes. I (We) accept responsibility for any errors or omissions on this form and accompanying supplementary materials even if such errors or omissions should result in the postponement of this plat review by the Planning Commission and/or City Council.

Applicant Name: Lance Mills
Address: 11700 S County Line Rd. Oklahoma City, OK 73173
Phone Number: 405.406-2372
Owner's Name: Fair Ground Holdings, LLC.
Property Owners Address: 20 NE 38th Street, Oklahoma City, OK 73105
Phone Number: 405.406-2372
Engineer/Surveyor: Cedar Creek Consulting/Golden Land Surveying
Address: 11912 N Pennsylvania Ave. Suite D-4 OKC, OK 73120
Phone Number: 405.778-3385

Subdivision Location: Grande Blvd and Ramsey Road
Total Acreage: 6.86 Total Lots: 22 Total To Be Developed: 21

Describe existing/proposed easements or other restrictions on or effecting the property:

Currently Lot 1 Block 1 of "The Villas At Grand Avenue"

Common Area B of said plat is the detention area for Lot 1 Block 1

Describe vacations of plats, easements, etc. needed:

ROW for Sagebrush Trail will be dedicated

common area and utility easements will be dedicated

drainage easement will be dedicated to convey water from street

Proposed Land Uses:

Present Zoning: mixed use PUD

Proposed Zoning: no change - current PUD

Proposed Land Use: multi family and industrial

allows for proposed land use


Applicant Signature: _____

9/30/25
Date: _____

80.2.4 Contents of Preliminary Plat

The Preliminary Plat shall contain or show the following information:

- A. The scale, north point, and date;
- B. The proposed name of the subdivision and the wording "Preliminary Plat":
- C. The names and addresses of the owners of record, the subdivider and the professional engineer preparing the plat;
- D. A key map showing the location of the proposed subdivision referenced to existing or proposed major streets and to government section lines, and including the boundaries and number of acres of the drainage area of which the proposed subdivision is a part at a scale of 1"=2000';
- E. Names, with location of intersecting boundary lines, of adjoining subdivisions, and location of City limits, if falling within or immediately adjoining the tract;
- F. A topographic map showing existing contours with intervals not to exceed two (2) feet referenced to a United States Geological Survey or Geodetic Survey bench mark or monument. Floodplain boundaries shall be shown.
- G. The location of existing property lines, existing easements, buildings, fences, and other existing features within the area to be subdivided and similar facts regarding existing conditions on immediately adjacent property; provided, however, that actual measured distances shall not be required.
- H. The location of any natural features, such as watercourses, waterbodies, flood hazard areas, tree masses, steep slopes, or rock outcroppings, within the area to be subdivided and similar facts regarding existing conditions on immediately adjacent property.
- I. The location, width, and name of all existing or platted streets or other public ways within or immediately adjacent to the tract.
- J. The location, size, and elevations of all existing sewers, water mains, culverts and other drainage facilities within the tract and on immediately adjacent property.
- K. Proposed fill or other structure elevating techniques, levees, channel modification, and other methods to overcome flood or erosion related hazards. Such fill and compaction shall be in conformance with the International Building Code.
- L. The location of all existing or abandoned oil and gas wells, oil or gas pipelines, and other appurtenances associated with extraction, production, and distribution of petroleum products and all related easements on the site or on immediately adjacent property.
- M. Zoning District Classification (if there is more than one [1] classification, delineation of each district shall be shown) on land to be subdivided and on adjoining property.
- N. The location, rights-of-way widths, paving width and street names of proposed streets.

- O. The length of the boundaries of the tract, measured to the nearest foot, and the proposed locations and widths of alleys, easements, and setback lines and the approximate lot dimensions.
- P. The proposed location and dimension size of all water distribution facilities.
- Q. The proposed location and dimension size of all sewage collection and disposal facilities.
- R. The proposed location and dimension size of all storm water management and control facilities.
- S. The location and width of all pedestrian cross walks, sidewalks, bike trails, or other supplementary movement systems.
- T. The approximate location, dimension, and area of all parcels of land proposed to be set aside for park or playground use, or other public uses including schools, institutional or civic uses, or for the common use of property owners in the proposed subdivision.
- U. The classification of every street within or adjacent to the subdivision based on the proposed design. This shall be done by placing the appropriate term (freeway, major arterial, minor arterial, collector, or local) directly on each street.

80.2.5 Statistical Data

The applicant shall provide the following statistical data:

- A. The total number of gross acres.
- B. The total number of lots.
- C. The number of dwelling units, the acreage, the residential density, and the net residential density by housing type.
- D. The number of lots and acreage allocated to commercial and industrial uses including the square footage of commercial and industrial structures if appropriate.
- E. The acreage allocated to parks and common recreational use.
- F. The acreage allocated to common open space.
- G. The lineal footage of proposed public local, collector and arterial streets.
- H. The acreage allocated to other public and semi-public uses.

80.2.6 Preliminary Engineering Design

The following information shall be shown either on the Preliminary Plat or on supporting maps as appropriate:

- A. The proposed street layout and design shall show the following:
 - 1. Pavement widths
 - 2. Typical street standards
 - 3. The direction of storm water flow.
 - 4. The location and dimension of all private access facilities.
 - 5. Bridges, culverts, overpasses, and other proposed grade separations.

6. Width of right-of-way for all public and private streets.
 7. The location and width of all proposed sidewalks and crosswalks.
 8. Width of all public drainage and/or utility easements.
 9. The proposed location of all street lights.
- B. The proposed water distribution and design layout shall be shown with:
1. Existing water main location and size.
 2. Proposed water main location and size in accordance with design criteria and standard details for construction of water distribution including individual lot water service connections, when applicable.
 3. The location and spacing of fire hydrants.
 4. Special structures such as elevated storage tanks and pump stations.
- C. Sanitary sewer layout shall be shown with;
1. Size of existing and proposed sanitary sewers.
 2. Special structures such as lift stations and inverted siphons.
 3. Layout of sewage treatment facilities such as lagoons, oxidation ponds, and package plants. Additional information may be required by the City Engineer.
- D. The proposed method of handling storm water within and through the subdivision shall be shown indicating;
1. The area of the preliminary drainage plan in acres shown at points where storm water enters and leaves the proposed subdivision, and where drainage channels intersect roadways and at junction points.
 2. A drainage map indicating the direction of storm water flow from all points within the subdivision.
 3. The location, size, and type of existing and proposed storm water control facilities including storm sewers, inlets, culverts, swales, channels, and retention or detention ponds and areas. The approximate area in acres served by said facilities shall be shown.
 4. Special structures such as dams, spillways, dikes or levees.
 5. The location of the regulatory floodway upon completion of the improvements and an engineering report on the downstream flood impacts.
- E. The proposed supplemental transportation systems showing the layout and dimensions of walkways, sidewalks, bike trails, and other related improvements shall be indicated.

80.2.7 Preliminary Plat Filing Fee

To defray the cost of review and administration procedures, a filing fee shall be paid to the City Clerk at the time of Preliminary Plat application. Preliminary Plat fees shall be in the following amount:

- A. For two (2) acre lot or greater development: four hundred and nine dollars and twenty five cents (409.25) dollars plus three (\$3.00) dollars per lot up to fifty (50) lots and one (\$1.00) dollar per lot for over fifty (50) lots.
- B. For less than two (2) acre lot development: four hundred and nine dollars and twenty five cents (409.25) dollars plus one (\$1.00) dollar per lot up to fifty (50) lots and fifty (.50) cents per lot for over fifty (50) lots.

The complete Subdivision Regulations are available at www.chickasha.org.

CITY OF CHICKASHA
APPLICATION FOR FINAL SUBDIVISION PLAT APPROVAL

I (We), hereby make application for approval of the subdivision of land described below and on the accompanying plat under authority of the City of Chickasha's Subdivision Regulations. Supplementary materials are attached hereto and specifically made a part of this application for all purposes. I (We) accept responsibility for any errors or omissions on this form and accompanying supplementary materials even if such errors or omissions should result in the postponement of this plat review by the Planning Commission and/or City Council.

Applicant Name: Lance Mills
Address: 11700 S County Line Rd. Oklahoma City, OK 73173
Phone Number: 405.406-2372
Owner's Name: Fair Ground Holdings, LLC.
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Phone Number: 405.406-2372
Engineer/Surveyor: Cedar Creek Consulting/Golden Land Surveying
Address: 11912 N Pennsylvania Ave. Suite D-4 OKC, OK 73120
Phone Number: 405.778-3385

Subdivision Location: Grande Blvd and Ramsey Road
Total Acreage: 6.86 Total Lots: 22 Total To Be Developed: 21

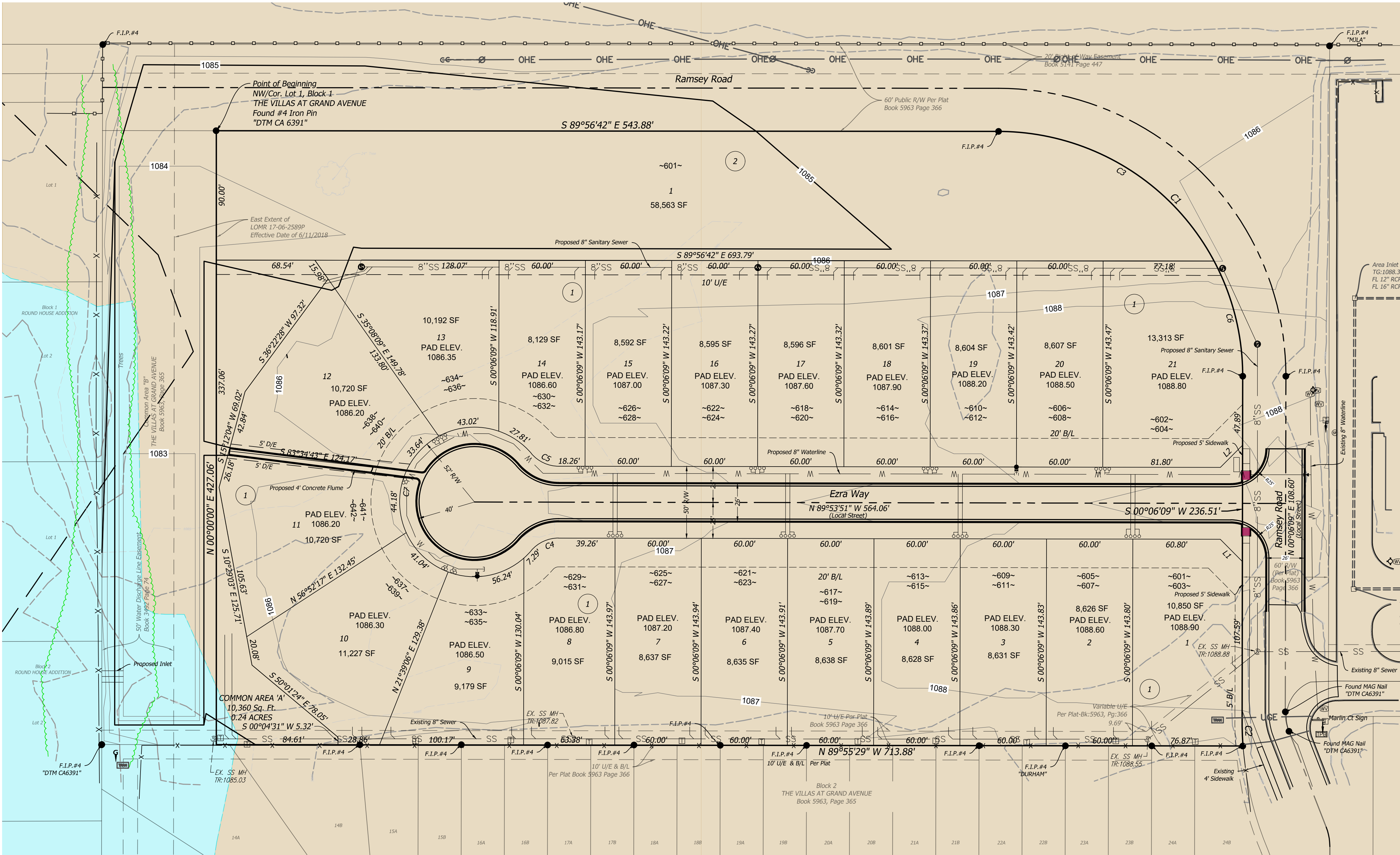
Describe existing/proposed easements or other restrictions on or effecting the property:
Currently Lot 1 Block 1 of "The Villas At Grand Avenue"
Common Area B of said plat is the detention area for Lot 1 Block 1

Describe vacations of plats, easements, etc. needed:
ROW for Sagebrush Trail will be dedicated
common area and utility easements will be dedicated
drainage easement will be dedicated to convey water from street

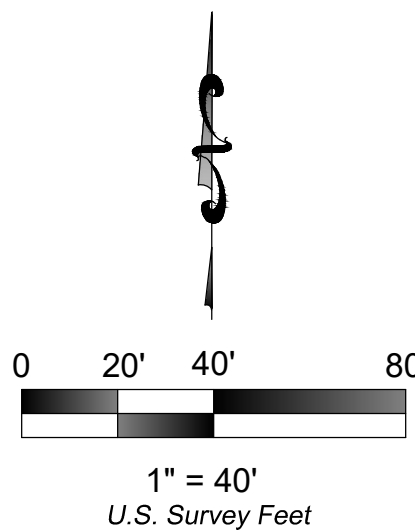
Proposed Land Uses:

Present Zoning: mixed use PUD Proposed Zoning: no change - current PUD
Proposed Land Use: multi family and industrial allows for proposed land use


Applicant Signature: _____ Date: 9/30/25



PRELIMINARY PLAT
of
SAGEBRUSH VILLAS
being a Replat of Lot 1, Block 1, THE VILLAS AT GRAND AVENUE
A Subdivision of the Southeast Quarter (SE/4), Section Twenty-Seven
(27), Township Seven (7) North Range Seven (7) West of the Indian
Meridian, Chickasha, Grady County, Oklahoma



LEGAL DESCRIPTION
All of Lot 1, Block 1, THE VILLAS AT GRAND AVENUE, a plat filed in the office of the Grady County clerk, in Book 5963, Page 366, being more particularly described as follows:

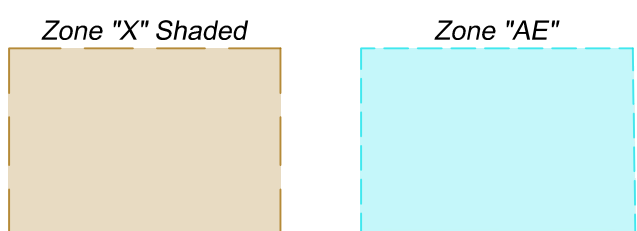
Beginning at the Northwest Corner of said Lot 1;
Thence S89°56'42"E a distance of 543.88 feet;
Thence along a curve to the right having a radius of 170.00 feet and a chord bearing of S44°55'16"E and a chord length of 240.52 feet for an arc distance of 267.18 feet;
Thence S00°06'09"W a distance of 236.51 feet;
Thence along a curve to the left having a radius of 230.00 feet and a chord bearing of S01°37'26"E and a chord length of 20.67 feet for an arc distance of 20.68 feet;
Thence N89°55'29"W a distance of 713.88 feet;
Thence N00°00'00"E a distance of 427.06 feet to the Point of Beginning.

Containing 298,647 Square Feet or 6.86 Acres, more or less.

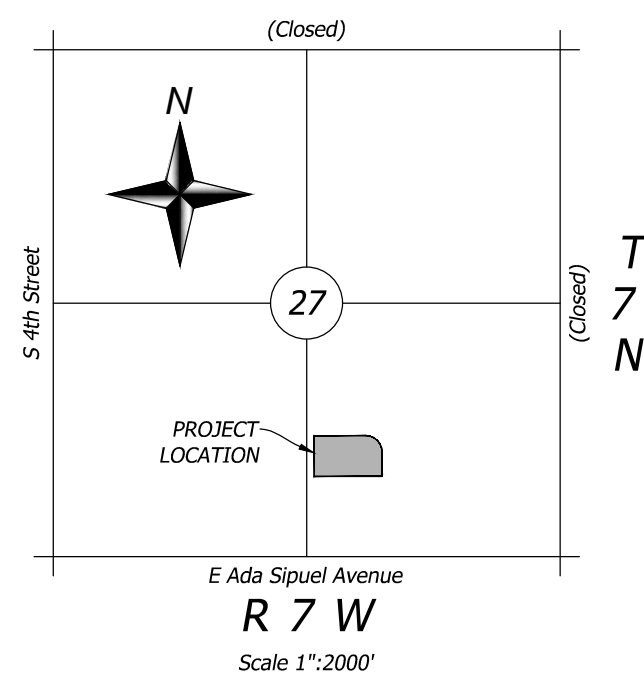
- NOTES**
- This plat of survey meets the Oklahoma Minimum Standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors, and that said Final Plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.
 - Monuments set for Lot Corners and the Road Center Line shall be as follows:
Paved surfaces - A Magnetic Nail with a Washer stamped "GOLDEN CA 7263"
Unpaved surfaces - A 1/2" Iron Rod with a Plastic Cap Stamped "GOLDEN CA 7263"
 - The proposed roadways shown on this plat will adhere to the county standard road specifications.

Curve Table					
Curve #	Length	Radius	Delta	ChB	ChL
C1	267.18'	170.00'	090.0475	S 44°55'16" E	240.52'
C2	20.68'	230.00'	005.1515	S 01°37'26" E	20.67'
C3	183.74'	170.00'	061.9275	N 58°58'31" E	174.93'
C4	21.60'	25.00'	049.5073	S 63°00'50" E	20.94'
C5	21.60'	25.00'	049.5073	S 63°00'50" E	20.94'
C6	83.43'	170.00'	028.1200	N 13°57'27" E	82.60'
C7	253.23'	52.00'	279.0147	S 00°06'09" W	67.53'

Line Table		
Line #	Direction	Length
L1	N 44°46'12" W	21.89'
L2	N 44°58'30" E	21.89'



- LEGEND**
- Section Corner
 - Quarter Corner
 - Set 1/2" Iron Rod
 - Set MAG Nail
 - Plat Boundary Line
 - Lot Line (This Plat)
 - Easement (This Plat)
 - Building Limit Line (This Plat)
 - Existing Lot Line
 - Existing Easement
 - Existing Building Limit Line
 - U/E - Utility Easement
 - B/L - Building Limit Line
 - R/W - Right of Way
- NOTE: ALL MONUMENTS SET ARE CAPPED 1/2" IRON PINS OR MAG NAILS WITH WASHERS BOTH BEING STAMPED "GOLDEN CA 7263"



SITE DATA

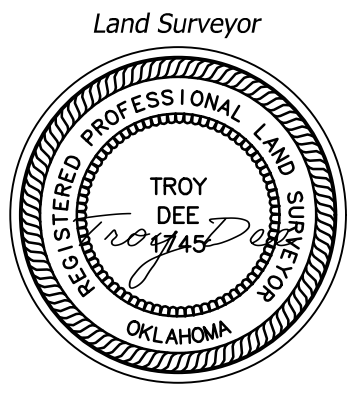
LOT INFORMATION	21
NUMBER OF LOTS:	6.86 ACRES
TOTAL AREA OF DEVELOPMENT:	42
DWELLING UNITS:	##
RESIDENTIAL DENSITY:	##
NET RESIDENTIAL DENSITY:	0
COMMERCIAL LOTS:	1
INDUSTRIAL LOTS:	0 ACRES
PARK & COMMON RECREATIONAL USE:	0.24 ACRES
COMMON AREA ACREAGE:	0.24 ACRES
COMMON OPEN SPACE:	109 L.F.
COLLECTOR STREET:	564 L.F.
LOCAL STREET:	0 ACRES
PUBLIC/SEMI PUBLIC ACREAGE:	

ZONING
MIXED USE PUD

OWNER/SUBDIVIDER
BRJ Investments, LLC
11200 S County Line Road
Oklahoma City, OK 73173

ENGINEER
CEDAR CREEK INC.
LANCE MILLS
PO BOX 14534 OKC, OK 73113

SURVEYOR
GOLDEN LAND SURVEYING
TROY DEE
4131 N.W. 122ND ST., SUITE 100
OKLAHOMA CITY, OK 73120



Prepared By
GOLDEN LAND SURVEYING
4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
C.A.# 7263 / Exp. Date = 6/30/2026
Telephone: (405) 849-6010 Email: troy@goldens.com

CHICKASHA

Meeting Type: Special Planning Commission
11/12/25

Meeting Date: 11/12/2025

Department: Community Development

Agenda Item No. 2.f.

AGENDA ITEM: Public Hearing to discuss and consider the petition by James Perryman requesting a special exemption for a special use permit at 1318 S 16th St to remodel an existing detached garage on the same lot as the main structure to be rented by a separate, unrelated tenant. The current zoning is R-1 Single Family Residential.

I. BACKGROUND/DESCRIPTION:

This public hearing is regarding the petition by James Perryman Requesting a special exemption for a special use permit on the following described property:

1318 S 16th St Chickasha, OK 73018 32-07-07-20600 ALL LOTS 7-8-9-10 BLOCK 42 SPARKS 1ST ADDN .

BRIEF DESCRIPTION OF REQUEST: The applicant wishes to use an existing Mother-in-Law suite on the same lot as the main structure; To be rented by a separate unrelated tenant. The current zoning is R-1 Single Family Residential.

Staff Report: Staff does not recommend approval on this matter. This house is built as a single family residence and is surrounded by single family homes. Allowing this in a unit that is currently just an accessory building to be built for unrelated persons to live will violate the intent of the zoning code and the city of Chickasha Code of Ordinances.

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

Fund	Account	Amount
(To)		
FUND	ACCOUNT	AMOUNT

Meeting Date: November 12, 2025	(From)	
---	--------	--

V. ATTACHMENTS:

CHICKASHA

Meeting Type: Special Planning Commission
11/12/25

Meeting Date: 11/12/2025

Department: Community Development

Agenda Item No. 2.g.

AGENDA ITEM: Discussion, consideration and possible action to approve the petition by James Perryman requesting a special exemption for a special use permit at 1318 S 16th St to remodel an existing detached garage on the same lot as the main structure to be rented by a separate, unrelated tenant. The current zoning is R-1 Single Family Residential.

I. BACKGROUND/DESCRIPTION:

This public hearing is regarding the petition by James Perryman Requesting a special exemption for a special use permit on the following described property:

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Staff Report: Staff does not recommend approval on this matter. This house is built as a single family residence and is surrounded by single family homes. Allowing this in a unit that is currently just an accessory building to be built for unrelated persons to live will violate the intent of the zoning code and the city of Chickasha Code of Ordinances.

II. RECOMMENDED ACTION:

Motion to deny

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

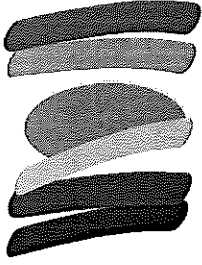
Dept. Director:
Jessica Green

Fund	Account	Amount
(To)		
FUND	ACCOUNT	AMOUNT

Meeting Date: November 12th, 2025	(From)	
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V. ATTACHMENTS:

1. Perryman application
2. Perryman abstract
3. Perryman proof of ownership
4. 1318 S 16th Special Exemption
5. Updated proof of ownership and letter



City of

Chickasha

117 North 4th Street
Chickasha, Oklahoma 73018

Due On: _____

Meeting Date: _____

APPLICATION FOR PLANNING COMMISSION

Request:

☐

Variance

☒

Special Exception

☐

Appeal

Applicant(s) Name: JAMES PERRYMAN, MANAGER OF SOLICITOR PROPERTIES, LLC

Address: 118 N. 4th Street, Chickasha, OK 73018

Legal Description: LOTS 7, 8, 9, AND 10 IN BLOCK 42 OF SPARKS 1ST ADDITION, CITY OF CHICKASHA

Address of subject property: 1318 S. 16TH STREET, CHICKASHA, OK

Phone #: 405-224-4000

Present zoning classification of subject property: R-1 SINGLE FAMILY

Type of Variance/Special Exception being sought: Use of all structures on property as single family residential

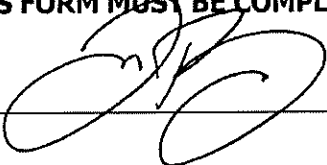
Reason for requesting variance/special exception: Property is not currently zoned for such use of all structures.

Owner of Record: SOLICITOR PROPERTIES, LLC

The following is a checklist of all other requirements of the application:

- ☒ A letter requesting the variance/special exception and reasons why the variance/special exception is being sought.
- ☒ A plot plan showing the dimensions of the property and the location and dimensions of ALL structures located on the property in relation to the property lines. (The plan should be specific enough to represent the type of variance/special exception requested)
- ☒ An Abstractor's Certified Property Owners list of property owners within 300' of subject property.
- ☐ **All Materials are due no later than the date set by the Community Development Director, as noted on this Application.**

ALL INFORMATION ON THIS FORM MUST BE COMPLETED IN ORDER TO PROCESS YOUR REQUEST

Applicant(s) Signature:  Date: 09/22/2025

SPECIAL CERTIFICATE

158571

RE:

Lot 7, 8, 9 & 10 in Block 42 in Sparks First Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

THE FOLLOWING IS A LIST OF PROPERTY OWNERS WITHIN 300 FEET OF THE ABOVE DESCRIBED PROPERTY:

Owner:

**Solicitor Properties LLC
118 N 4th Street
Chickasha, OK 73018**

Legal:

Lots 5 & 6 in Block 42 in Sparks First Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

**James & Kailey Herrin
1317 S 17th Street
Chickasha, OK 73018**

Legal:

The North 15 feet of Lot 21 and All Lots 22 & 23 and the South 5 feet of Lot 24 Block 42 in Sparks First Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

**Joseph & Sandra Hines
343 Songbird Trail
Ardmore, OK 73401**

Legal:

Lots 7, 8, 9 & 10 in Block 42 in Sparks First Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

**Lance & Julia Parkinson
1302 S 17th Street
Chickasha, OK 73018**

Legal:

Lot 1, 2 & 3 in Block 43 in Sparks First Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

**Ethan Thomas & Sawyer James
1302 S 16th Street
Chickasha, OK 73018**

Legal:

Lots 1, 2, 3 & 4 in Block 42 in Sparks First Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Gayla Harper
2439 County Street 2872
Chickasha, OK 73018

Legal:

Lots 4, 5, 6 & N/2 of Lot 7 Block 43 in Sparks First Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Deborah Tiger
1405 E Maple
Stillwater, OK 74074

Legal:

The North 20 feet of Lot 24 & All of Lot 25 & the South 15 feet of Lot 26 Block 42 in Sparks First Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Bobby & Layla Barger
928 S 8th Street
Chickasha, OK 73018

Legal:

The S/2 of Lot 7 & All Lots 8, 9, 10 and 11 in Block 43 in Sparks First Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Jay & Valonda Richardson
1301 S 17th Street
Chickasha, OK 73018

Legal:

The North 10 feet of Lot 26 & All of Lots 27 and 28 in Block 42 in Sparks First Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Royce G. Meacham
24 Walnut Drive
Ninnekah, OK 73067

Legal:

Lots 14 and 15 in Block 39 in Sparks First Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Deborah L. DeHart
1221 S 17th Street
Chickasha, OK 73018

Legal:

Lots 19 and 20 in Block 39 in Sparks First Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
David & Doris Pritchard
PO Box 1642
Chickasha, OK 73023

Legal:
Lots 19 and 20 & the South 10 feet of Lot 21 Block 42 in Sparks First Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Patricia Ann Cacy
2501 S 9th Street
Apartment 133
Chickasha, OK 73018

Legal:
Lots 16, 17 and 18 in Block 39 in Sparks First Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Archie Thomas, Jr.
PO Box 2131
Chickasha, OK 736023

Legal:
The South 5 feet of Lot 4 & All Lots 5 and 6 in Block 41 in Sparks First Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
William Postman
1227 S 16th Street
Chickasha, OK 73018

Legal:
Lots 14 and 15 in Block 40 in Sparks First Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Tommy & Brandi Roof
1500 S Rockwell Avenue
Newcastle, OK 73065

Legal:
Lots 12 and 13 in Block 40 in Sparks First Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
C.M. Noland
1326 S 20th Street
Chickasha, OK 73018

Legal:
Lots 8 and 9 in Block 41 in Sparks First Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
BCP, LLC
602 S 4th Street
Chickasha, OK 73018

Legal:
Lot 7 in Block 41 in Sparks First Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The North 63 feet of the South 80 feet of Lot 3 in Block 276 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
David & Elaine Tiger
1301 S 16th Street
Chickasha, OK 73018

Legal:
Lots 1, 2, 3 & the North 20 feet of Lot 4 in Block 41 in Sparks First Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Amanda R. Williams
1327 S 17th Street
Chickasha, OK 73018

Legal:
Lots 15 and 16 in Block 42 in Sparks First Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Robert Glass
1328 S 17th Street
Chickasha, OK 73018

Legal:
Lots 12, 13 and 14 in Block 43 in Sparks First Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Derek & Courtney Waugh
5800 E Wilshire Blvd
Oklahoma City, OK 73141

Legal:
Lots 17 and 18 in Block 42 in Sparks First Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Todd G. Hayes
1328 16th Street
Chickasha, OK 73018

Legal:

Lots 11, 12, 13 and 14 in Block 42 in Sparks First Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Denver & Melba Talley
1326 S 29th Street
Chickasha, OK 73018

Legal:
Lot 10 & the North 19 feet of Lot 11 in Block 41 in Sparks First Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The South 6 feet of Lot 11 & all Lot 12 in Block 41 in Sparks First Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
William D. Woelke
1327 S 16th Street
Chickasha, OK 73018

Legal:
Lots 13 and 14 in Block 41 in Sparks First Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Innovative Investments, LLC
PO Box 2153
Chickasha, OK 73023

Legal:
Lots 12 and 13 & a 10 foot strip on the East side of Lot 12 in Block 39 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Houston Tyler Smith
1320 S 15th Street
Chickasha, OK 73018

Legal:
The North 73 feet of Lot 3 in Block 276 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Joy L. Byrd
3592 Stoneybrook
Norman, OK 73072

Legal:
The South 70 feet of Lot 2 in Block 276 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Bobbie Jean Powell
1302 S 15th Street
Chickasha, OK 73018

Legal:

The North 70 feet of Lot 1 in Block 276 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Raydesel & Rosana Castro
1306 S 15th Street
Chickasha, OK 73018

Legal:

The South 30 feet of Lot 1 and the North 30 feet of Lot 2 in Block 276 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Willie & Catherine Fatheree
2700 S Spruce Avenue
Oklahoma City, OK 73128

Legal:

Lot 3 in Block 2 in Matthews and Walford Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Elizabeth Preece
R Box 782
Chickasha, OK 73023

Legal:

Lot 1 LESS the South 6 inches in Block 2 in Matthews and Walford Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Justin Neal & Stephanie L Sharp
1405 S 17th Street
Chickasha, OK 73018

Legal:

Lots 11 and 12 in Block 2 in Matthews and Walford Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Capps Family Properties, LLC
14285 Orange Blossom Road
Oakdale, CA 95361

Legal:

Lot 10 Block 2 in Matthews and Walford Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Jana S. Johnson
1404 S 16th Street
Chickasha, OK 73018

Legal:

The South 6 inches of Lot 1 and All of Lot 2 in Block 2 in Matthews and Walford Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Tonya & Myron Loman
1401 S 16th Street
Chickasha, OK 73018

Legal:

Lots 1 and 2 in Block 1 in Matthews and Walford Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Allana Dohm
1758 County Street 2840
Amber, OK 73004

Legal:

All of Block "D" in Scott Jones Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The South 17 feet of Lot 3 in Block 276 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Said properties are within the limits of the City of Chickasha, Grady County, Oklahoma. The following are the known utility companies and franchise holders:

- | | |
|---------------------------|----------------|
| 1. City of Chickasha | 4. Sudden Link |
| 2. Centerpoint Energy | 5. A T & T |
| 3. Public Service Company | |

STATE OF OKLAHOMA

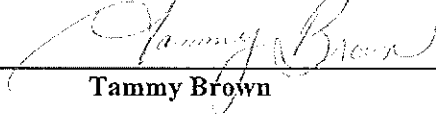
COUNTY OF GRADY

The undersigned lawfully Bonded Abstracters in and for said County and State, do hereby certify that the foregoing attached sheets contain a true and complete take-off of the names and addresses of the taxpayers of the real property opposite their names, according to the records in the office of the County Treasurer and County Assessor of Grady County, Oklahoma, for the calendar year of 2024.

The Abstracter does not pass on the validity or sufficiency of any instrument of record, nor the marketability of the title; nor do we assume any liability in the excess of \$300.00 in furnishing this report. Dated at Chickasha, Grady County, Oklahoma, this 25th day of September, 2025 @ 7:59 A.M.

WASHITA VALLEY ABSTRACT & TITLE, LLC

By


Tammy Brown



20-10-6291
Washita Valley Abstract & Title
An Agent For First American
Title Insurance Company

**JOINT TENANCY
WARRANTY DEED**
(Corporation Form)

WVA 149401

That BancFirst, Party of the first part, in consideration of the sum of TEN & NO/100 and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **Joseph Hines and Sandra Hines, husband and wife, 1318 S. 16th Street, Chickasha, OK 73018**, as joint tenants and not as tenants in common, with right of survivorship, the whole estate to vest in the survivor, in the event of the death of either, Parties of the second part, the following described real property and premises situate in Grady County, State of Oklahoma, to-wit:.

SURFACE RIGHTS ONLY

Lots 7, 8, 9, and 10 in Block 42 in Sparks First Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof and a 10 foot strip located and abutting on the East side of Lots 7, 8, 9, and 10 in Block 42 of Sparks First Addition, formerly vacated by the City of Chickasha

PROPERTY ADDRESS: 1318 S. 16th Street, Chickasha, OK 73018

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests, and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, and restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, as such joint tenants, and to the heirs and assigns of the survivor, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

EXCEPT covenants, conditions, easements, restrictions and mineral conveyances of record.

Signed and delivered this 4th day of December, 2020.

BancFirst

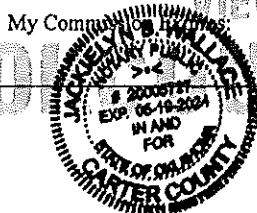

By: C. Blake Hollingsworth, President

State of Oklahoma)
County of Carter) SS.

4th Before me, the undersigned, a Notary Public in and for said County and State, on this day of December, 2020 personally appeared
C. Blake Hollingsworth

to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its President and acknowledged to me that he executed the same as their free and voluntary act and deed of such corporation for the uses and purposes therein set forth.

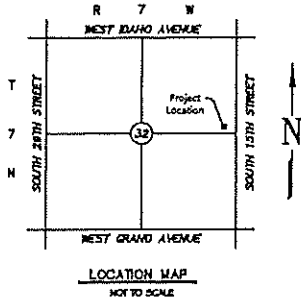
Given under my hand and seal the day and year last above written.



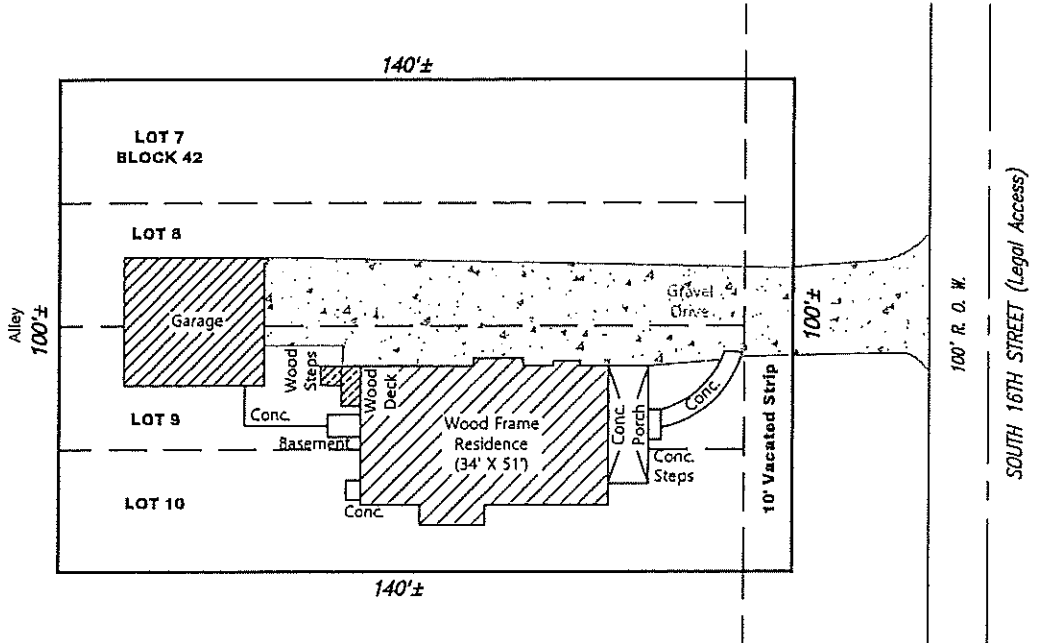

Notary Public

VIEW ADDITIONAL LAND RECORDS AT
OKLAHOMA COUNTY RECORDS.COM

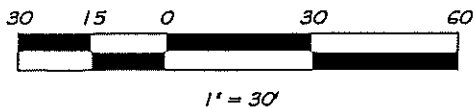
MORTGAGE INSPECTION REPORT
 PORTIONS OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 7 WEST
 GRADY COUNTY, OKLAHOMA
 1318 S 16TH STREET,
 CHICKASHA, OK 73018
 SOLICITOR PROPERTIES, LLC



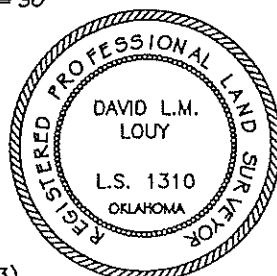
PATRIOT
 SURVEY
Heritage Matters



R.O.W. = Right of Way



800-522-OKIE (6543)



Job: # 47196 -
 Buyer - SOLICITOR PROPERTIES, LLC



PATRIOT
 SURVEY

P. O. Box 966, Jenks OK 74037
 1-833-752-8833
 CA 8229, Eff. to 6-30-2027

PAGE 1 OF 2



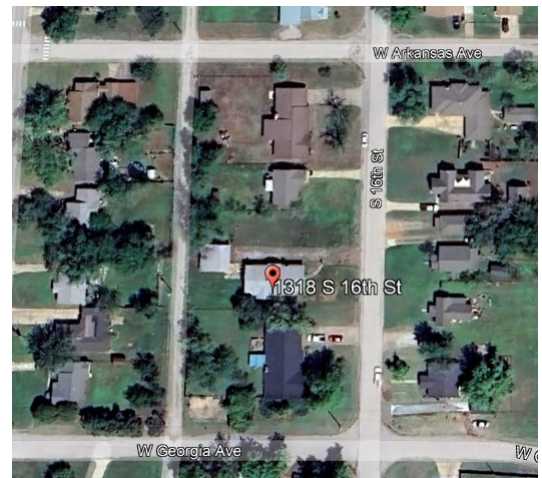
**NOTICE OF PUBLIC
HEARING PC PETITION
REQUEST FOR A SPECIAL EXEMPTION USE ON REVIEW**

NOTICE IS HEREBY GIVEN, that the City of Chickasha Planning Commission will hold a public hearing beginning at 4:00 p.m. on Wednesday, November 12th, 2025, at Chickasha City Hall, 117 North 4th Street., Chickasha, Oklahoma. This public hearing is regarding the petition by James Perryman requesting a special exemption for a use on review on the following described property:

1318 S 16th St Chickasha, OK 73018 32-07-07-20600 ALL LOTS 7-8-9-10 BLOCK 42 SPARKS 1ST ADDN .

BRIEF DESCRIPTION OF REQUEST: The applicant wishes to remodel an existing detached garage on the same lot as the main structure; To be rented by a separate unrelated tenant. The current zoning is R-1 Single Family Residential.

Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for hearing and show cause why the petition should or should not be approved. Written comments regarding this petition should be emailed to danielle.charles@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th street Chickasha, Ok 73018.



Please call the Community Development Department at 405-222-6010 or email danielle.charles@chickasha.org should you have any questions regarding this petition.

There will also be a public hearing on this petition at the November 17th, 2025, City Council meeting at Chickasha City Hall, 117 North 4th Street, Chickasha Oklahoma.

Sincerely,

Danielle Charles,

Permit Technician



Re: Planning Application

From James Perryman <james@perrymanlegal.com>

Date Fri 11/7/2025 11:10 AM

To Nick Alexander <nick.alexander@chickasha.org>

2 attachments (380 KB)

20250929132721908.pdf, Grady (watermarked) - Book 006518, Page 0046-0047.pdf,

I have attached the owners list and the deed where my LLC took title. As to a letter explaining what I am doing/requesting, please see below:

As to the plans, I am not requesting a lot split or a rezoning of the property. I would like to maintain the single-family zoning classification. My only intent is to get the best and highest use of the property and its structures/fixtures as they currently sit. I am also not requesting that I be allowed to build any new structures. I just want to renovate the currently existing detached structure on the back of the property into a mother-in-law suite and, as long as I own it, receive a special use permit to lease it separately from the house. In the future, when the property is sold, I would like it to be sold as a single property. Should a future owner like to lease the MILL Suite separately, I would like that future owner to have to apply to the City for that approval.

The detached building as it currently sits is in bad shape and needs to be worked on. I cannot justify investing the kind of money it would take to renovate it unless it becomes an income producing aspect of the property. I understand that I could renovate it and lease it with the house. If rented with the house, it will not increase the rent sufficiently to justify the cost to renovate. Additionally, I don't want to open myself or my tenants up to the possibility of a tenant illegally subletting the MILL suite. That would be very difficult to restrict on my part and very difficult for the city to restrict.



James M. Perryman

Attorney at Law

118 N. 4th Street

Chickasha, OK 73018

Telephone: (405) 224-4000

www.perrymanlegal.com

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Tax Roll Inquiry

Grady County Treasurer

Carolyn Bowen, Treasurer

PO Box 280 Chickasha, OK 73023

Phone: 405-224-5337

Fax: 405-224-7093

E-Mail: office@gradytreasurer.com



20250027069

Owner Name and Address

SOLICITOR PROPERTIES, LLC

118 N. 4TH ST

CHICKASHA OK 73018-0000

Taxroll Information

Tax Year : 2025

Property ID : C650-00-042-007-0-000-00

Location : 1318 S 16TH CHICKASHA

School District : 1001C 9001 CHICKASHA CITY V6 Mills : 102.02

Type of Tax : Real Estate

Tax ID : 27069

Legal Description and Other Information:

32-07-07-20600 ALL LOTS 7-8-9-10 BLOCK 42 SPARKS 1ST ADDN

Assessed Valuations	Amount
Land	1771
Improvements	5781
Net Assessed	7552

Tax Values	Amount
Base Tax	770.00
Penalty	0.00
Fees	0.00

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Entity Summary Information

Select the buttons below to file or place an order.

To view Entity Details there will be a \$5.00 charge and you will need to click on **VIEW ENTITY DETAILS** button at the bottom of the page.

If you are ordering documents such as a "Certificate of Good Standing" or "copies" you will need to click on the **ORDER DOCUMENTS** button at the bottom of the page.

If you are filing a legal document such as a trade name, amendment, annual certificate, etc., you will need to click on **FILE A DOCUMENT** button at the bottom of the page.

SOLICITOR PROPERTIES, LLC

Details

Filing Number: 3513061743
Name Type: Legal Name
Status: In Existence ⓘ
Corp type: Domestic Limited Liability Company
Jurisdiction: Oklahoma
Formation Date: 4 Feb 2022

Registered Agent Information

Name: JAMES PERRYMAN
Effective: 4 Feb 2022
Address: 118 N. 4TH ST.
City, State , ZipCode: CHICKASHA OK 73018

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