

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

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

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

AGENDA
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
JANUARY 15, 2026
6:30 P.M.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES OF DECEMBER 18, 2025

EXPLANATION OF PROCEDURE TO AUDIENCE PLANNING AND ZONING COMMISSION BUSINESS

ITEM 1: PC 26-01

Consider a request by Hickman and Sutton LLC/Alex Hickman and Jim Sutton, Applicants to rezoning 6006 N. Rockwell Ave. from C-G, Commercial General to I-L, Industrial Light.

LEGAL DESCRIPTION: Hickey Acres Add 003 000 W. 410 Ft./Hickey Acres Add 003 000 E. 84.17 Ft. of W. 494.17 Ft.

(Item to be heard by the Bethany City Council on the 3rd of February, 2026 at 6:30 p.m. in the Council Chambers at Bethany City Hall.)

ITEM 2: PC 26-02

Consider a special use request by DWD Enterprises, Darin Delaney and Tanner Burrows, Applicants to construct a garage next to the residence at 6708 NW 48th St.

LEGAL DESCRIPTION: Neeley Second Add 003 000 W. 60 ft. Lot 1 thru 3.

(Item to be heard by the Bethany City Council on the 3rd of February, 2026 at 6:30 p.m. in the Council Chambers at Bethany City Hall.)

NEW BUSINESS

ADJOURNMENT UNTIL FEBRUARY 5, 2026

MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
DECEMBER 18, 2025

MEMBERS PRESENT: Justin Peck, Chair
Robert Helton
Steve Marx
Ron Crouch
Arvel Williams

MEMBERS ABSENT: James Clemmer, Vice-Chair
Jennifer Edmonson

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

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on Friday, December 12, 2025 on or before 4:30 p.m.

Justin Peck, Chair called the meeting to order and gave the invocation. Motion was made by Robert Helton, seconded by Steve Marx to approve the December 4, 2025 Planning and Zoning Commission minutes as emailed. The votes are as follows: AYE- Justin Peck, Robert Helton, Steve Marx, Arvel Williams. NAY- None. ABSTAIN- Ron Crouch. The motion carried 4-0-1.

ITEM 1: **PC 25-26**

Request by Stonetown Capital, Applicant for house moving permits for the purpose of moving four manufactured homes from the Texas State line to the 5200 Blk. N. Peniel Ave. (Lots 1, 1A, 2, 19 and 20).

LEGAL DESCRIPTION: Unpltd. Pt. Sec 9, 12N, 4W, NW4, SW4, SE4.

ACTION: Brett Crecelius, Comm. Dev. Director presented the staff report to consider moving permits for five manufactured homes from the Texas State line to 5200 Blk. N. Peniel Ave. (Lot 1, 1A, 2, 19 and 20). He gave a brief history of the property and summarized the zoning of the area. The new owner has been cleaning up property. So far, owners have put in new private concrete roads, sanitary sewer, and water lines for all the units. The applicant plans to continue to provide new roads, pads, and infrastructure for the approximately thirty-five (35) new manufactured homes over the next two (2) years. The building mover Bennett Truck Company is currently licensed with the City of Bethany. We will work with Public Works, Police, and SNU to coordinate if they need to be on site for public safety.

Motion was made by Arvel Williams, seconded by Robert Helton to approve the five (5) moving permits for the manufactured homes to 5200 N. Peniel Ave. (Lots 1, 1A, 2, 19 and 20). The votes are as follows: AYE- Justin Peck, Robert Helton, Steve Marx, Ron Crouch, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 5 - 0.

NEW BUSINESS

No new business.

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

City of Bethany
Planning & Zoning Staff Report
January 15th, 2026

CASE NO: PC 26-01

Request: Consider a request from Hickman & Sutton LLC, Applicant, and Agent of Owner, to rezone 6006 N Rockwell Ave. from C-G, Commercial General to I-L Industrial Light.

Legal Description: HICKEY ACRES ADD 003 000 W410FT

Current Zoning: Commercial General (C-G)

Proposed Zoning: Industrial Light (I-L)

Surrounding Zoning:

Direction	Zoning
North	R-1 (Residential One Family)
South	R-1 (Residential One Family)
East	R-1 (Residential One Family)
West	OKC (Wiley Post Airport)

Table 1

Zoning Characteristics

	C-G	I-L
Lot area (minimum)	None	None
Lot Coverage (Maximum)	35%	None
Height (Maximum)	90 feet	35 feet or 2 -½ stories
Setbacks <i>Side</i> <i>Rear</i> <i>Front</i>	Side Interior Lots (minimum) None Rear (minimum) 20 feet Front (minimum) 25 feet	Side Interior Lots (minimum) None Rear (minimum) 15 feet Front (minimum) 25 feet
Fence Requirements	Abutting R-1 requires 95% opacity and a height of eight feet on all abutting property lines.	Abutting R-1 requires 95% opacity and a height of eight feet on all abutting property lines

Table 2

Background:

The applicant is requesting to rezone the property located at 6006 N Rockwell Ave. From C-G, Commercial General to I-L Industrial Light. The parcel is bordered by R-1 (Single Family Residential) to the North, South, East, and OKC (Wiley Post Airport) to the West.

Analysis:

The site encompasses 81,864 sq. ft. (1.55 acres). The applicant is requesting a rezone to Industrial-Light to accommodate small businesses. This request aligns with the goals of the Comprehensive Plan, which encourages light industrial uses north of 50th Street to support Wiley Post Airport and create a concentrated, compatible district of light industrial and supporting uses.

To the north of NW 50th Street along Rockwell Avenue, several properties are zoned Industrial Light, with additional Industrial Light-zoned properties located closer to NW 63rd Street. The surrounding area also includes Commercial General, Commercial Restricted, Commercial Office, and Planned Unit Development (PUD) zoning districts, demonstrating that a mix of zoning districts is already established along Rockwell Avenue. However, the properties directly abutting this site are zoned R-1 and should be buffered from the impacts of nearby industrial uses, as well as any potential new industrial activity. To provide this buffer, an 8-foot fence will be required along the property lines adjacent to the R-1 zoned parcels.

The proposed rezone aligns with the goals of the Comprehensive Plan, which designates Rockwell Ave. north of 50th as an Industrial mixed-use corridor.

* If the property is rezoned, any new businesses or buildings will be required to come before the city for review and approval to ensure compliance with zoning, permitted uses, and building requirements.

Required Action: Hold a public hearing to provide a recommendation to either approve or deny the applicant's request for a rezone that would allow the property to be rezoned from C-G to I-L.

Attachments:

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



N Rockwell Ave

NW 61st St NW 61st St

Millionaire Dr

N Rockwell Ave

NW 60th St

NW 60th St

NW 60th St

NW 60th Dr

NW 60th Dr

ZONE
C-G
ZONE DESC
COMMERCIAL GENERAL

Tulakes Ave

Tulakes Ave

Tulakes Ave

N Rockwell Ave

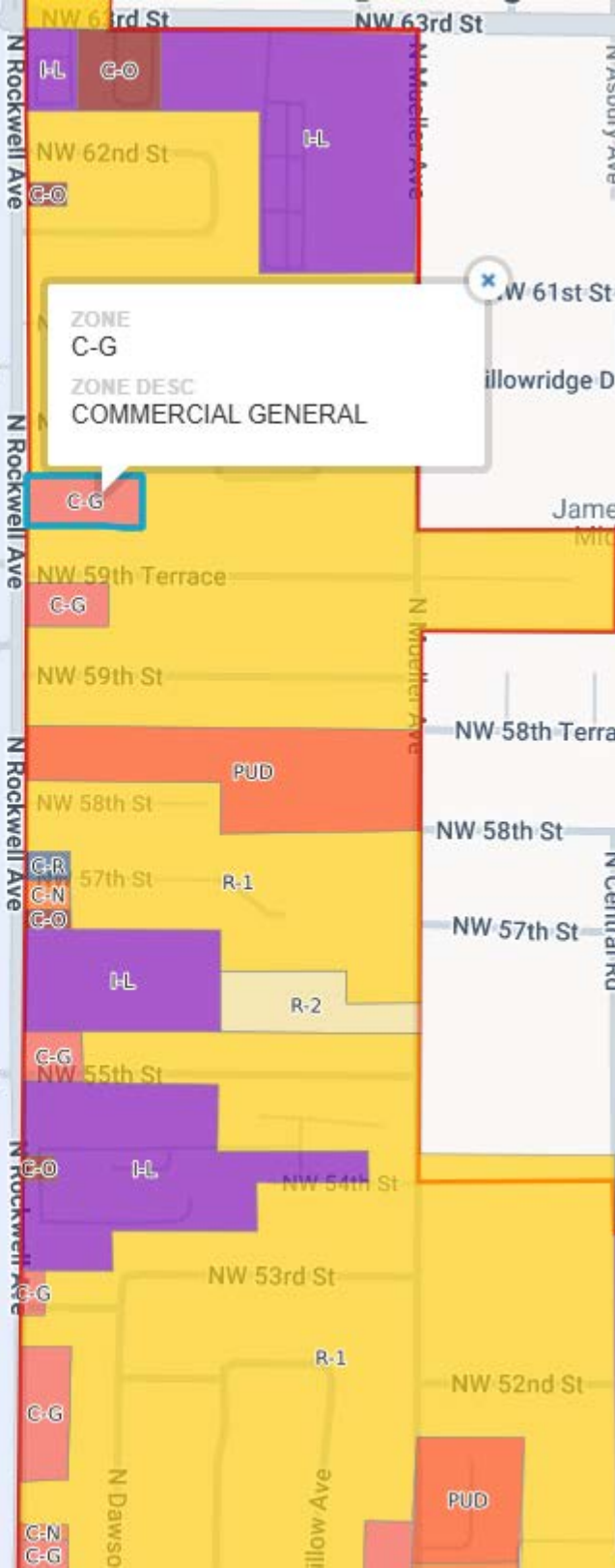
NW 59th Terrace NW 59th Terrace

NW 59th Terrace

Tulakes Ave

Tulakes Ave

N Rockwell Ave



ZONE
C-G
ZONE DESC
COMMERCIAL GENERAL

Wiley Post
Airport-PWA

Philip J Rhoads Ave

Monroney St

Philip J Rhoads Ave

Millionaire Dr

Tulakes Ave

N Rockwell Ave

N Rockwell Ave

N Rockwell Ave

N Rockwell Ave

N Rockwell Ave

NW 63rd St

NW 62nd St

NW 59th Terrace

NW 59th St

NW 58th St

NW 57th St

NW 55th St

NW 54th St

NW 53rd St

NW 52nd St

N Dawson Ave

NW 63rd St

NW 61st St

Willowridge Dr

Jame

NW 58th Terrace

NW 58th St

NW 57th St

NW 52nd St

N Asbury Ave

N Mother Ave

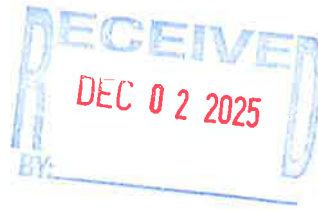
N Central Rd

Willow Ave



City of Bethany

A great place to live, work, shop, and grow a business!



PACKET A

REZONING PROCEDURE

1. Check with the Community Development Department to see what your present zoning is and the zone you desire. A list of all current zoning districts and a brief description of each is attached to this packet.
2. Submit a written application to the Bethany Planning and Zoning Commission, setting forth the legal description of the property to be rezoned, the street address or approximate location, the names and addresses of the owners thereof, and the zoning requested. (Application Form attached).
3. The application shall also be accompanied by a list of the names and addresses of all property owners of record within a three hundred (300) foot radius of the exterior boundaries of subject property, current and certified by a bonded abstractor or the County Assessor of Oklahoma County.
4. The Planning Staff will make sure your application is complete, and will calculate your filing fee according to the following schedule. Notice fee for public hearing - **\$150.00**; Agricultural rezoning- **\$438.00**; R-1 rezoning - **\$625.00 + \$13/ac**; R-2 rezoning- **\$813.00 + \$13/ac**; R-M rezoning - **\$1,000.00 + \$13/ac**; C-O and C-R rezoning - **\$625.00 + \$13/ac**; C-G, C-H, E-I and I-L rezoning - **\$875.00 + \$13/ac**; I-H rezoning - **\$1,250.00 + \$13/ac**; PUD rezoning - **\$1,500.00 + \$19/ac**.
5. Return your application, the required accompanying data and the filing fee to the Community Development Department. Once the application has been received and reviewed for completeness, the Community Development Director will schedule your application on the next available Planning & Zoning Commission Agenda.
6. Legal notice of the request will be published in a newspaper of general circulation in the City of Bethany, as required by State Law. At the same time, every property owner within three hundred (300) feet of the exterior boundaries of your property is notified by letter of your request.
7. The Planning Staff will research and analyze your request and prepare a staff report with recommendation, which will be mailed to each member of the Planning and Zoning Commission and to each member of the City Council.

SUMMARY OF ZONING DISTRICTS

1. A Agricultural. This district is designed to protect specific areas within clear zones of Wiley Post Airport where development should remain non-existent and other peripheral areas in which development should be controlled;
2. R-1 Residential One Family. This is the most restrictive residential district. The primary use of land is for single-family dwellings and related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. These residential areas are intended to be defined and protected from the encroachment of uses which are not appropriate to residential environment. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and through consideration of the proper functional relationship of the different uses;
3. R-2 Residential Two Family. This is a residential district to provide for a slightly higher population density but with basic restrictions similar to the R-1 District. The primary use of land is for single-family and two-family dwellings and related recreational, religious and educational facilities normally required to provide a balanced and attractive residential area. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and through the consideration of the proper functional relationship of the different uses;
4. R-M Residential Multiple Family. Multiple family dwellings must be developed, due to their location, with maximum compatibility to the surrounding area in which they are located in regard to quality, architectural design and physical orientation. Extensive screening and usable open space will be incorporated into this multi-family usage to maintain the integrity of adjacent living units instead of distracting or decreasing the important life style of the single-family dwelling;
5. PUD, Planned Unit Development. A special zoning district category that provides an alternative approach to conventional land use controls. The PUD provides for greater flexibility in the design of buildings, yards, courts, circulation, and open space that would not be possible through the strict application of other district regulations. In this way, applicants may be awarded certain premiums in return for assurances of overall planning and design quality, or which will be of exceptional community benefit and which are not now required by other regulations.

PUD may be small or large scale developments, incorporating single type or a variety of residential, commercial, industrial and related uses which are planned and developed as a unit. Such development may consist of individual lots, or it may have common building sites.

The specific purposes of the PUD are to:

1. Encourage comprehensive and innovative land development with appropriate limitations on the character and intensity of use that assures compatibility with surrounding uses and achieves the goals and objectives of the Bethany Comprehensive Land Use Plan.
2. Encourage more efficient use of land capitalizing on optimum arrangements of buildings and uses thereby reducing infrastructural costs without sacrificing quality of service.
3. Permit flexibility within the development maximizing the unique physical characteristics of the site and respecting the natural features of the area.
4. Achieve a continuity of function and design within the development and in relation to surrounding areas.
5. Provide a maximum choice of dwelling units and arrangements responsive to consumer demands.
6. Provide a mechanism for mitigating possible negative impacts of new development in transitional areas where traditional requirements are not adequate.
6. MHP Mobile Home Park. This is a residential district to be occupied by mobile homes;
7. C-0 Commercial Office. The district provides for office buildings, accessory uses and restricted commercial activities. Buildings and premises in this district shall be used only for the purposes hereinafter set forth and no article or material shall be kept, stored or displayed outside the confines of a building;
8. C-R Commercial Restricted. This district is intended for the conduct of retail trade and personal service enterprises to meet certain regular needs of the community. It does not, however, permit outside display of merchandise nor does it allow for certain uses which involve the use of heavy equipment, repair of motor vehicles or equipment, or certain other retail uses which are allowed in the Commercial General District.
9. C-G Commercial General. Intended for the conduct of general trade and personal service enterprises, this district meets certain regular needs and is for the convenience of residents of the community. Persons living in the community require direct and frequent access to this district. Therefore, this district should not be located in areas which will affect the internal stability of residential areas. Traffic generated by uses permitted in this district will primarily be passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods;

10. C-H Commercial Highway. This unrestricted commercial district is intended to provide suitable locations for those commercial activities appropriate to location and dependent on N.W. 39th Expressway. These activities typically require direct auto traffic access and visibility from the road, and therefore shall be located only in the vicinity of N.W. 39th Expressway or the service drives thereof; and

11. CBD Central Business. The district is designed to be the central business district or downtown shopping center for the community and surrounding trade area as delineated in the comprehensive plan. The area is further defined as properties in and closely surrounding the original townsite of Bethany. This district is intended to provide space for retailing, professional offices, financial institutions, governmental offices, amusement facilities and transient residential facilities. (Ord. #1421; 4-19-88)

12. I-L Industrial Light. This is intended primarily for manufacturing and assembly plants that are conducted so the noise, odor, dust and glare of each operation is completely confined within an enclosed building. These industries may require direct access to rail, air or street transportation facilities;

13. I-H Industrial Heavy. This district is intended primarily for the conduct of heavier manufacturing, assembly and fabrication, and for wholesale and service uses. These do not depend primarily on frequent personal visits of customers or clients, but may require good accessibility to major rail, air or street transportation uses.

14. E-I Educational and Institutional. This district is established to provide a location for institutions of higher education, and other institutional uses of a public or quasi-public educational, medical, religious or eleemosynary nature, which requires a complex of buildings developed on a campus where maximum flexibility of density and use of buildings and facilities is desirable.

(* Specific Zoning District Regulations governing permitted uses, area, height and bulk requirements are available upon request.)

8. At the next scheduled Planning and Zoning Commission meeting, your request will be considered at a public hearing. You will be sent notice of this meeting and you or your representative must be present. The Planning Staff will introduce your request, and you and any interested citizens will have the opportunity to speak to the Commission concerning your request.
9. At the conclusion of this public hearing the Planning Commission, by majority vote, will recommend that the ordinance to accomplish your requested rezoning either be approved or denied. This recommendation will be transmitted to the City Council.
10. When the Planning Commission has acted upon an application for rezoning, an ordinance shall be prepared and introduced before the City Council at a public hearing on the same date as set forth in the notice to property owners provided in the preceding section. The City Council may continue that hearing from time to time, prior to final action thereon.
11. At the public hearing, the City Council will vote either to adopt or reject the proposed rezoning ordinance. You or your representative must be present at this meeting.
12. Both the Planning Commission and the City Council meetings are held in the Council Room (East Wing), Bethany City Hall, 6700 N.W. 36th. The Planning Commission meetings begin at 7:00 P.M. and the City Council meetings begin at 7:30 P.M. The average rezoning case takes about 50 days from the time we receive the application until final approval.

APPLICATION FOR REZONING

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

(PLEASE PRINT OR TYPE)

1. Applicant: Hickman and Sutton LLC / Alex Hickman Phone#: Alex - 405-488-4434
Jim Sutton Phone#: Jim - 405-760-1988
Address: 6006 North Rockwell, Bethany, OK 73008
2. Record Property Owner(s): _____ Phone#: _____
Address: _____
3. Request rezoning from: Commercial general
To: Industrial light
4. Street address or location: _____
5. Legal description (attach if necessary): _____

6. Area of property (sq. ft.): 81,864 Sqft
7. The application shall be accompanied by the following:
 - a. Filing Fee.
 - b. Certified list of names and addresses of all property owners of record within three hundred (300) feet of the exterior boundaries of subject property.
 - c. Application for amendment of Comprehensive Plan (if applicable).
8. In order that your application can be heard at the next Planning Commission meeting, the completed application, accompanying information, and filing fees must be submitted before 12:00 noon the day of the deadline.
9. Signature of Applicant: Alex H.
Signature of Property Owner: Alex H.

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

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

6006 N ROCKWELL 1.80 ACRES more or less

Present Designation:

C9

Requested to be changed to:

IL

Justification for Changes (include any change of conditions in the area, proof of the need for the uses allowed under the requested designation, relationships to traffic facilities, and any other evidence which would support the change):

The property is located in an ideal location for small businesses to operate. We also feel like the construction type will add to the visual appeal of the neighborhood/area.

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

Applicant: Hickman + Sutton LLC / Alex Hickman + Jim Sutton

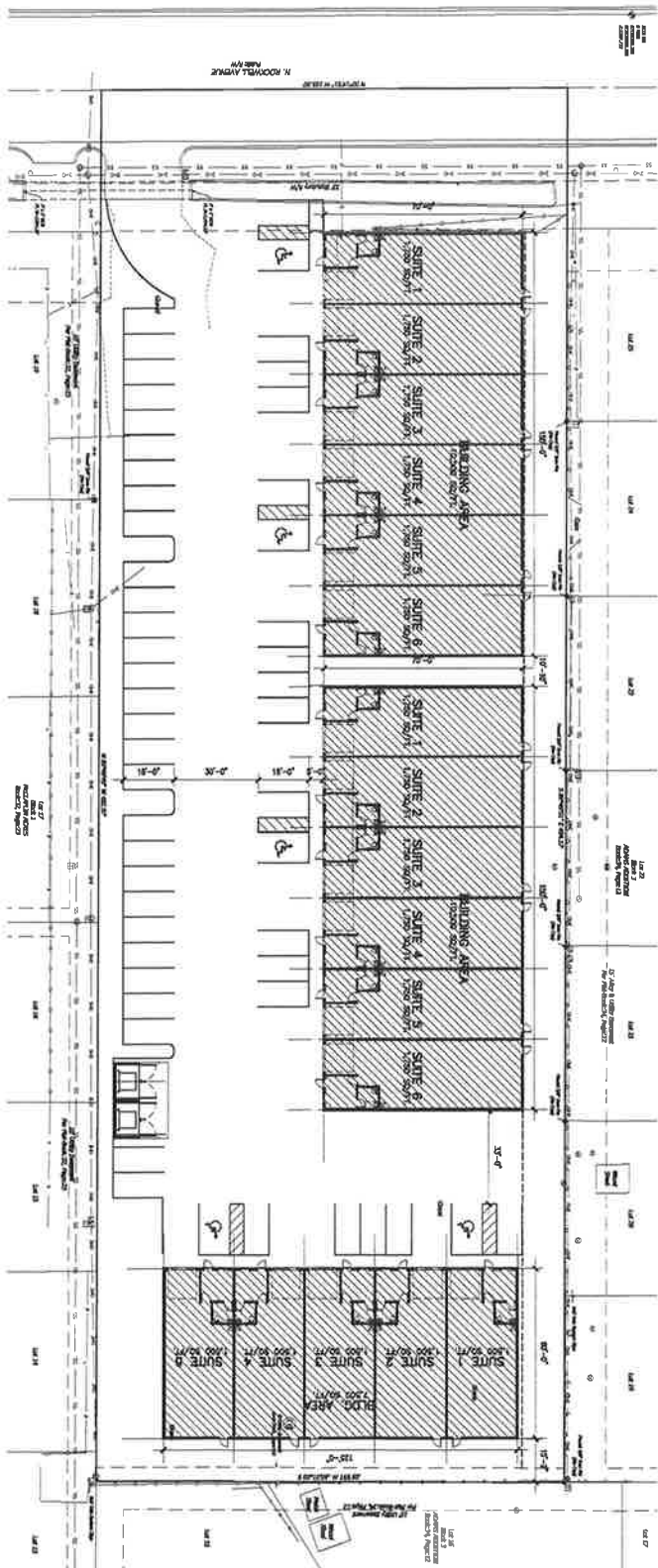
Address: 1513 NW 158th St, Edmond, OK 73013

Phone: 405-488-4434

Signature:



ALTA/NSPS LAND TITLE SURVEY
 OF
 6006 N. ROCKWELL AVENUE,
 BETHANY, OKLAHOMA 73008



SITE PLAN
 SCALE: 1" = 40'

BLUESCOPE

which Buyer finds objectionable. No matter in the Title Commitment shall be construed as a valid objection to title under this Contract unless it is so construed under the Title Examination Standards of the Oklahoma Bar Association, where applicable. In case of valid objections to the title in the Title Commitment, Seller shall have thirty (30) days, or such additional time as may be agreed to, in writing, by Seller and Buyer, to make reasonable efforts to cure or remove such objections. If Buyer, or Buyer's Broker, if applicable, does not deliver to Seller, in care of Seller's Broker, if applicable, a written notice specifying those items to which Buyer objects within ten (10) days after the receipt by Buyer of the information referred to above, then all of the items reflected in the Title Commitment and Survey shall be considered to be acceptable to Buyer. If such valid objections cannot be satisfied within the time stipulated in this Paragraph, the earnest money shall be refunded to the Buyer, Buyer shall return the abstract to Seller, and this Contract shall be of no further force and effect.

5. On the date of closing of this transaction, as provided in the Contract, Seller shall furnish to Buyer a copy of the Title Commitment, fully marked and initialed by the title company issuing the Owner's Title Policy, which marked Title Commitment, shall reflect the exceptions and provisions to be contained in the Owner's Title policy upon issuance thereof. The Title Commitment shall commit to issue to Buyer an owner's policy of title insurance, covering all of the Property, in the sum of the purchase price, and written on an American Land Title Association (ALTA) Owner's Policy form or its equivalent, and, except for the objections Buyer has agreed to waive showing only the standard printed exceptions and exclusions contained in the said ALTA form of Owner's Title Policy. The premium charged by the Title Company and post closing abstracting expense of providing such Title Policy shall be borne by: **(check one)** Buyer Seller
6. The Title Commitment shall permit deletion of the Survey exceptions, at Buyer's sole cost and expense. Additional extended coverage, including waiver of the standard exceptions and an ALTA standard zoning endorsement, which reflects the zoning classification of the Property, shall also be provided by Seller, at Buyer's request, and costs for such extended coverage in excess of the base policy premium shall be reimbursed to Seller by Buyer at closing.
7. Seller shall make reasonable efforts, at Seller's sole cost and expense, to cure or remove objections identified in the Survey. If Seller fails to cause all of the objections to be removed or cured prior to the closing date, or if Seller, or Seller's Broker, if applicable, notifies Buyer, in care of Buyer's Broker, if applicable, of Seller's decision not to cure or remove some, or all, of the objections, Buyer's sole remedy shall be to:
 - a. Terminate this Contract by giving Seller, in care of Seller's Broker, if applicable, written notice thereof, which notice must be given within five (5) days after Seller, or Seller's Broker, if applicable, notifies Buyer, in care of Buyer's Broker, if applicable, of Seller's decision not to cure or remove the objections; in which event, the earnest money, together with all interest earned thereon, shall be returned to the Buyer, and neither Party shall have any further rights, duties, or obligations hereunder; or
 - b. Elect to purchase the Property subject to the Buyer's objections not so removed or cured; in which event, the objections not removed or cured shall be deemed acceptable to Buyer.
8. Notwithstanding anything to the contrary contained in this Contract, in the event the transaction contemplated by this Contract does not close for any reason except Seller's failure to cure or remove a title objection described in the Survey or wrongful refusal to close, **Buyer shall be responsible for the payment of the cost of the Survey.** Upon closing, any existing Abstract(s) of Title, owned by Seller, shall become the property of Buyer.

10. TAXES, ASSESSMENTS AND PRORATIONS.

- A. General ad valorem taxes for the current calendar year shall be prorated through the date of closing, if certified. However, if the amount of such taxes has not been fixed, the proration shall be based upon the rate of levy for the previous calendar year and the most current assessed value available at the time of Closing.
- B. The following items shall be paid by Seller at Closing: (i) Documentary Stamps; (ii) all utility bills, actual or estimated; (iii) all taxes other than general ad valorem taxes which are or may become a lien against the Property; and (iv) any labor, materials, or other expenses related to the Property, incurred prior to Closing which is or may become a lien against the Property.
- C. At Closing all leases, if any, shall be assigned to Buyer and security deposits, if any, shall be transferred to Buyer. Prepaid rent and lease payments shall be prorated through the date of Closing.
- D. If applicable, membership and meters in utility districts to include, but not limited to, water, sewer, ambulance, fire, garbage, shall be transferred at no cost to Buyer at Closing.
- E. If the property is subject to a mandatory Homeowner's Association, dues and assessments, if any, based on most recent assessment, shall be prorated through the date of Closing.
- F. All governmental and municipal special assessments against the property (matured or not matured), not to include Homeowner's Association special assessments, whether or not payable in installments, shall be paid in full by Seller at Closing.

Buyer's Initials   Seller's Initials   Initials are for acknowledgment purposes only

OKLAHOMA REAL ESTATE COMMISSION

This is a legally binding Contract; if not understood, seek advice from an attorney.

**OKLAHOMA UNIFORM CONTRACT OF SALE OF REAL ESTATE
COMMERCIAL LAND**

CONTRACT DOCUMENTS. The Contract is defined as this document with the following attachment(s):

(check as applicable)

Financing Supplement
 Exhibit

Supplement

Parties. THE CONTRACT is entered into between:

Penguin Investments, LLC _____ "Seller," and
Hickman and Sutton, LLC _____ "Buyer"

The Parties' signatures at the end of the Contract, which includes any attachments or documents incorporated by reference, with delivery to their respective Brokers, if applicable, will create a valid and binding Contract, which sets forth their complete understanding of the terms of the Contract. This agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, successors and permitted assigns. The Contract shall be executed by original signatures of the Parties or by signatures as reflected on separate identical Contract counterparts (carbon, photo, fax or other electronic copy). The Parties agree that as to all aspects of this transaction involving documents an electronic signature shall have the same force and effect as an original signature pursuant to the provisions of the Uniform Electronic Transactions Act, 12A, Oklahoma Statutes, Section 15-101 et seq. **All prior verbal or written negotiations, representations and agreements are superseded by the Contract and may only be modified or assigned by a further written agreement of Buyer and Seller.**

The Parties agree that all notices and documents provided for in this contract shall be delivered to the Parties or their respective brokers, if applicable. Seller agrees to sell and convey by General Warranty Deed, and Buyer agrees to accept such deed and buy the Property described herein, on the following terms and conditions:

The Property shall consist of the following described real estate located in Oklahoma County County, Oklahoma.

1. LEGAL DESCRIPTION.

HICKEY ACRES ADD 003 000 W410FT / HICKEY ACRES ADD 003 000 E84.17FT OF W494.17FT

6006 North Rockwell Avenue, Bethany, OK 73008

Property Address _____ **City** _____ **Zip** _____

Together with all fixtures and improvements, and all appurtenances, subject to existing zoning ordinances, plat or deed restrictions, utility easements serving the Property, **including** all mineral rights owned by Seller, which may be subject to lease, unless expressly reserved by Seller in the Contract and **excluding** mineral rights previously reserved or conveyed of record (collectively referred to as "the Property")

2. PURCHASE PRICE, EARNEST MONEY AND SOURCE OF FUNDS. This is a CASH TRANSACTION unless a Financing Supplement is attached. The Purchase Price is \$450,000.00 payable by Buyer as follows: Buyer has paid \$2,500.00 as earnest money on execution of the Contract, and Buyer shall pay the balance of the purchase price and Buyer's Closing costs at Closing. Upon execution of the Contract, the earnest money shall be deposited in the trust account of First American Title Edmond or if left blank, the Seller's Broker's trust account, as part payment of the purchase price and/or closing costs.

3. CLOSING, FUNDING AND POSSESSION. The Closing process includes execution of documents, delivery of deed and receipt of funds by Seller and shall be completed on or before 01/05/2026, ("Closing Date") or such later date as may be necessary in the Title Evidence Paragraph of the Contract. Possession shall be transferred upon conclusion of Closing process unless otherwise provided below:

In addition to costs and expenses otherwise required to be paid in accordance with terms of the Contract, Buyer shall pay Buyer's Closing fee, Buyer's recording fees, and all other expenses required from Buyer. Seller shall pay documentary stamps required, Seller's Closing fee, Seller's recording fees, if any, and all other expenses required from Seller. Funds required from Buyer and Seller at Closing shall be either cash, cashier's check or wire transfer.

Buyer's Initials BS HS Seller's Initials CA _____ Initials are for acknowledgment purposes only

4. TIME PERIODS SPECIFIED IN CONTRACT. Time periods for Investigations, Inspections and Reviews and Financing Supplement Agreement shall commence on 10/06/2025 (**Time Reference Date**), regardless of the date the Contract is signed by Buyer and Seller. The day after the **Time Reference Date** shall be counted as day one (1). If left blank, the **Time Reference Date** shall be the third day after the last date of signatures of the Parties.

5. INVESTIGATIONS, INSPECTIONS AND REVIEWS.

A. The Buyer agrees and acknowledges that Seller, Seller's Broker(s) and their associated licensees, are not experts regarding the condition of the Property. No representations, warranties, or guarantees regarding the condition of the Property, or environmental hazards, are expressed or implied except as may be specified by Seller in the additional provisions under Paragraph 11.

B. Buyer shall have 60 days (ten [10] days if left blank) after the **Time Reference Date** to complete any investigations, inspections, and reviews. If required by ordinance, Seller shall deliver to Buyer, in care of Buyer's Broker, if applicable, within five (5) days after the **Time Reference Date** any written notices affecting the Property.

C. Buyer, at Buyer's expense, shall have the right to enter upon the Property, together with Buyer's representative, independent contractors and/or any other person Buyer deems qualified, to conduct any and all investigations, inspections, tests, studies and reviews. Excepting only the negligence of Seller or a condition caused or permitted by Seller, Buyer shall indemnify, protect, defend and hold Seller harmless from and against any and all claims, demands, losses, liabilities, costs, fees and expenses (including attorney's and consultant's fees) arising out of or related to Buyer's entry onto the Property in connection with any testing or investigation performed pursuant to this Contract. Buyer's investigations, inspections and reviews may include, but may not be limited to, the following:

1. **Flood, Storm Water Run-off, Storm Sewer Back-up or Water History**
2. **Environmental Risks.** Including, but not limited to soil, air, water, hydrocarbon, chemical, carbon, asbestos, mold, radon gas and lead-based paint
3. **Use of Property.** Property use restrictions, building restrictions, easements, restrictive covenants, zoning ordinances and regulations
4. **Square Footage/Acreage.** Buyer shall not rely on any quoted square footage and/or acreage and shall have the right to measure the Property.

D. **BUYER'S RIGHT TO CANCEL.** If, upon Buyer's investigation, inspections and reviews, the Buyer determines that the Property is not suitable for Buyer's intended use, the Buyer may cancel and terminate this Contract and receive a refund of the earnest money by delivering written notice to the Seller, in care of Seller's Broker, if applicable, as provided in Paragraph 15 within twenty-four (24) hours of the expiration of the time period specified in this provision.

6. RISK OF LOSS. Until transfer of Title or transfer of possession, risk of loss to the Property, ordinary wear and tear excepted, shall be upon Seller; after transfer of Title or transfer of possession, risk of loss shall be upon Buyer. (Parties are advised to address insurance coverage regarding transfer of possession prior to Closing.)

7. NON-FOREIGN SELLER. Seller represents that at the time of acceptance of this contract and at the time of Closing, Seller is not a "foreign person" as such term is defined in the Foreign Investments in Real Property Tax Act of 1980 (26 USC Section 1445(f) et. Sec) ("FIRPTA"). If either the sales price of the property exceeds \$300,000.00 or the buyer does not intend to use the property as a primary residence then, at the Closing, and as a condition thereto, Seller shall furnish to Buyer an affidavit, in a form and substance acceptable to Buyer, signed under penalty of perjury containing Seller's United States Social Security and/or taxpayer identification numbers and a declaration to the effect that Seller is not a foreign person within the meaning of Section "FIRPTA."

8. ACCEPTANCE OF PROPERTY. Buyer, upon accepting Title or transfer of possession of the Property, shall be deemed to have accepted the Property in its then condition. No warranties, expressed or implied, by Sellers, or Seller's Broker and/or their associated licensees, with reference to the condition of the Property, shall be deemed to survive the Closing.

9. TITLE EVIDENCE. Seller shall furnish Buyer title evidence covering the Property. Such title evidence shall be in the form of: (check one or both)

- SURFACE RIGHTS ABSTRACT (A below)
- TITLE INSURANCE COMMITMENT AND SURVEY (B below)

A. SURFACE RIGHTS ABSTRACT

1. Seller, at Seller's expense, within thirty (30) days prior to Closing Date, agrees to make available to Buyer the following (collectively referred to as "the Title Evidence"):
 - a. A complete and current surface-rights-only Abstract of Title, certified to by an Oklahoma-licensed and bonded abstract company; and
 - b. A current Uniform Commercial Code Search Certificate.

Buyer's Initials   Seller's Initials   Initials are for acknowledgment purposes only

- 2. LAND OR BOUNDARY SURVEY. Seller agrees that Buyer, at **(check one)** Buyer's Seller's expense, may have a licensed surveyor enter upon the Property to perform a Land or Boundary (Pin Stake) Survey that shall then be considered as part of the Title Evidence.
- 3. BUYER TO EXAMINE TITLE EVIDENCE.
 - a. Buyer shall have ten (10) days after receipt to examine the Title Evidence and to deliver Buyer's objections to Title to Seller or Seller's Broker, if applicable. In the event the Title Evidence is not made available to Buyer within ten (10) days prior to Closing Date, said Closing Date shall be extended to allow Buyer the ten (10) days from receipt to examine the Title Evidence.
 - b. Buyer agrees to accept Title subject to: (i) utility easements serving the Property, (ii) building and use restrictions of record, (iii) set back and building lines, (iv) zoning regulations, and (v) reserved and severed mineral rights, which shall not be considered objections for requirements of Title.
- 4. SELLER TO CORRECT ISSUES WITH TITLE (IF APPLICABLE); POSSIBLE CLOSING DELAY. Upon receipt by Seller, or in care of Seller's Broker, if applicable, of any Title requirements reflected in an Attorney's Title Opinion or Title Insurance Commitment, based upon the standard of marketable title set out in the Title Examination Standards of the Oklahoma Bar Association, the Parties agree to the following:
 - a. At Seller's option and expense, cure Title requirements identified by Buyer; and
 - b. Delay Closing Date for _____ days [thirty (30) days if left blank], or a longer period as may be agreed upon in writing, to allow Seller to cure Buyer's Title requirements. In the event Seller cures Buyer's objection prior to the delayed Closing Date, Buyer and Seller agree to close within five (5) days of notice of such cure. In the event that Title requirements are not cured within the time specified in this Paragraph, the Buyer may cancel the Contract and receive a refund of the earnest money.

B. TITLE INSURANCE COMMITMENT AND SURVEY

- 1. Seller, at Buyer's Seller's expense **(check one)**, (including the cost of pre-closing abstracting and Title examiner's report) within 60 days after 10/5/2025 shall furnish Buyer a Commitment for title insurance from a title insurance company acceptable to Buyer (the "Title Commitment"). The Title Commitment covering the Property shall be addressed to the Buyer and bind the title company to issue to Buyer, at closing, an American Land Title Association (ALTA) standard form Owner's Policy of Title Insurance (the "Title Policy"), in the amount of the purchase price. The Title Commitment shall set forth the status of the Title to the Property, showing and having attached copies of all liens, claims, encumbrances, easements, rights-of-way, encroachments, reservations, restrictions and any other matters affecting the Property.
- 2. Seller, at Buyer's Seller's expense **(check one)**, within 60 days after 10/5/2025, shall furnish Buyer five (5) copies of a survey of the Property, prepared by a licensed surveyor, dated or updated no more than six (6) months prior to the **Time Reference Date** (the "Survey"). The Survey shall show:
 - a. The boundary lines, dimensions and area of the land indicated thereon,
 - b. The location of all fences, buildings, driveways, monuments, and other improvements located within the boundary lines,
 - c. The location of all setback lines,
 - d. The location of all easements, alleys, streets, roads, rights-of-way, and other matters of record affecting such land, together with the instrument, book and page number indicated,
 - e. If the Property is un-platted, a metes and bounds description of the Property,
 - f. The scale, the North direction, the beginning point, distance to the nearest intersecting street, and point of reference from which the Property is measured, and
 - g. If the Property is located in (i) a floodway, (ii) a 100-year flood plain, (iii) a "flood prone area," as defined by the United States Department of Housing and Urban Development (HUD), pursuant to the U.S. Flood Disaster Protection Act of 1973, as amended, or (iv) an area classified by the Federal Emergency Management Agency (FEMA) as having special flood hazards, reflected by Flood Insurance Rate Map covering the area in which the Property is situated; and shall identify the portion of the Property located in such floodway, 100-year flood plain, flood prone area, or flood hazard area. Such Survey shall be in a form sufficient to permit the Title Company issuing the Title Policy to remove printed survey exception from the policy.
- 3. The legal description of the Property contained in the Survey, if different from the description contained in this Contract, once approved by Buyer and Seller, shall be substituted for the description of the Property and the Contract shall be deemed amended by the substitution of the legal description of the Property contained in the Survey without the necessity of the Parties executing any further amendment to the Contract.
- 4. Buyer shall have ten (10) days from the receipt of both the Commitment for Title Insurance and the Survey referred to above to examine the same and specify to Seller, in care of Seller's Broker, if applicable, in writing, those matters

Buyer's Initials Seller's Initials Initials are for acknowledgment purposes only

19. NOTICE. Any notice provided for herein shall be given in writing, sent by (a) personal delivery, (b) United States mail, postage prepaid, or (c) by facsimile, to the Escrow Agent, with copies to the other Parties, addressed as follows:

To Escrow/Closing Agent:

First American Title // Mary Moore

c/o _____

Phone: _____ FAX: _____

Buyers: _____ Sellers: _____

c/o _____ c/o _____

Phone: _____ Phone: _____

FAX: _____ FAX: _____

Email: _____ Email: _____

or such other address as shall hereafter be designated in writing.

20. BROKER RELATIONSHIP DISCLOSURE/COMMISSION. Parties acknowledge and confirm that Broker(s) providing brokerage services to the Parties have described and disclosed their duties and responsibilities to the Parties prior to the Parties signing this Contract.

(Applicable for in-house transactions only) Parties acknowledge and confirm that the broker is providing brokerage services to both Parties to the transaction prior to the Parties signing this Contract. Parties further acknowledge receipt of Estimate of Costs associated with this transaction and that a Contract Guide has been made available to the Parties in print, or at www.orec.ok.gov.

Seller acknowledges and confirms that the Broker providing brokerage services to the seller has described and disclosed their duties and responsibilities to the seller prior to the seller signing this Contract.

It is further acknowledged and agreed by the Parties that the Buyer Seller (check one) will pay the Seller's Broker a commission equal to 2.5% of the purchase price at Closing for services rendered in this real estate transaction.

21. TERMINATION OF OFFER. The above Offer shall automatically terminate on 10/05/2025

5:00 am. / p.m (check one) unless withdrawn prior to acceptance or termination.

22. EXECUTION BY PARTIES.

AGREED TO BY BUYER:

AGREED TO BY SELLER:

On this Date: 10/04/2025

On this Date: 10/5/2025

Hickman and Sutton LLC

Penguin Investments, LLC

Buyer's Printed Name

Seller's Printed Name

Jane Sutton dotloop verified 10/05/25 7:41 AM CDT AJBR-TOLW-YNXO-01ER

DocuSigned by: Christopher Hoke

Buyer's Signature

Seller's Signature

Hickman and Sutton LLC

Seller's Printed Name

Buyer's Printed Name

Alex Hickman dotloop verified 10/04/25 8:26 PM CDT TZ4D-NSFM-F9PD-MSVD

Seller's Signature

Buyer's Signature

Seller's Signature

OFFER REJECTED AND SELLER IS NOT MAKING A COUNTEROFFER

Seller's Signature

Seller's Signature

Buyer's Initials

JS

AS

Seller's Initials

CH

Initials are for acknowledgment purposes only



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Account: R175571175	Type: Residential		Location:	7011 NW 59TH TER
Building Name/Occupant:			<input type="button" value="Map"/> <input type="button" value="New Map"/>	BETHANY
Owner Name 1:	CAROLAN CASEY L		Parcel PIN#:	2836-17-557-1175
Owner Name 2:			1/4 section #:	2836
Owner Name 3:			Parent Acct:	
Billing Address:	7011 NW 59TH TER		Tax District:	<input type="button" value="TXD 581"/>
City, State, Zip	BETHANY, OK 73008		School System:	Putnam City #1
Country: (If noted)			Land Size:	0.2218 Acres

Land Value: 26,565

Sect 9-T12N-R4W Qtr NW

Full Legal Description: MCCLAFLIN ACRES ADD BLK 4 001 018

Photo & Sketch (if available)	Comp Sales (ordered by relevancy)	<input type="button" value="Comp Report"/>	
	5201 N MUELLER AVE BETHANY, OK	09/06/2024	\$175,000
	5111 N BEAVER AVE BETHANY, OK	10/25/2024	\$150,000
	6709 NW 59TH TER BETHANY, OK	08/29/2024	\$180,000
	5612 N DONALD WARR ACRES, OK	06/18/2024	\$134,000
	5203 N MUELLER AVE BETHANY, OK	04/24/2024	\$115,000
	6132 NW 54TH ST WARR ACRES, OK	11/14/2024	\$115,000

Value History (*The County Treasurer 405-713-1300 posts & collects actual tax amounts. Contact information [HERE](#))

Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Est. Tax	Tax Savings
2025	165,000	137,958	15,174	0	15,174	122.14	\$1,854	\$363
2024	162,000	131,389	14,452	0	14,452	120.52	\$1,742	\$406
2023	153,000	125,133	13,764	0	13,764	123.06	\$1,694	\$377
2022	134,000	119,175	13,109	0	13,109	112.54	\$1,475	\$184
2021	113,500	113,500	12,485	0	12,485	112.07	\$1,399	\$0

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Property Account Status/Adjustments/Exemptions

Account #	Grant Year	Exemption Description	Amount
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No adjustment/exemption records returned.

Property Deed Transaction History (Recorded in the County Clerk's Office)

Date	Type	Book	Page	Price	Grantor	Grantee
7/10/2020	Deeds	14431	1531	114,000	PHELPS JAMES & CASSIE	CAROLAN CASEY L
7/1/2019	Sheriff's/Ma	14068	1729	65,000	ELMORE LARRY	PHELPS JAMES & CASSIE
10/31/1997	Historical	7181	1037	43,000	SCHWEITZER DONNA S	ELMORE LARRY
10/1/1991	Historical	6214	192	32,500	WIEGMAN CHALMER	SCHWEITZER DONNA S
5/13/1991	Historical	6167	2254	0	WIEGMAN CHALMER & ROSETTA	WIEGMAN CHALMER

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Last Mailed Notice of Value (N.O.V.) Information/History

Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed
2025	02/14/2025	165,000	137,958	15,174	0	15,174
2024	02/13/2024	162,000	131,389	14,452	0	14,452
2023	02/14/2023	153,000	125,133	13,764	0	13,764



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Account: R175951385	Type: Residential		Location:	6918 NW 60TH DR
Building Name/Occupant:			<input type="button" value="Map"/> <input type="button" value="New Map"/>	BETHANY
Owner Name 1:	RENTERIA ALFREDO & ALMA CECILIA		Parcel PIN#:	2836-17-595-1385
Owner Name 2:			1/4 section #:	2836
Owner Name 3:			Parent Acct:	
Billing Address:	6918 NW 60TH DR		Tax District:	<input type="button" value="TXD 581"/>
City, State, Zip	BETHANY, OK 73008-1922		School System:	Putnam City #1
Country: (If noted)			Land Size:	0.3316 Acres

Land Value: 39,721

Sect 9-T12N-R4W Qtr NW

Full Legal Description: ADAMS SUB HICKEY ACRES 003 015

Photo & Sketch (if available)	Comp Sales (ordered by relevancy)	Comp Report	
	6908 NW 60TH DR BETHANY, OK	10/07/2021	\$159,000
	5805 N MUELLER AVE BETHANY, OK	06/28/2023	\$190,000
	6009 NW 55TH ST WARRACRES, OK	08/21/2024	\$200,000
	6025 NW 55TH ST WARRACRES, OK	11/23/2022	\$170,000
	6900 NW 60TH ST BETHANY, OK	01/14/2022	\$135,000
	6608 NW 57TH ST WARRACRES, OK	09/23/2022	\$156,000

Value History (*The County Treasurer 405-713-1300 posts & collects actual tax amounts. Contact information [HERE](#))

Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Est. Tax	Tax Savings
2025	319,500	305,487	33,602	1,000	32,602	122.14	\$3,982	\$310
2024	316,500	296,590	32,624	1,000	31,624	120.52	\$3,811	\$384
2023	290,500	201,059	22,116	1,000	21,116	123.06	\$2,599	\$1,334
2022	254,500	195,203	21,471	1,000	20,471	112.54	\$2,304	\$847
2021	220,500	189,518	20,846	1,000	19,846	112.07	\$2,224	\$494

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Property Account Status/Adjustments/Exemptions

Account #	Grant Year	Exemption Description	Amount
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No adjustment/exemption records returned.

Property Deed Transaction History (Recorded in the County Clerk's Office)

Date	Type	Book	Page	Price	Grantor	Grantee
10/5/2012	Deeds	12052	1293	86,000	HOUSE 2 HOME 06 LLC	RENTERIA ALFREDO & ALMA CECILIA
4/14/2008	Hmstd Off &	10779	1969	0	HARPER LARRY	HOUSE 2 HOME 06 LLC
7/27/2007	Hmstd Off &	10558	1383	0	HOUSE 2 HOME 06 LLC	HARPER LARRY
7/12/2007	Hmstd Off &	10543	1647	0	HARPER LARRY	HOUSE 2 HOME 06 LLC
7/9/2007	Deeds	10542	1805	67,500	GENO BERNIE & PATRICIA	HARPER LARRY

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Last Mailed Notice of Value (N.O.V.) Information/History

Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed
2025	02/14/2025	319,500	305,487	33,602	1,000	32,602
2024	02/13/2024	316,500	207,090	22,779	1,000	21,779
2024	03/01/2024	316,500	296,590	32,624	1,000	31,624



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Account: R175571135	Type: Residential	bing map	Location: 7003 NW 59TH TER
Building Name/Occupant:		<input type="button" value="Map"/> <input type="button" value="New Map"/>	BETHANY
Owner Name 1:	BROWNE FAMILY IRREV TRUST	Parcel PIN#:	2836-17-557-1135
Owner Name 2:	BROWNE MICHAEL D TRS	1/4 section #:	2836
Owner Name 3:		Parent Acct:	
Billing Address:	11600 KINGS CIR	Tax District:	<input type="button" value="TXD 581"/>
City, State, Zip	OKLAHOMA CITY, OK 73162-2047	School System:	Putnam City #1
Country: (If noted)		Land Size:	0.1996 Acres
<input type="button" value="Personal Property"/>	Land Value: 23,909	<input type="button" value="Treasurer:"/>	<input type="button" value="Click to View Taxes"/>
Sect 9-T12N-R4W Qtr NW	MCCLAFLIN ACRES ADD BLK 4 Block 001 Lot 014	<input type="button" value="Subdivision Sales"/>	

Full Legal Description: MCCLAFLIN ACRES ADD BLK 4 001 014

Photo & Sketch (if available)	Comp Sales (ordered by relevancy)	<input type="button" value="Comp Report"/>	
	5612 N DONALD WARR ACRES, OK	06/18/2024	\$134,000
	6813 NW 52ND ST BETHANY, OK	08/12/2024	\$157,000
	5111 N BEAVER AVE BETHANY, OK	10/25/2024	\$150,000
	6807 NW 59TH ST BETHANY, OK	05/22/2024	\$180,000
	5709 N DONALD AVE WARR ACRES, OK	07/22/2024	\$151,000
	6709 NW 59TH TER BETHANY, OK	08/29/2024	\$180,000

Value History (*The County Treasurer 405-713-1300 posts & collects actual tax amounts. Contact information [HERE](#))

Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Est. Tax	Tax Savings
2025	173,000	122,522	13,476	0	13,476	122.14	\$1,646	\$678
2024	170,000	116,688	12,835	0	12,835	120.52	\$1,547	\$707
2023	157,000	111,132	12,224	0	12,224	123.06	\$1,504	\$621
2022	123,500	105,840	11,642	0	11,642	112.54	\$1,310	\$219
2021	104,000	100,800	11,088	0	11,088	112.07	\$1,243	\$39

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Property Account Status/Adjustments/Exemptions

Account #	Grant Year	Exemption Description	Amount
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No adjustment/exemption records returned.

Property Deed Transaction History (Recorded in the County Clerk's Office)

Date	Type	Book	Page	Price	Grantor	Grantee
5/3/2017	<input type="button" value=">"/> Other	13452	1070	0	BROWNE CLIFFORD B & JANICE V	BROWNE FAMILY IRREV TRUST
7/3/2012	<input type="button" value=">"/> Deeds	11971	665	79,000	WASSON REBEKAH R	BROWNE CLIFFORD B & JANICE V
9/18/2002	<input type="button" value=">"/> Deeds	8571	630	62,000	BARLETT JOHNSON INVESTMENTS LLC	WASSON REBEKAH R
8/2/2001	<input type="button" value=">"/> Deeds	8169	860	16,000	HARDY ELLEN S	BARLETT JOHNSON INVESTMENTS LLC
10/1/1978	<input type="button" value=">"/> Historical	4509	1899	0		HARDY ELLEN S

Last Mailed Notice of Value (N.O.V.) Information/History

Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed
2025	02/14/2025	173,000	122,522	13,476	0	13,476
2024	02/13/2024	170,000	116,688	12,835	0	12,835
2023	02/14/2023	157,000	111,132	12,224	0	12,224
2022	03/15/2022	123,500	105,840	11,642	0	11,642
2021	03/19/2021	104,000	100,800	11,088	0	11,088



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Account: R175571165	Type: Residential	bing maps	Location:	7009 NW 59TH TER
Building Name/Occupant:			<input type="button" value="Map"/> <input type="button" value="New Map"/>	BETHANY
Owner Name 1:	RAMSEY DAVID M		Parcel PIN#:	2836-17-557-1165
Owner Name 2:			1/4 section #:	2836
Owner Name 3:			Parent Acct:	
Billing Address:	7009 NW 59TH TER		Tax District:	<input type="button" value="TXD 581"/>
City, State, Zip	BETHANY, OK 73008		School System:	Putnam City #1
Country: (If noted)			Land Size:	0.2534 Acres
<input type="button" value="Personal Property"/>	Land Value: 30,360		Treasurer:	<input type="button" value="Click to View Taxes"/>

Sect 9-T12N-R4W Qtr NW **MCCLAFLIN ACRES ADD BLK 4 Block 001 Lot 017**

Full Legal Description: MCCLAFLIN ACRES ADD BLK 4 001 017

Photo & Sketch (if available)	Comp Sales (ordered by relevancy)	<input type="button" value="Comp Report"/>	
	6803 NW 60TH ST BETHANY, OK	10/06/2023	\$180,000
	6013 NW 55TH ST WARR ACRES, OK	06/09/2023	\$167,000
	6009 NW 55TH ST WARR ACRES, OK	08/21/2024	\$200,000
	6701 NW 57TH ST WARR ACRES, OK	11/22/2022	\$166,000
	6601 NW 57TH ST WARR ACRES, OK	03/26/2024	\$117,500
	6807 NW 59TH ST BETHANY, OK	05/22/2024	\$180,000

Value History (*The County Treasurer 405-713-1300 posts & collects actual tax amounts. Contact information [HERE](#))

Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Est. Tax	Tax Savings
2025	199,500	168,850	18,573	0	18,573	122.14	\$2,269	\$412
2024	196,000	160,810	17,688	0	17,688	120.52	\$2,132	\$467
2023	186,500	153,153	16,846	0	16,846	123.06	\$2,073	\$451
2022	163,500	145,860	16,044	0	16,044	112.54	\$1,806	\$218
2021	140,500	138,915	15,280	0	15,280	112.07	\$1,713	\$20

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Property Account Status/Adjustments/Exemptions

Account #	Grant Year	Exemption Description	Amount
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No adjustment/exemption records returned.

Property Deed Transaction History (Recorded in the [County Clerk's Office](#))

Date	Type	Book	Page	Price	Grantor	Grantee
2/7/2022	<input type="button" value=">"/> Hmstd Off &	15054	1577	0	RAMSEY FLETCHER D & MARIE A	RAMSEY DAVID M
11/11/1911	<input type="button" value=">"/> Historical	0005	0000	0		RAMSEY FLETCHER D & MARIE A

Last Mailed Notice of Value (N.O.V.) Information/History

Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed
2025	02/14/2025	199,500	168,850	18,573	0	18,573
2024	02/13/2024	196,000	160,810	17,688	0	17,688
2023	02/14/2023	186,500	153,153	16,846	0	16,846
2022	03/15/2022	163,500	145,860	16,044	0	16,044
2021	03/19/2021	140,500	138,915	15,280	0	15,280

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Try our new Mapping Site - The current version will retire December 31st, 2025

Account: R175571145	Type: Residential		Location:	7005 NW 59TH TER
Building Name/Occupant:			<input type="button" value="Map"/> <input type="button" value="New Map"/>	BETHANY
Owner Name 1:	JOINER TERRY L		Parcel PIN#:	2836-17-557-1145
Owner Name 2:			1/4 section #:	2836
Owner Name 3:			Parent Acct:	
Billing Address:	7005 NW 59TH TER		Tax District:	<input type="button" value="TXD 581"/>
City, State, Zip	BETHANY, OK 73008-1963		School System:	Putnam City #1
Country: (If noted)			Land Size:	0.1901 Acres
<input type="button" value="Personal Property"/>	Land Value: 22,770		Treasurer:	<input type="button" value="Click to View Taxes"/>
Sect 9-T12N-R4W Qtr NW	MCCLAFLIN ACRES ADD BLK 4 Block 001 Lot 015		<input type="button" value="Subdivision Sales"/>	

Full Legal Description: MCCLAFLIN ACRES ADD BLK 4 001 015

Photo & Sketch (if available)	Comp Sales (ordered by relevancy)	<input type="button" value="Comp Report"/>	
	6116 NW 56TH ST WARRACRES, OK	06/26/2024	\$87,000
	6806 NW 53RD ST BETHANY, OK	11/21/2024	\$135,000
	6810 NW 53RD ST BETHANY, OK	10/31/2023	\$119,000
	6811 NW 52ND ST BETHANY, OK	04/15/2024	\$104,000
	6807 NW 55TH ST BETHANY, OK	11/01/2024	\$109,000
	5203 N BEAVER AVE BETHANY, OK	06/12/2024	\$129,000

Value History (*The County Treasurer 405-713-1300 posts & collects actual tax amounts. Contact information [HERE](#))

Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Est. Tax	Tax Savings
2025	110,000	88,699	9,756	0	9,756	122.14	\$1,192	\$286
2024	106,500	84,476	9,291	0	9,291	120.52	\$1,120	\$292
2023	100,000	80,454	8,849	0	8,849	123.06	\$1,089	\$265
2022	87,500	76,623	8,428	0	8,428	112.54	\$949	\$135
2021	73,500	72,975	8,027	0	8,027	112.07	\$900	\$6

[1/6]

Property Account Status/Adjustments/Exemptions

Account #	Grant Year	Exemption Description	Amount
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No adjustment/exemption records returned.

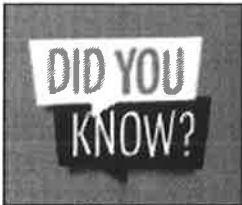
Property Deed Transaction History (Recorded in the County Clerk's Office)

Date	Type	Book	Page	Price	Grantor	Grantee
12/30/2008	<input type="button" value=">"/> Deeds	10982	1841	72,000	RAY STEVENS INC	JOINER TERRY L
6/16/2000	<input type="button" value=">"/> Deeds	7864	1387	39,000	WILLIAMS JOHN B & VIRGINIA C	RAY STEVENS INC
7/14/1995	<input type="button" value=">"/> Historical	6767	389	0	SECRETARY OF HOUSING	WILLIAMS JOHN B & VIRGINIA C
4/25/1995	<input type="button" value=">"/> Historical	6735	143	0	SMITH LEAH L	SECRETARY OF HOUSING
9/5/1991	<input type="button" value=">"/> Historical	6206	1456	0	SECRETARY OF HOUSING	SMITH LEAH L

[1/2]

Last Mailed Notice of Value (N.O.V.) Information/History

Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed
2025	02/14/2025	110,000	88,699	9,756	0	9,756
2024	02/13/2024	106,500	84,476	9,291	0	9,291
2023	02/14/2023	100,000	80,454	8,849	0	8,849



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Account: R175571155	Type: Residential		Location:	7007 NW 59TH TER
Building Name/Occupant:			<input type="button" value="Map"/> <input type="button" value="New Map"/>	BETHANY
Owner Name 1:	JUNCKER ERIC A & PAMELA S	Parcel PIN#:	2836-17-557-1155	
Owner Name 2:		1/4 section #:	2836	
Owner Name 3:		Parent Acct:		
Billing Address:	7007 NW 59TH TER	Tax District:	<input type="button" value="TXD 581"/>	
City, State, Zip	BETHANY, OK 73008-1963	School System:	Putnam City #1	
Country: (If noted)		Land Size:	0.1996 Acres	
<input type="button" value="Personal Property"/>	Land Value: 23,909	Treasurer:	<input type="button" value="Click to View Taxes"/>	

Sect 9-T12N-R4W Qtr NW

MCCLAFLIN ACRES ADD BLK 4 Block 001 Lot 016

Full Legal Description: MCCLAFLIN ACRES ADD BLK 4 001 016

Photo & Sketch (if available)	Comp Sales (ordered by relevancy)	<input type="button" value="Comp Report"/>	
	6108 NW 58TH ST WARRACRES. OK	01/30/2024	\$114,000
	6116 NW 56TH ST WARRACRES. OK	06/26/2024	\$87,000
	6900 NW 59TH TER BETHANY. OK	12/23/2024	\$100,000
	6807 NW 55TH ST BETHANY. OK	11/01/2024	\$109,000
	6806 NW 53RD ST BETHANY. OK	11/21/2024	\$135,000
	5102 N BEAVER AVE BETHANY. OK	03/03/2023	\$100,000

Value History (*The County Treasurer 405-713-1300 posts & collects actual tax amounts. Contact information [HERE](#))

Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Est. Tax	Tax Savings
2025	112,000	75,223	8,274	2,000	6,274	122.14	\$766	\$738
2024	108,500	75,223	8,273	2,000	6,273	120.52	\$756	\$682
2023	100,000	73,033	8,032	1,000	7,032	123.06	\$866	\$488
2022	87,000	70,906	7,798	1,000	6,798	112.54	\$765	\$312
2021	73,000	68,841	7,571	1,000	6,571	112.07	\$737	\$163

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Property Account Status/Adjustments/Exemptions

Account #	Grant Year	Exemption Description	Amount
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No adjustment/exemption records returned.

Property Deed Transaction History (Recorded in the County Clerk's Office)

Date	Type	Book	Page	Price	Grantor	Grantee
9/1/1986	<input type="button" value=">"/>	Historical	5530	1255	32,419	HOLT WILLIAM L JUNCKER ERIC A & PAMELA S
4/1/1984	<input type="button" value=">"/>	Historical	5150	781	41,500	HOLT WILLIAM L

Last Mailed Notice of Value (N.O.V.) Information/History

Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed
2025	02/14/2025	112,000	75,223	8,274	2,000	6,274
2024	02/13/2024	108,500	75,223	8,273	1,000	7,273
2023	02/14/2023	100,000	73,033	8,032	1,000	7,032
2022	03/15/2022	87,000	70,906	7,798	1,000	6,798
2021	03/19/2021	73,000	68,841	7,572	1,000	6,572

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DID YOU KNOW? **Assessment Fact:** Oklahoma County has 1,829 homes valued at more than \$1 Million [Read more](#)

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Account: R175571125	Type: Residential		Location: 7001 NW 59TH TER
Building Name/Occupant:		<input type="button" value="Map"/> <input type="button" value="New Map"/>	BETHANY
Owner Name 1:	JOYNER RICHARD JAY	Parcel PIN#:	2836-17-557-1125
Owner Name 2:		1/4 section #:	2836
Owner Name 3:		Parent Acct:	
Billing Address:	4904 N TULSA AVE	Tax District:	<input type="button" value="TXD 581"/>
City, State, Zip	OKLAHOMA CITY, OK 73112	School System:	Putnam City #1
Country: (If noted)		Land Size:	0.1901 Acres
<input type="button" value="Personal Property"/>	Land Value: 22,770	Treasurer:	<input type="button" value="Click to View Taxes"/>

Sect 9-T12N-R4W Qtr NW **MCCLAFLIN ACRES ADD BLK 4 Block 001 Lot 013**

Full Legal Description: MCCLAFLIN ACRES ADD BLK 4 001 013

Photo & Sketch (if available)	Comp Sales (ordered by relevancy)	<input type="button" value="Comp Report"/>	
	6709 NW 59TH TER BETHANY, OK	08/29/2024	\$180,000
	6600 NW 58TH ST WARRACRES, OK	08/08/2024	\$137,500
	5111 N BEAVER AVE BETHANY, OK	10/25/2024	\$150,000
	6017 NW 54TH ST WARRACRES, OK	01/06/2022	\$118,000
	6108 NW 58TH ST WARRACRES, OK	01/30/2024	\$114,000
	5201 N MUELLER AVE BETHANY, OK	09/06/2024	\$175,000

Value History (*The County Treasurer 405-713-1300 posts & collects actual tax amounts. Contact information [HERE](#))

Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Est. Tax	Tax Savings
2025	150,500	120,505	13,255	0	13,255	122.14	\$1,619	\$403
2024	146,000	114,767	12,624	0	12,624	120.52	\$1,521	\$414
2023	137,000	109,302	12,022	0	12,022	123.06	\$1,480	\$375
2022	118,000	104,098	11,450	0	11,450	112.54	\$1,289	\$172
2021	101,000	99,141	10,905	0	10,905	112.07	\$1,222	\$23

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Property Account Status/Adjustments/Exemptions

Account #	Grant Year	Exemption Description	Amount
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No adjustment/exemption records returned.

Property Deed Transaction History (Recorded in the [County Clerk's Office](#))

Date	Type	Book	Page	Price	Grantor	Grantee
7/2/1996	<input type="button" value=">"/>	Historical	6916 1488	20,000	MORRIS CHRISTOPHER R	JOYNER RICHARD JAY
5/7/1990	<input type="button" value=">"/>	Historical	6042 1065	12,600	SECRETARY OF HOUSING	MORRIS CHRISTOPHER R
1/17/1990	<input type="button" value=">"/>	Historical	6001 1436	0	PETERSON STEVEN W & JENNIFER L	SECRETARY OF HOUSING
7/1/1983	<input type="button" value=">"/>	Historical	5032 1263	0		PETERSON STEVEN W & JENNIFER L

Last Mailed Notice of Value (N.O.V.) Information/History

Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed
2025	02/14/2025	150,500	120,505	13,255	0	13,255
2024	02/13/2024	146,000	114,767	12,624	0	12,624
2023	02/14/2023	137,000	109,302	12,022	0	12,022
2022	03/15/2022	118,000	104,098	11,450	0	11,450
2021	03/19/2021	101,000	99,141	10,905	0	10,905

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DID YOU KNOW?

Tax Exemptions can save you money!
 Homestead, Additional Homestead, Senior Freeze, 100% DAV

See if you qualify

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Account: R175571165	Type: Residential		Location:	7009 NW 59TH TER
Building Name/Occupant:			<input type="button" value="Map"/> <input type="button" value="New Map"/>	BETHANY
Owner Name 1:	RAMSEY DAVID M		Parcel PIN#:	2836-17-557-1165
Owner Name 2:			1/4 section #:	2836
Owner Name 3:			Parent Acct:	
Billing Address:	7009 NW 59TH TER		Tax District:	<input type="button" value="TXD 581"/>
City, State, Zip	BETHANY, OK 73008		School System:	Putnam City #1
Country: (If noted)			Land Size:	0.2534 Acres

Land Value: 30,360

Sect 9-T12N-R4W Qtr NW

Full Legal Description: MCCLAFLIN ACRES ADD BLK 4 001 017

Photo & Sketch (if available)	Comp Sales (ordered by relevancy)	<input type="button" value="Comp Report"/>	
	6803 NW 60TH ST BETHANY, OK	10/06/2023	\$180,000
	6013 NW 55TH ST WARR ACRES, OK	06/09/2023	\$167,000
	6009 NW 55TH ST WARR ACRES, OK	08/21/2024	\$200,000
	6701 NW 57TH ST WARR ACRES, OK	11/22/2022	\$166,000
	6601 NW 57TH ST WARR ACRES, OK	03/26/2024	\$117,500
	6807 NW 59TH ST BETHANY, OK	05/22/2024	\$180,000

Value History (*The County Treasurer 405-713-1300 posts & collects actual tax amounts. Contact information [HERE](#))

Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Est. Tax	Tax Savings
2025	199,500	168,850	18,573	0	18,573	122.14	\$2,269	\$412
2024	196,000	160,810	17,688	0	17,688	120.52	\$2,132	\$467
2023	186,500	153,153	16,846	0	16,846	123.06	\$2,073	\$451
2022	163,500	145,860	16,044	0	16,044	112.54	\$1,806	\$218
2021	140,500	138,915	15,280	0	15,280	112.07	\$1,713	\$20

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Property Account Status/Adjustments/Exemptions

Account #	Grant Year	Exemption Description	Amount
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No adjustment/exemption records returned.

Property Deed Transaction History (Recorded in the County Clerk's Office)

Date	Type	Book	Page	Price	Grantor	Grantee
2/7/2022	<input type="button" value=">"/> Hmstd Off &	15054	1577	0	RAMSEY FLETCHER D & MARIE A	RAMSEY DAVID M
11/11/1911	<input type="button" value=">"/> Historical	0005	0000	0		RAMSEY FLETCHER D & MARIE A

Last Mailed Notice of Value (N.O.V.) Information/History

Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed
2025	02/14/2025	199,500	168,850	18,573	0	18,573
2024	02/13/2024	196,000	160,810	17,688	0	17,688
2023	02/14/2023	186,500	153,153	16,846	0	16,846
2022	03/15/2022	163,500	145,860	16,044	0	16,044
2021	03/19/2021	140,500	138,915	15,280	0	15,280

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11. ADDITIONAL PROVISIONS.

**Seller agrees to pay a total commission fee of 5% of the purchase price at closing. Of this amount, 2.5% shall be paid to the Buyer's Broker, Alex Hickman, with the remaining 2.5% to be paid to the Listing Broker, Helena Lewis.
**In the event Buyer completes its due diligence prior to the expiration of the Due Diligence period, Buyer shall have the option, upon written notice to Seller, to proceed directly to Closing. All other terms and conditions of this Agreement shall remain in full force and effect. Buyers agent is member of purchasing entity and is a licensed Broker.

12. TAX DEFERRED EXCHANGE 1031. In conformance with Section 1031 of the Internal Revenue Code, it may be the intention of the Seller or Buyer or both to effect a tax-deferred exchange. Either the Seller or Buyer or both may assign his/her rights in the contract to a Qualified Intermediary for the purpose of effecting a tax-deferred exchange. The Parties agree to cooperate and execute the necessary documents to allow either or both Parties to effect such exchange at no additional cost or liability to the other Party. However, any warranties that may be expressed in this contract shall remain and be enforceable between the Parties executing this document.

13. MEDIATION. Any dispute arising with respect to the Contract shall first be submitted to a dispute resolution mediation system servicing the area in which the Property is located. Any settlement agreement shall be binding. In the event an agreement is not reached, the Parties may pursue legal remedies as provided by the Contract.

14. CHOICE OF LAW AND FORUM. This Contract shall be governed by and construed in accordance with the laws of the State of Oklahoma, without giving effect to any choice of law or conflict of law rules or principles that would cause the application of the laws of any jurisdiction other than the State of Oklahoma. The Parties agree that any legal action brought for any disputes, claims, and causes of action arising out of or related to this Contract shall be decided in a Oklahoma State Court in the County in which the Property is located or a Federal Court having jurisdiction over the County in which the Property is located.

15. BREACH AND FAILURE TO CLOSE. Seller or Buyer shall be in breach of this contract if either fails to comply with any material covenant, agreement, or obligation within the time limits required by this Contract.
TIME IS OF THE ESSENCE IN THIS CONTRACT.

A. **UPON BREACH BY SELLER.** If the Buyer performs all of the obligations of Buyer, and if, within five (5) days after the date specified for Closing under Paragraph 3, Seller fails to convey the Title or fails to perform any other obligations of the Seller under this Contract, then Buyer shall be entitled to either cancel and terminate this Contract, return the abstract to Seller and receive a refund of the earnest money, or pursue any other remedy available at law or in equity, including specific performance.

B. **UPON BREACH BY BUYER.** If, after the Seller has performed Seller's obligation under this Contract, and if, within five (5) days after the date specified for Closing under Paragraph 3, the Buyer fails to provide funding, or to perform any other obligations of the Buyer under this Contract, then the Seller may, at Seller's option, cancel and terminate this Contract and retain all sums paid by the Buyer, but not to exceed 5% of the purchase price as liquidated damages, or pursue any other remedy available at law or in equity, including specific performance.

16. BUYER AFFIDAVIT COMPLIANCE. Buyer represents that at the time of submission of this purchase offer and at the time of Closing, Buyer is either (a) a U.S. Citizen, Native American, or non-citizen / alien who is or shall become a bona fide resident of the State of Oklahoma, or (b) a business entity or trust in compliance with 60 O.S. § 121—122. Buyer further represents that Buyer is eligible to execute the required Affidavit of Land or Mineral Ownership provided by the Attorney General of the State of Oklahoma as required by 60 O.S. § 121.

17. INCURRED EXPENSES AND RELEASE OF EARNEST MONEY.

A. **INCURRED EXPENSES.** Buyer and Seller agree that any expenses, incurred on their behalf, shall be paid by the Party incurring such expenses and shall not be paid from earnest money.

B. **RELEASE OF EARNEST MONEY.** In the event a dispute arises prior to the release of earnest money held in escrow, the escrow holder shall retain said earnest money until one of the following occur:

1. A written release is executed by Buyer and Seller agreeing to its disbursement;
2. Agreement of disbursement is reached through Mediation;
3. Interpleader or legal action is filed, at which time the earnest money shall be deposited with the Court Clerk; or
4. The passage of thirty (30) days from the date of final termination of the Contract has occurred and options 1), 2) or 3) above has not been exercised; Broker escrow holder, at Broker's discretion, may disburse earnest money. Such disbursement may be made only after fifteen (15) days written notice to Buyer and Seller at their last known address stating the escrow holder's proposed disbursement.

18. DELIVERY OF ACCEPTANCE OF OFFER OR COUNTEROFFER. The Buyer and Seller authorize their respective Brokers, if applicable, to receive delivery of an accepted offer or counteroffer, and any related addenda or documents.

Buyer's Initials   Seller's Initials   Initials are for acknowledgment purposes only



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Account: R175571115	Type: Residential		Location:	6911 NW 59TH TER
Building Name/Occupant:			Map New Map	BETHANY
Owner Name 1:	PONCE JOSE HERNANDEZ		Parcel PIN#:	2836-17-557-1115
Owner Name 2:	DE LOERA SERGIO HERNANDEZ		1/4 section #:	2836
Owner Name 3:	HERNANDEZ ROSA		Parent Acct:	
Billing Address:	6911 NW 59TH TER		Tax District:	TXD 581
City, State, Zip	BETHANY, OK 73008-1961		School System:	Putnam City #1
Country: (If noted)			Land Size:	0.1996 Acres
Personal Property	Land Value: 23,909		Treasurer:	Click to View Taxes

Sect 9-T12N-R4W Qtr NW [MCCLAFLIN ACRES ADD BLK 4 Block 001 Lot 012](#) [Subdivision Sales](#)

Full Legal Description: MCCLAFLIN ACRES ADD BLK 4 001 012

Photo & Sketch (if available)	Comp Sales (ordered by relevancy)	Comp Report												
	6811 NW 52ND ST BETHANY, OK 5203 N BEAVER AVE BETHANY, OK 6116 NW 56TH ST WARR ACRES, OK 6807 NW 55TH ST BETHANY, OK 5102 N BEAVER AVE BETHANY, OK 6810 NW 53RD ST BETHANY, OK	<table border="1"> <tr><td>04/15/2024</td><td>\$104,000</td></tr> <tr><td>06/12/2024</td><td>\$129,000</td></tr> <tr><td>06/26/2024</td><td>\$87,000</td></tr> <tr><td>11/01/2024</td><td>\$109,000</td></tr> <tr><td>03/03/2023</td><td>\$100,000</td></tr> <tr><td>10/31/2023</td><td>\$119,000</td></tr> </table>	04/15/2024	\$104,000	06/12/2024	\$129,000	06/26/2024	\$87,000	11/01/2024	\$109,000	03/03/2023	\$100,000	10/31/2023	\$119,000
04/15/2024	\$104,000													
06/12/2024	\$129,000													
06/26/2024	\$87,000													
11/01/2024	\$109,000													
03/03/2023	\$100,000													
10/31/2023	\$119,000													

Value History (*The County Treasurer 405-713-1300 posts & collects actual tax amounts. Contact information [HERE](#))

Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Est. Tax	Tax Savings
2025	117,500	92,161	10,137	0	10,137	122.14	\$1,238	\$340
2024	113,500	87,773	9,654	0	9,654	120.52	\$1,164	\$341
2023	104,500	83,594	9,194	0	9,194	123.06	\$1,132	\$283
2022	91,000	79,614	8,757	0	8,757	112.54	\$986	\$141
2021	77,500	75,823	8,340	0	8,340	112.07	\$935	\$21

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Property Account Status/Adjustments/Exemptions

Account #	Grant Year	Exemption Description	Amount
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No adjustment/exemption records returned.

Property Deed Transaction History (Recorded in the County Clerk's Office)

Date	Type	Book	Page	Price	Grantor	Grantee
11/3/2025	Deeds	16281	965	155,000	BUTLER SARAH N	PONCE JOSE HERNANDEZ
7/23/2019	Hmstd Off &	16234	355	0	BUTLER REX F	BUTLER SARAH N
11/7/2017	Hmstd Off &	14072	1563	0	BUTLER SARAH N	BUTLER SARAH N
7/12/1989	Historical	5932	1881	22,500	TALMAN HOME FEDERAL SAVINGS	BUTLER REX F
3/3/1988	Historical	5742	587	0	TALMAN HOME FEDERAL SAVINGS	TALMAN HOME FEDERAL SAVINGS

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Last Mailed Notice of Value (N.O.V.) Information/History

Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed
2025	02/14/2025	117,500	92,161	10,137	0	10,137
2024	02/13/2024	113,500	87,773	9,654	0	9,654
2023	02/14/2023	104,500	83,594	9,194	0	9,194

OKLAHOMA REAL ESTATE COMMISSION

This is a legally binding Contract; if not understood, seek advice from an attorney.

ACKNOWLEDGMENT AND CONFIRMATION OF DISCLOSURES

It is hereby confirmed that prior to entering into Contract, the following items (as applicable) have been disclosed and/or delivered:

Buyer acknowledges and confirms that the Broker providing brokerage services to the Buyer has described and disclosed their duties and responsibilities to the Buyer prior to the Buyer signing this Contract.

(Applicable for in-house transactions only) Buyer acknowledges and confirms that the broker is providing brokerage services to both Parties to the transaction prior to the Parties signing this Contract.

Buyer acknowledges receipt of Residential Property Condition Disclosure or Disclaimer Form (as applicable to residential real property improved with not less than one nor more than two dwelling units) pursuant to Title 60 O.S., Section 831-839:

Buyer has received a Residential Property Condition Disclosure Statement Form (completed and signed by the Seller) and dated within 180 days of receipt.

Buyer has received a Residential Property Condition Disclaimer Statement Form (completed and signed by the Seller) and dated within 180 days of receipt.

This transaction is exempt from disclosure requirements pursuant to Title 60, O.S., Section 838.

Disclosure not required under the Residential Property Condition Disclosure Act.

Buyer acknowledges receipt of Lead-Based Paint/Hazards Disclosures with Appropriate Acknowledgment (if property constructed before 1978)

Buyer has signed the "Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards" form, which has been signed and dated by Seller and applicable Licensee(s), and has also received a copy of the Lead-Based Paint Pamphlet titled "Protect Your Family From Lead in Your Home."

Property was constructed in 1978 or thereafter and is exempt from this disclosure.


The subject of this transaction is not a residential dwelling and does not require a disclosure on Lead-Based Paint/Hazards.

Buyer acknowledges and confirms the above and further, Buyer acknowledges receipt of Estimate of Costs associated with this transaction and acknowledges that a Contract Guide has been made available to the Buyer in print, or at www.orec.ok.gov.

Buyer Name (Printed): Hickman and Sutton LLC

Buyer Name (Printed): Hickman and Sutton LLC

Buyer Signature:  dotloop verified
10/05/25 7:41 AM CDT
KTP6-YAEZ-SJXM-HO4N

Buyer Signature:  dotloop verified
10/04/25 8:25 PM CDT
L91A-UBX1-JDST-NRWA

Dated: 10/04/2025

Dated: 10/04/2025

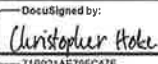
Seller acknowledges and confirms that the Broker providing brokerage services to the Seller has described and disclosed their duties and responsibilities to the Seller prior to the Seller signing this Contract.

(Applicable for in-house transactions only) Seller acknowledges and confirms that the broker is providing brokerage services to both Parties to the transaction prior to the Parties signing this Contract.

Seller further acknowledges receipt of Estimate of Costs associated with this transaction and that a Contract Guide has been made available to the Seller in print, or at www.orec.ok.gov.

Seller Name (Printed): Penguin Investments, LLC

Seller Name (Printed): _____

Seller Signature:  DocuSigned by:
718921AE79FC47E...

Seller Signature: _____

Dated: 10/5/2025

Dated: _____

EARNEST MONEY RECEIPT AND INSTRUCTIONS

In accordance with the terms and conditions of the PURCHASE, PRICE, EARNEST MONEY, AND SOURCE OF FUNDS Paragraph, \$2,500.00 Check Cash as Earnest Money Deposit, has been delivered to:

Seller's Broker: Seller's Broker acknowledges receipt of Earnest Money and shall deposit said funds in accordance with Paragraph 2 of this Contract. Seller's Broker shall provide a copy of receipt to the Buyer's Broker.

Buyer's Broker: Buyer's Broker acknowledges receipt of Earnest Money and shall deliver said funds to the Title Company. Buyer's Broker shall provide a copy of the receipt to the Seller's Broker.

Title Company (Name/Address of Title Company): First American Title

Other: _____

<i>Alex Hickman</i>	dotloop verified 10/04/25 8:26 PM CDT SDEX-DOQP-8CVK-VO0E	Signed by: <i>Helena Lewis</i>	10/5/2025
Buyer's Broker/Associate Signature	Date	Seller's Broker/Associate Signature	Date

Alex Hickman

(Print Name) Buyer's Broker/Associate

Helena Lewis

(Print Name) Seller's Broker/Associate

ASSOCIATE INFORMATION

BUYER'S BROKER/ASSOCIATE:

175183

OREC Associate License Number

Block One Real Estate

OREC Company Name

180677

OREC Company License Number

15104 Tradtions Blvd, Suite A, Edmond, OK 73034

Company Address

405-471-5508

Company Phone Number

alex@blockonegroup.com

Associate Email

SELLER'S BROKER/ASSOCIATE:

211047

OREC Associate License Number

Plains Commercial Real Estate

OREC Company Name

181084

OREC Company License Number

330 NW 10th St., OKC, OK 73101

Company Address

405-445-5799

Company Phone Number

helena.lewis@plainscre.com

Associate Email

Buyer's Initials

EH

HL

Seller's Initials

HL

Initials are for acknowledgment purposes only



Department of Planning & Community Development

December 19th, 2025

**NOTICE OF HEARING
COMMISSION**

**PLANNING & ZONING
AND CITY COUNCIL**

Dear Property Owner:

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

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

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

Your participation in these proceedings can affect the outcome.

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

**SECRETARY
PLANNING AND ZONING COMMISSION**

ZONING CHANGE INFORMATION

A. Rezoning Proposal

1. Case No.: PC 25-25
2. Location of Property: 6006 N Rockwell Ave
3. Legal Description: HICKEY ACRES ADD 003 000 W410FT
4. Present Zoning: C-G (Commercial General)
5. Proposed Zoning: I-L (Industrial Light)

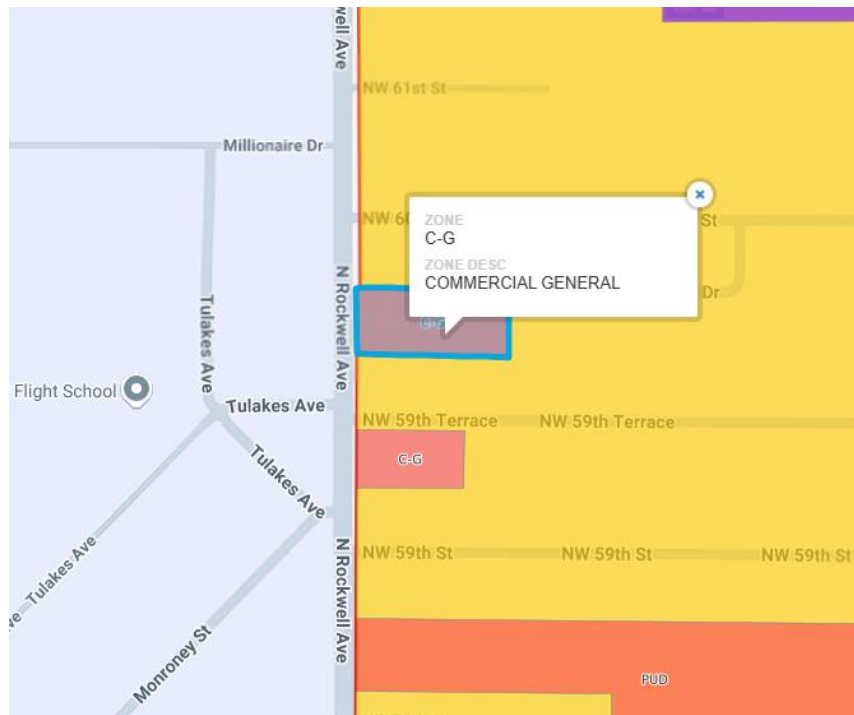
B. Hearing Schedule

1. The Planning and Zoning Commission **conceptual hearing** on the proposed rezoning will be held on January 15, 2026, at 6:30 P.M. At this hearing, any interested citizen will have the opportunity to speak to the Commission concerning the proposed zoning change. The Commission will vote on whether to recommend approval or disapproval of the proposed rezoning. **IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS HEARING.**
2. The City Council Hearing will be held on February 3, 2026, at 6:30 P.M. At this hearing, any interested citizens will have the opportunity to speak to the City Council concerning the request. The City Council will vote either to adopt or reject the proposed rezoning ordinance. **IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS MEETING.**

C. Location of Hearings

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

(SEE LOCATION MAP ON
BACK
OF THIS PAGE)



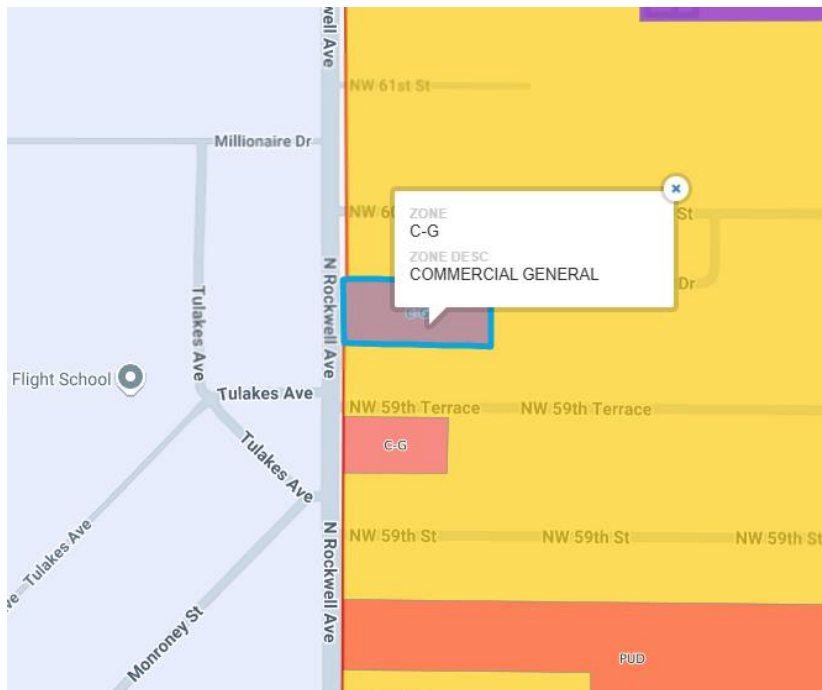
NOTICE OF PUBLIC HEARING

On January 15th, 2026 at 6:30 p.m. the Bethany Planning and Zoning Commission will during its regular session hold a public hearing at Bethany City Hall, 6700 N.W. 36th St., Bethany, OK 73008 for the following: Consider a request from Hickman & Sutton LLC, Applicant, and Agent of Owner, to rezone 6006 N Rockwell Ave. from C-G, commercial general to I-L Industrial Light.

Following the public hearing the Bethany Planning & Zoning Commission will vote on the request and forward a recommendation to the Bethany City Council, which in turn will hear this case on February 3rd, 2026, at 6:30 p.m. At that meeting a second public hearing will be held and following the hearing the Council will vote to approve or deny the request.

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

LEGAL DESCRIPTION: HICKEY ACRES ADD 003 000 W410FT



CITY OF BETHANY

405-789-2146

**** REPRINT RECEIPT****

REC#: 01390640 12/02/2025 9:46 AM
OPER: kp TERM: 013
REF#: 3400

TRAN: 540.0000 COMM DEV RECEIPTS
REZONE APPLICATION
6006 N ROCKWELL
010-39010

MISCELLANEOUS REVEN 1,038.00CR
TENDERED: 1,038.00 CHECK
APPLIED: 1,038.00-
CHANGE: 0.00

*** CITY HALL WILL BE CLOSED***
NOVEMBER 27TH AND THE 28TH. TRASH MAKEUP
DAY FOR THUR WILL BE THE WED BEFORE AND
FOR FRI IT WILL BE THE WED AFTER.

City of Bethany
Planning & Zoning Staff Report
January 15th, 2026

CASE NO: PC 26-02

Request: Consider a request from Tanner Burrows, Applicant, and DWD, Enterprises, Darin Delaney, Property Owner for special use request to construct a 440 sq.ft. accessory building at 6708 NW 48th St.

Legal Description: Neeley Second ADD 003 000 W60FT Lots 1 THRU 3

Current Zoning: Residential One-family (R-1)

Proposed Accessory Structure Size: 440sqft

Surrounding Zoning:

Direction	Zoning
North	R-1
South	R-1
East	R-1
West	R-1

Table 1

Building Characteristics:

	Proposed Structure	Primary Structure
Use	Vehicle Garage, Storage	residence
Area (ft ²)	440 sqft	1,600 sqft
Height (ft)	16 feet	20 feet
Roof Pitch	5-12	8-12
Roof Material	Asphalt Shingle	Asphalt Shingles
Exterior Wall Covering	OSB- House Wrap	OSB- House Wrap

Background:

The applicant seeks special permission to construct an accessory structure at 6708 NW 48th St. The lot has an area of 0.21 acres (approximately 9147.6 ft²). The proposed area of the accessory structure is 440 ft². This exceeds the allowable limit of an accessory structure (240 ft²) thus special permission is required to construct this building.

Analysis:

The proposed structure exceeds the 240 ft² limit (§150.007) for accessory structures. Under the terms of special use permits, the proposed building may occupy up to 10% of the total property or 50% of the dwelling space (§158.044). With an area of 440 ft², the proposed accessory structure meets both of those clauses.

The proposed structure complies with all applicable setback requirements. Additionally, the proposed accessory structure will meet §158.044 in terms of matching façade material of the primary structure and not going over the height of the primary building. The proposed structure does not, however, match the roof pitch of the primary building.

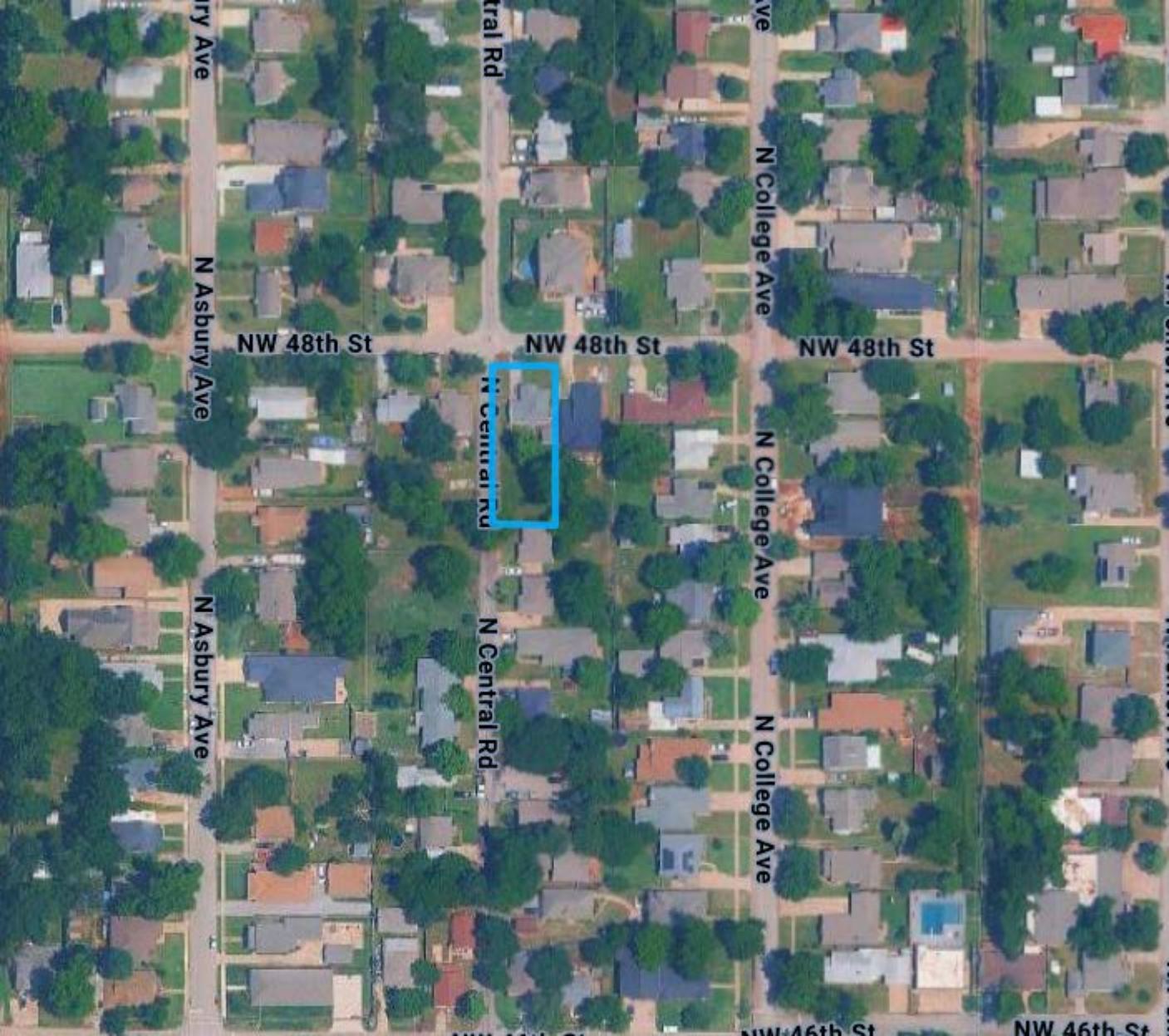
In the application, it is stated that the accessory building will include a garage door facing west toward Central Road. A paved driveway will provide access, and the entire backyard will be fenced. The structure will have electrical service but no plumbing.

Should the Planning & Zoning Commission recommend approval of this request, the City Inspector will verify compliance with all applicable standards during the permitting and inspection process.

Required Action: Hold a public hearing to provide a recommendation to either approve or deny the applicant's request for a special use permit that would allow for the construction of a 440 ft² accessory structure.

Attachments:

- Aerial Photographs
- Zoning Map
- Application Documents
- Site Plans
- Certified Owners List
- Public Notification



Asbury Ave

Central Rd

College Ave

N Asbury Ave

N College Ave

NW 48th St

NW 48th St

NW 48th St

N Central Rd

N College Ave

N Asbury Ave

N Central Rd

N College Ave

NW 46th St

NW 46th St



ral Rd

ve
N College Ave

N Ave
N Asbury Ave

NW 48th St

NW 48th St

NW 48th St



N College Ave

N Asbury Ave

N Central Rd

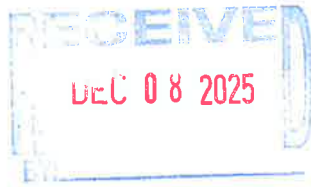
N College Ave

NW 46th St

NW 46th St

N

N



SPECIAL USE PERMIT PROCEDURE

1. Check with the Community Development Department to verify the present zoning of the property.
2. Submit a written application to the Bethany Planning and Zoning Commission, setting forth the legal description of the property, the street address or approximate location, the names and addresses of the owners thereof. (Application Form attached).
3. The application shall also be accompanied by a list of the names and addresses of the property owners of record within a three hundred (300) foot radius of the exterior boundaries of subject property, current and certified by bonded abstractor, a registered professional engineer, a registered surveyor, or an attorney.
4. A site plan shall be included with the application.
5. The Planning Staff will make sure your application is complete. The fee for public hearing is **\$150.00**. The application fee for a Special Use Permit is **\$875.00** for commercial and **\$344.00** for residential.
6. Return your application, the required accompanying data and the filing fee to the Community Development Department. Once the application has been received and reviewed for completeness, the Community Development Director will schedule your application on the next available Planning & Zoning Commission Agenda.
7. Legal notice of the request will be published in a newspaper of general circulation in the City of Bethany, as required by State Law. At the same time, every property owner within three hundred (300) feet of the exterior boundaries of your property is notified by letter of your request. These owners and any other citizen may protest if they so desire. Should the owners of fifty percent (50%) of the land within the 300 foot notice area protest your request, an affirmative vote of three-fourths of the members of the City Council is required to approve the special use permit request for your property.
8. The Planning Staff will research and analyze your request and prepare a staff report with recommendation, which will be mailed to each member of the Planning and Zoning Commission and to each member of the City Council.

9. At the next scheduled Planning and Zoning Commission meeting, your request will be considered at a public hearing. You will be sent notice of this meeting and you or your representative must be present. The Planning Staff will introduce your request, and you and any interested citizens will have the opportunity to speak to the Commission concerning your request.
10. At the conclusion of this public hearing the Planning Commission, by majority vote, will recommend that the ordinance to accomplish your requested special use permit either be approved or denied. This recommendation will be transmitted to the City Council.
11. When the Planning Commission has acted upon an application for special use permit, an ordinance shall be prepared and introduced before the City Council at a public hearing on the same date as set forth in the notice to property owners provided in the preceding section. The City Council may continue that hearing from time to time, prior to final action thereon.
12. At the public hearing, the City Council will vote either to adopt or reject the proposed special use permit ordinance. You or your representative must be present at this meeting.
13. Both the Planning Commission and the City Council meetings are held in the Council Room (East Wing), Bethany City Hall, 6700 N.W. 36th St. The Planning Commission meetings begin at 7:00 P.M. and the City Council meetings begin at 7:30 P.M. The average special use permit case takes about 50 days from the time we receive the application until final approval.

Guidelines for Special Use Permit for Accessory Building's Greater than 240' in Size

Projects that most closely follow the conditions listed below will have the most success in gaining City Council approval. The City Council will consider each project on a case by case basis.

The City Council may impose specific conditions regarding location, design, operation, screening and security to assure safety, to prevent a nuisance, and to control the noxious effects of excessive sound, light, odor, dust or similar conditions. The City Council may also impose specific design requirements for accessory buildings to assure that such buildings are aesthetically compatible with the surrounding neighborhood. For accessory buildings greater than 240 square feet in size the following additional conditions and restrictions shall apply:

1. The height of the Accessory Building measured at its highest point shall not exceed the height of the primary building measured at its highest point;
2. The Accessory Building shall not be used as a dwelling unit;
3. Roof pitch of the Accessory Building should be the same as the predominant roof pitch of the primary structure;
4. An Accessory Building shall not be located on a lot not occupied by a primary building, except on lots larger than two acres in size.
5. If the primary building on a residential lot is destroyed or removed and not rebuilt within a two year period from time of destruction or removal of the primary building then the Accessory Building shall be removed.
6. Accessory Building(s) approved as a special permit use under this section should not exceed in size the greater of 50% of the gross floor area of the primary building or 10% of the total recorded lot area of the lot on which the primary building is located.

Project Assessment for Accessory Building's Greater than 240' in Size

	<i>Accessory Building</i>	<i>Primary Building</i>
Use	Vehicle Garage, Storage	residence
Square footage	440 sqft	1,600 sqft
Height	16 ft	20 ft
Roof Pitch	5-12	8-12
Roof material	Asphalt Shingle	Asphalt Shingle
Exterior wall covering	OSB - House Wrap	OSB - House Wrap
<i>Total Lot Size</i>	9,000 sqft	

NOTE: This property is in the process of being sold from the builder who remodeled the home (DWD Enterprises, Darin Delaney) to the new owner, Tanner Burrows. The closing date is approximately 12-29-25. We have listed both of their names on this application because the change in ownership will likely happen before this application goes through the entire approval process.

Real Estate Agent Tom Bubb, with Cherrywood Real Estate is assisting with this process and can be contacted for questions. 405-795-9025

APPLICATION FOR SPECIAL USE PERMIT

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

Name of Applicant: DWD, Enterprises, Darin Delaney (owner/builder) and Tanner Burrows (buyer) Phone #: 405-420-9905 Darin 405-706-1040 Tanner

Address:
6708 NW 48th Street, Bethany OK 73008

Record Property Owner(s): DWD Enterprises, Darin Delaney up until closing date, then owner will be Tanner Burrows Phone #: 405-420-9905 Darin 405-706-1040 Tanner

Address:
13204 W. Macarthur Blvd, OKC OK 73142

Address of Property:
6708 NW 48th St, Bethany OK 73008

Legal Description of Property:
NEELEY SECOND ADD 003 000 W60FT LOTS 1 THRU 3

Proposed Special Permit use:
This will a standard garage located next to the primary home. It will be used for up to 2 vehicles and/or storage.

Present use of property:
Primary home only, which is being renovated. This garage will be located next to the primary home and have the same look and design.

8. Has the facility obtained all necessary permits to operate under the laws of the State of Oklahoma?

Yes

The City Council may impose specific conditions regarding location, design, operation, screening, and security to assure safety, to prevent a nuisance, and to control the noxious effects of excessive sound, light, odor, dust or similar conditions. (City of Bethany Ordinance - Section 159.044)

The application shall be accompanied by the following:

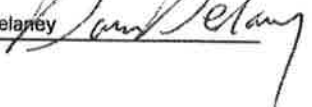

- a. Filing Fee.
- b. One (1) copy of the legal description of the property sought for Special Use Permit if not described above.
- c. One (1) copy of site plan.
- d. One (1) copy of the deed(s) of the property.
- e. Certified list of names and addresses of all property owners of record within three hundred (300) feet of the exterior boundaries of subject property.

In order that your application can be heard at the next Planning Commission meeting, the completed application, accompanying information, and filing fees must be submitted before 12:00 noon the day of the deadline.

Signature

of Applicant: DWD Enterprises, Darin Delaney  Phone #: 405-420-9905 Darin Date: 12-03-2025
 Tanner Burrows 405-706-1040 Tanner

Signature

of Property Owner: DWD Enterprises, Darin Delaney  Phone #: 405-420-9905 Darin Date: 12-03-2025
 Tanner Burrows 405-706-1040 Tanner

 Tanner Burrows 12/03/25

Size of property (in acres and/or feet):

150 ft x 60 ft

The City Council shall use the following criteria to evaluate your special use permit. You are requested to provide a statement after each of the following criteria statements indicating how your request meets each criteria. Use additional pages if necessary.

1. Will the proposed use be in harmony with the policies of the comprehensive plan?

Yes, This garage will be nicely built and match the existing primary home in terms of style and finishes. It will increase property values

for the homes in the surrounding area and will give this family a place to park their vehicles out of the harsh weather.

2. Will the proposed use be in harmony with the general purpose and intent of the applicable Zoning district regulations?

Yes,

3. Will the proposed use adversely affect the use of the neighboring property?

No

We feel this will positively affect the use of the neighboring property and increase property values for neighboring homes.

4. Will the proposed use generate pedestrian and vehicular traffic that is hazardous or in conflict with the existing and anticipated traffic in the neighborhood? No

5. Will the facility present a health or safety hazard to neighboring properties or the community at large?

No

6. Will the facility be located in proximity to elementary or secondary public and/or private schools, or other incompatible uses?

No

7. Will the utility, drainage, parking, loading, signs, lighting access, and other necessary public facilities to serve the proposed use meet the adopted codes of the City?

Yes

SPECIAL USE PERMIT APPLICATIONS FOR ACCESSORY BUILDINGS SUPPLEMENTAL QUESTIONNAIRE

1. Have you been advised that an accessory building **cannot** be used for a home-based business? Please circle: YES or NO

2. Have you located utility lines at the site? Please circle: YES or NO

3. If not, please call OKIE AT 1-800-522-OKIE.

4. Will the building have a garage door? Please circle: YES or NO
If so, what direction will it face? West towards N. Central Road

5. Will you be paving a driveway to the building? Please circle: YES or NO
If yes, please add the driveway location and dimensions to the site plan.

6. Will you be installing a privacy fence or any other type of screening?
Please circle: YES or NO Please describe:
Entire backyard will be fenced

7. Will you run electricity to the building? Please circle: YES or NO

8. Will the building have plumbing? Please circle: YES or NO

9. How tall will the walls of the building be? 8 ft

10. Will the color of the building match the house? Please circle: YES or NO

ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED BUILDING CODES OF THE CITY THE PROJECT IS BEING CONSTRUCTED IN.

THE GENERAL CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.

CONCRETE:

- ALL CONCRETE SLAB ON GRADE SHALL BE OF COMPRESSIVE STRENGTH AT 28 DAYS OF NOT LESS THAN 3000 POUND PER SQUARE INCH. SLAB SHALL BE ON 2" SAND OR GRAVEL FILL WITH 6x6-10/10 WUM. THICKEN SLAB BEAM SHALL BE BELOW ALL LOAD BEARING WALLS WITH 5/8" STEEL REBAR. PROVIDE A 1/2" EXPANSION JOINT AT ALL EXTERIOR WALLS.
- ALL EXTERIOR WALLS, BEARING WALLS, COLUMNS AND PIERS SHALL BE SUPPORTED ON CONTINUOUS SOLID MASONRY OR CONCRETE FOOTINGS. THEY SHALL BE OF SUFFICIENT DESIGN TO SUPPORT SAFELY THE LOADS IMPOSED AS DETERMINED FROM THE CHARACTER OF THE SOIL AND SHALL ALWAYS EXTEND BELOW THE FROST LINE. MINIMUM SIZE SHALL BE CONSTRUCTED OF POURED CONCRETE OR GRADE "M", TYPE I, HOLLOW LOAD BEARING CONCRETE MASONRY UNITS. HORIZONTAL REINFORCING SHALL BE DUR O WALL CONTINUOUS EVERY OTHER BLOCK COURSE. VERTICAL REINFORCING SHALL BE WITH #1 VERTICAL REBARS AT 4'-0" O.C. AND AT EACH CORNER AND BOTH SIDES OF OPENINGS.
- DRAINS SHALL BE PROVIDED AROUND FOUNDATIONS LOCATED BELOW GRADE. THE TOP OF OPEN JOINTS OF DRAIN TILES SHALL BE PROTECTED BY STRIPS OF BUILDING PAPER AND THE TILES SHALL BE PLACED ON 2" OF WASHED GRAVEL.
- PROVIDE TERMITE PROTECTION AS REQUIRED BY HUD MINIMUM PROPERTY STANDARDS.

MASONRY: (FIREPLACE)

- FIREPLACES TO BE LINED WITH FIREBRICK, A METAL DAMPER CONTROL IS TO BE INSTALLED. A MINIMUM OF 12"x16" CLAY FLUE TILE TO BE USED IN THE CHIMNEYS.

FRAME:

- ALL FRAMING LUMBER SHALL BE DOUGLAS FIR CONSTRUCTION GRADE OR AN APPROVED EQUAL. BEAMS, HEADERS AND FLOOR JOIST SHALL HAVE A BENDING STRESS OF 1200 P.S.I. LOAD BEARING DIMENSION LUMBER FOR STUDS, PLATES AND HEADERS SHALL CONFORM TO APPLICABLE STANDARDS OR GRADING RULES. ALL STUDS SHALL BE STUD GRADE OR BETTER. DOUBLE HEADER JOISTS AND TRIMMERS AT ALL FLOOR OPENINGS. DOUBLE 2x HEADERS WITH 1/2" PLYWOOD BETWEEN AT ALL DOOR AND WINDOW OPENINGS. (REFER HEADER TABLE) 1x3 CROSS BRIDGING AT ALL FLOOR JOIST. FLOOR CONSTRUCTION: 1/2" PLYWOOD WITH BUILDING PAPER BETWEEN.
- RAFTER SHALL BE NAILED TO CEILING JOISTS TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHERE JOIST ARE PARALLEL TO THE RAFTERS. WHERE NOT PARALLEL, RAFTERS SHALL BE TIED WITH RAFTER TIE, LOCATED AS NEAR THE PLATE AS PRACTICAL. RAFTER TIES SHALL BE SPACED NO MORE THAN 4 FEET ON CENTER. RAFTERS SHALL BE FRAMED TO RIDGE BOARD OR TO EACH OTHER WITH GUSSET PLATE AS A TIE. RIDGE BOARD SHALL BE AT LEAST 1 INCH NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. AT VALLEYS AND HIPS THERE SHALL BE A VALLEY OR HIP RAFTER NOT LESS THAN 2-INCH THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION. RAFTERS AND CEILING JOISTS SHALL BE PROVIDED WITH LATERAL SUPPORT AT POINTS OF BEARING TO PREVENT ROTATION.
- INSTALL TY-DOWN ANCHORS (HURRICANE CLIPS) ON ALL ROOF RAFTERS.
- ALL INTERIOR WALLS AND CEILINGS TO BE COVERED WITH GYPSUM WALL BOARD IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

LIST OF ABBREVIATIONS

ABV	ABOVE	DN	DOWN	GB	GRAB BAR	RD	ROOF DRAIN
AFF	ABOVE FINISH	DWG	DRAWING	GR	GRADE	RFH	ROOF HATCH
FLOOR		DF	DRINKING FOUNTAIN	GYP	GYPSUM	RFG	ROOFING
ACOUS	ACOUSTIC	EA	EACH	GWB	GYPSUM WALLBOARD	RO	ROUGH OPENING
ALIGN	ALIGNMENT	ELEC	ELECTRICAL	HCP	HANDICAP	RBR	RUBBER
ALT	ALTERNATE AL	EL	ELEVATION	HDW	HARDWARE	RB	RUBBER BASE
ALUMINUM		ELEV	ELEVATOR	HDWD	HARDWOOD	SFGL	SAFETY GLASS
APPROX	APPROXIMATE	ENAM	ENAMEL	HDR	HEADER	SS	SANITARY SEWER
ARCH	ARCHITECT	ENL	ENLARGED	HO	HOLD OPEN	SCHED	SCHEDULE
BM	BEAM	EQUIP	EQUIPMENT	HC	HOLLOW CORE	SHTHG	SHEATHING
BRG	BEARING	EST	ESTIMATE	HM	HOLLOW METAL	SH	SHELF
BLW	BELOW	EXP A	EXPANSION ANCHOR	HOR	HORIZONTAL	SPEC	SPECIFICATION
BM	BENCH MARK	EJ	EXPANSION JOINT	HW	HOT WATER	SS	STAINLESS STEEL
BLKG	BLOCKING	EXPO	EXPOSED	INT	INTERIOR	STL	STEEL
CPT	CARPET	EXT	EXTERIOR	JST	JOIST	SD	STORM DRAIN
CLG	CEILING	FB	FACE BRICK	LTG	LIGHTING	STRUC	STRUCTURAL
CTR	CENTER	FO	FACE OF	MFG	MANUFACTURER	SUSP	SUSPENDED
CL	CENTER LINE	FOF	FACE OF FINISH	MECH	MECHANICAL	SYMM	SYMMETRICAL
CER	CERAMIC	FOS	FACE OF	MTG	MOUNTING	T/B	TOP OF BEAM
CT	CERAMIC TILE	STUD(STRUCT)	FACE OF STUD(STRUCT)	MUL	MULLION	T/C	TOP OF CONCRETE
CO	CLEANOUT	FF	FACTORY FINISH	EXP A	EXPANSION ANCHOR	T.O.	TOP OF
CLR	CLEAR	FFE	FINISHED FLOOR ELEVATION	N	NORTH	TOC	TOP OF CURB
COL	COLUMN	FD	FIRE DAMPER	NIC	NOT IN CONTRACT	TSL	TOP OF SLAB
CONC	CONCRETE	FE	FIRE EXTINGUISHER	NTS	NOT TO SCALE	T/S	TOP OF STEEL
CMU	CONCRETE MASONRY UNIT	FEC	FIRE EXTINGUISHER CABINET	OC	ON CENTER	TYP	TYPICAL
CONSTR	CONSTRUCTION	FHC	FIRE HOSE CABINET	OPF	OPPOSITE	UNG	UNDERGROUND
JOINT		FIX	FIXTURE	OPH	OPPOSITE HAND	UNO	UNLESS NOTED OTHERWISE
CONT	CONTINUOUS	FLR	FLOOR	PT	PAINT	VAR	VARIABLE
CONTR	CONTRACTOR	FD	FLOOR DRAIN	FR	PAIR	WC	WATER CLOSET
CTJ	CONTROL JOINT	FG	FLOOR GRADE	FTN	PARTITION	WH	WATER HEATER
CP	CONTROL PANEL	FS	FLOOR SINK	PLAS	PLASTER	WP	WORKING POINT
CG	CORNER GUARD	FC	FOOTCANDLE	FLAM	PLASTIC LAMINATE	WP	WATERPROOF
DEMO	DEMOLITION	FTG	FOOTING	PLYWD	PLYWOOD	WUM	WELDED WIRE MESH
DET	DETAIL	FDN	FOUNDATION	R	RADIUS		
DIA	DIAMETER	GALV	GALVANIZED	RTG	RATING		
DIFF	DIFFUSER	GA	GAUGE	REF	REFERENCE		
DIM	DIMENSION	GL	GLASS	RCP	REFLECTED CEILING		
DIST	DISTANCE	GLEK	GLASS BLOCK	PLAN	PLAN		
DR	DOOR			RESIL	RESILIENT		

MAXIMUM ALLOWABLE SPANS FOR HEADERS SUPPORTING WOOD FRAME WALLS

ALLOWABLE SPANS OF HEADERS (IN FEET) FOR BEARING WALLS				
DOUGLAS FIR NO. 1				
SIZE OF WOOD HEADER	NO STORIES ABOVE (250 LBS./FT.)	ONE STORY ABOVE (650 LBS./FT.)	TWO STORIES ABOVE (1050 LBS./FT.)	ALLOWABLE SPAN OF HEADERS IN GARAGES OR WALLS NOT SUPPORTING FLOORS OR ROOFS (150 LBS./FT.)
TWO 2x4	UP TO 4'-0"	N/A	N/A	UP TO 5'-6"
TWO 2x6	UP TO 6'-0"	UP TO 3'-0"	N/A	UP TO 8'-0"
TWO 2x8	UP TO 8'-0"	UP TO 4'-0"	N/A	UP TO 10'-0"
TWO 2x10	UP TO 10'-0"	UP TO 5'-0"	UP TO 3'-0"	UP TO 12'-0"
TWO 2x12	UP TO 12'-0"	UP TO 6'-0"	UP TO 4'-0"	UP TO 16'-0"

MATERIALS LEGEND

	EARTH		ALUMINUM		BATT INSULATION
	BRICK		GYP. SHEATHING		PLYWOOD
	CONCRETE		GYP. BD.		CEMENT, GROUT, OR SAND
	STEEL		RIGID INSULATION		MILLED WOOD
	ROUGH WOOD				
	GRAVEL				
	CAST STONE				
	INSULATED WALL PANEL				

REFERENCE SYMBOLS LEGEND

DRAWING TITLE

DETAIL NUMBER SHEET DETAIL SHOWN

SCALE: 1/4"=1'-0" SCALE OF DRAWING

BUILDING SECTION REFERENCE

BUILDING ELEVATION REFERENCE

ROOM NUMBER

OFFICE ROOM NAME ROOM NUMBER

DIR. OF ELEV. SHEET ELEVATION SHOWN

INTERIOR ELEVATION

DOOR IDENTIFICATION TAG

PARTITION TYPE REFERENCE

REVISION DELTA

KEY NOTE REFERENCE

ENLARGED PLAN / SECTION REFERENCE

ARCHITECTURAL FINISH FLOOR OF 100'-0" REPRESENTS (1244.21') ABOVE SEA LEVEL.

ELEVATION REFERENCE MARK

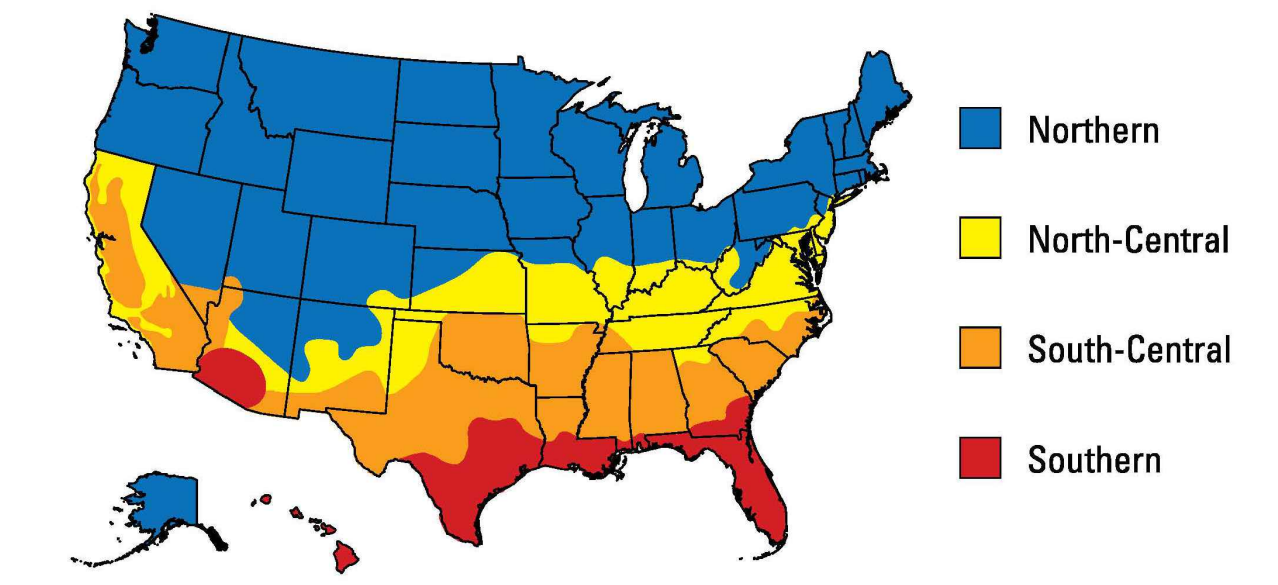
CEILING HEIGHT MARK

NORTH ARROW REFERENCE

GLAZING TYPE

COLUMN GRID LINE

ENERGY STAR® for Windows, Doors, and Skylights CLIMATE ZONE MAP

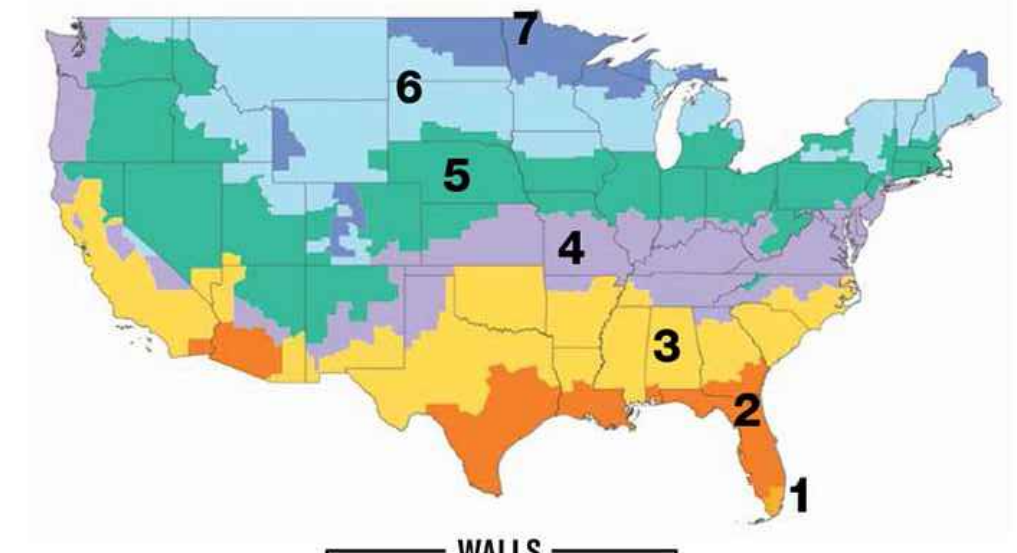


DOORS

GLAZING LEVEL	U-FACTOR ¹	SHGC ²
Opaque	≤ 0.17	No Rating
≤ 1/2-Lite	≤ 0.25	≤ 0.25
> 1/2-Lite	≤ 0.30	Northern North-Central ≤ 0.40 Southern South-Central ≤ 0.25

Regional R-Values

The Department of Energy recommends different insulation levels based on regional climate zones to increase energy efficiency



WALLS

Zone	Attic	2x4	2x6	Floors	Crawlspaces
7	R49 to R60	R13 to R15	R19 to R21	R25 - R30	R25 to R30
6	R49 to R60	R13 to R15	R19 to R21	R25 - R30	R25 to R30
5	R38 to R60	R13 to R15	R19 to R21	R25 - R30	R25 to R30
4	R38 to R60	R13 to R15	R19 to R21	R25 - R30	R25 to R30
3	R30 to R60	R13 to R15	R19 to R21	R25	R19 to R25
2	R30 to R49	R13 to R15	R19 to R21	R13	R13 to R19
1	R30 to R49	R13 to R15	R19 to R21	R13	R13

WINDOWS

CLIMATE ZONE	U-FACTOR ¹	SHGC ²	Performance
Northern	≤ 0.27	Any	Prescriptive
North Central	= 0.28	≥ 0.32	Equivalent Energy Performance
	= 0.29	≥ 0.37	
South Central	≤ 0.30	≥ 0.42	
North Central	≤ 0.30	≤ 0.40	
South Central	≤ 0.30	≤ 0.25	
Southern	≤ 0.40	≤ 0.25	

SKYLIGHTS

CLIMATE ZONE	U-FACTOR ¹	SHGC ²
Northern	≤ 0.50	Any
North Central	≤ 0.53	≤ 0.35
South Central	≤ 0.53	≤ 0.28
Southern	≤ 0.80	≤ 0.28

Air Leakage for Sliding Doors ≤ 0.3 cfm/ft²
Air Leakage for Swinging Doors ≤ 0.5 cfm/ft²

¹ U-factor ft² T
² Solar Heat Gain Coefficient

DESIGNER: PH: (405) 541-1936 EMAIL: CARLOS@CARLOSMOORE.CO

DESIGNER: **CM** Carlos Moore Design and Construction

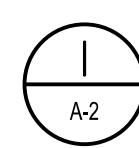
REVIEWED BY: DARIN DELANEY 6708 NW 48TH ST BETHANY, OK 73008

CLIENT: DD1005

REVISIONS: 10-30-2025

SHEET TITLE: GENERAL NOTES, AND PROJECT DATA

SHEET NUMBER: A-1



SITE PLAN

SCALE: 1"=10'-0"

designer PHONE: (405) 641-1938 EMAIL: CARLOS@CARLOSMOORE.CO



reviewed by

client
DARIN DELANEY
 6708 NW 48TH ST
 BETHANY, OK 73008

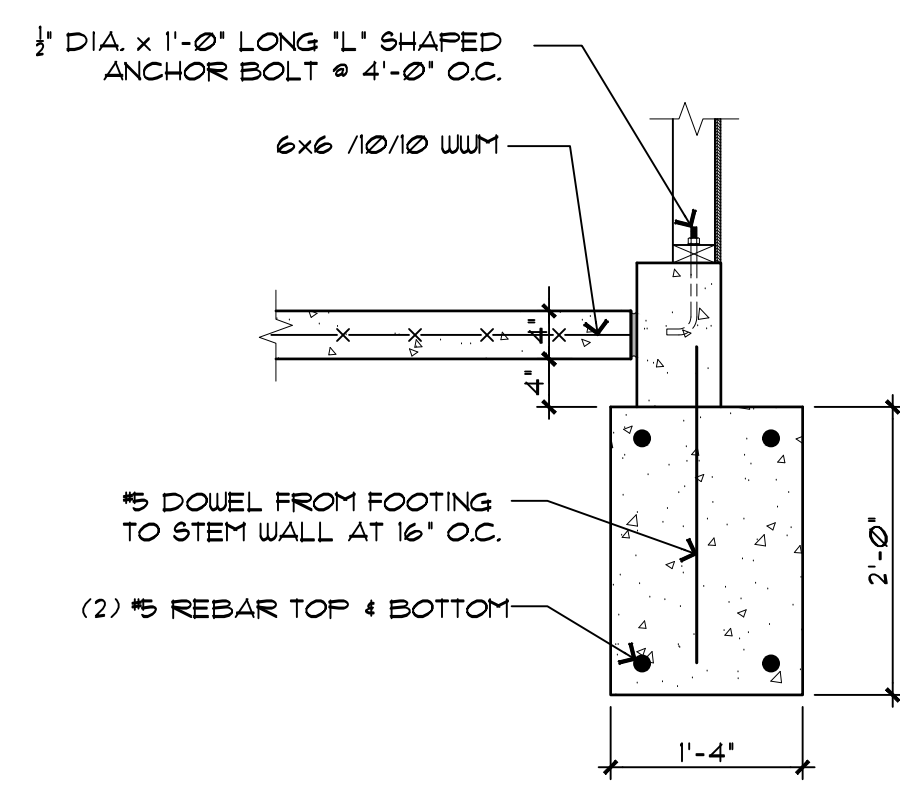
project number
DD1005

revisions

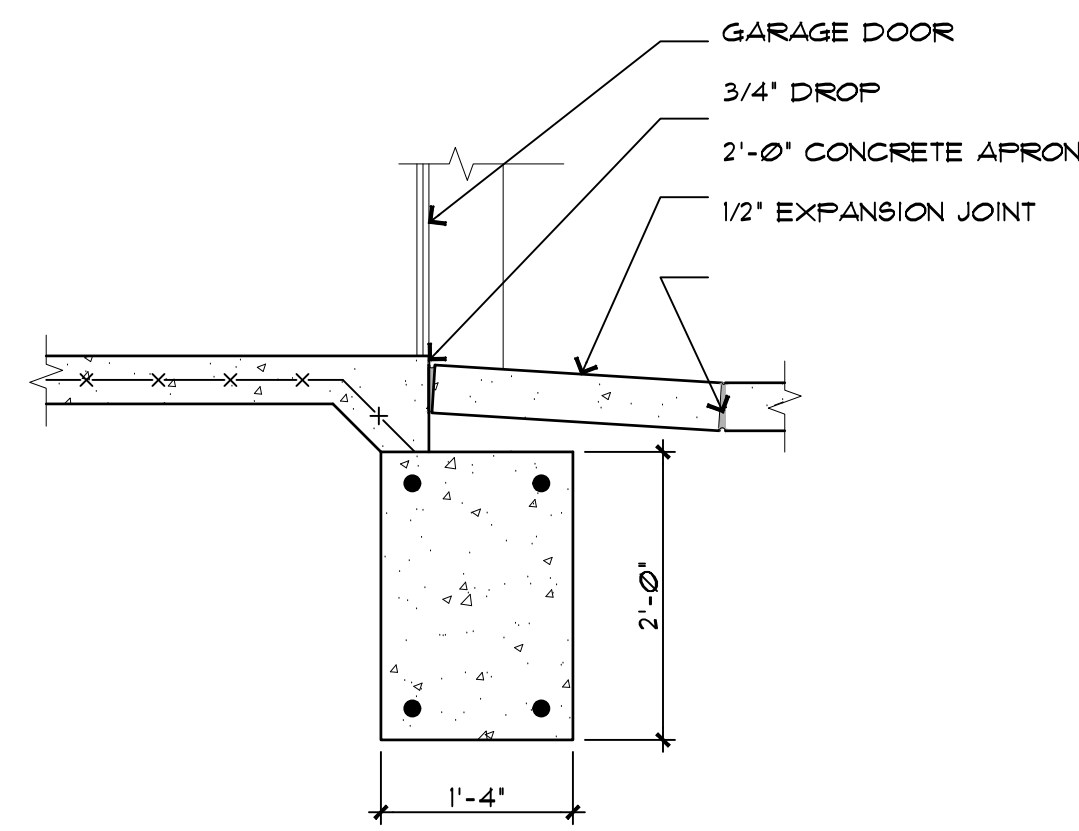
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07-30-2025

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SITE PLAN

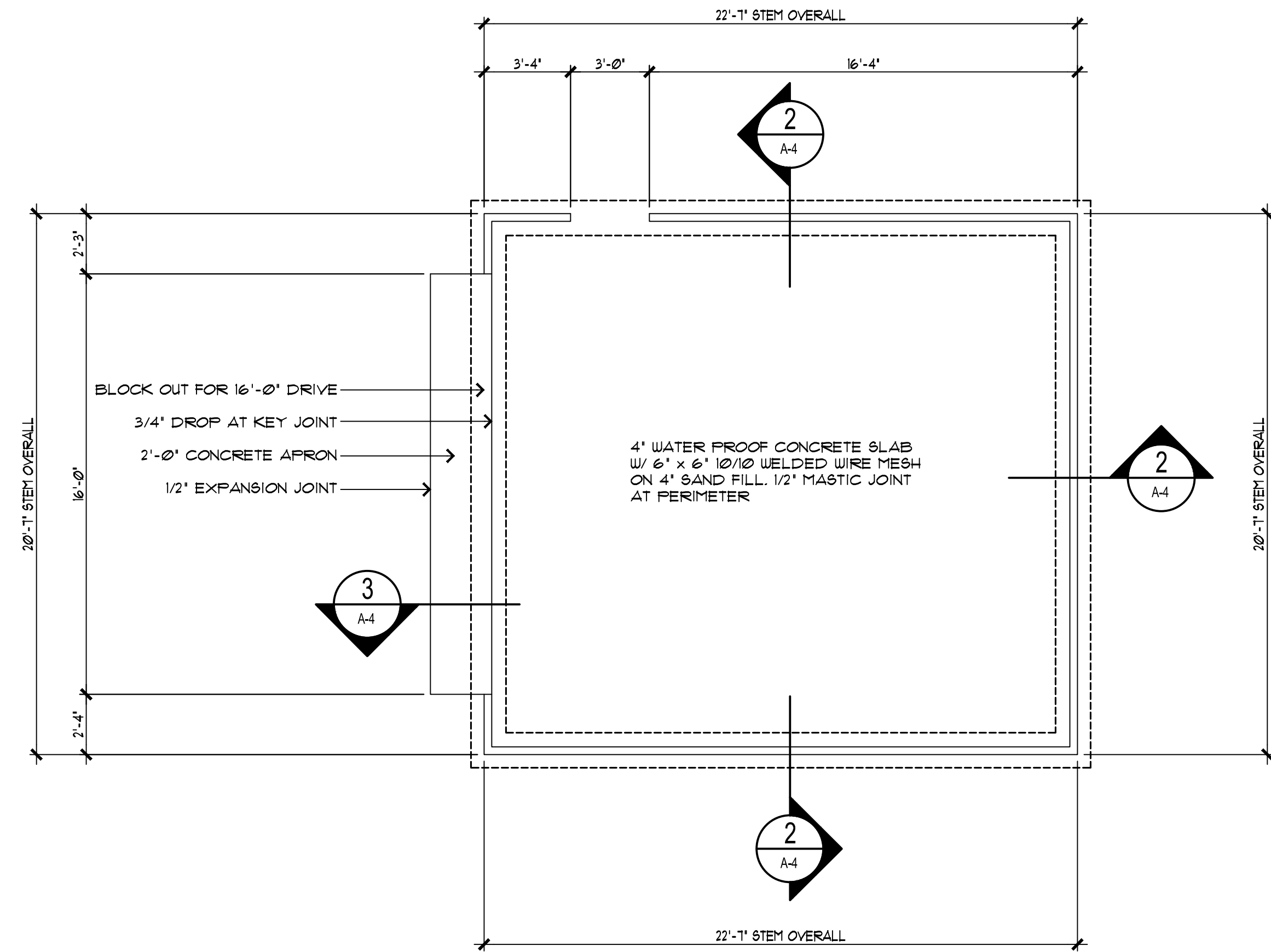
sheet number
A-2



2
A-3
DETAIL
SCALE: 3/4"=1'-0"



3
A-3
DETAIL
SCALE: 3/4"=1'-0"



1
A-3
FOUNDATION PLAN
SCALE: 1/4"=1'-0"

reviewed by

DARIN DELANEY
6708 NW 48TH ST
BETHANY, OK 73008

client

project number

DD1005

revisions

date

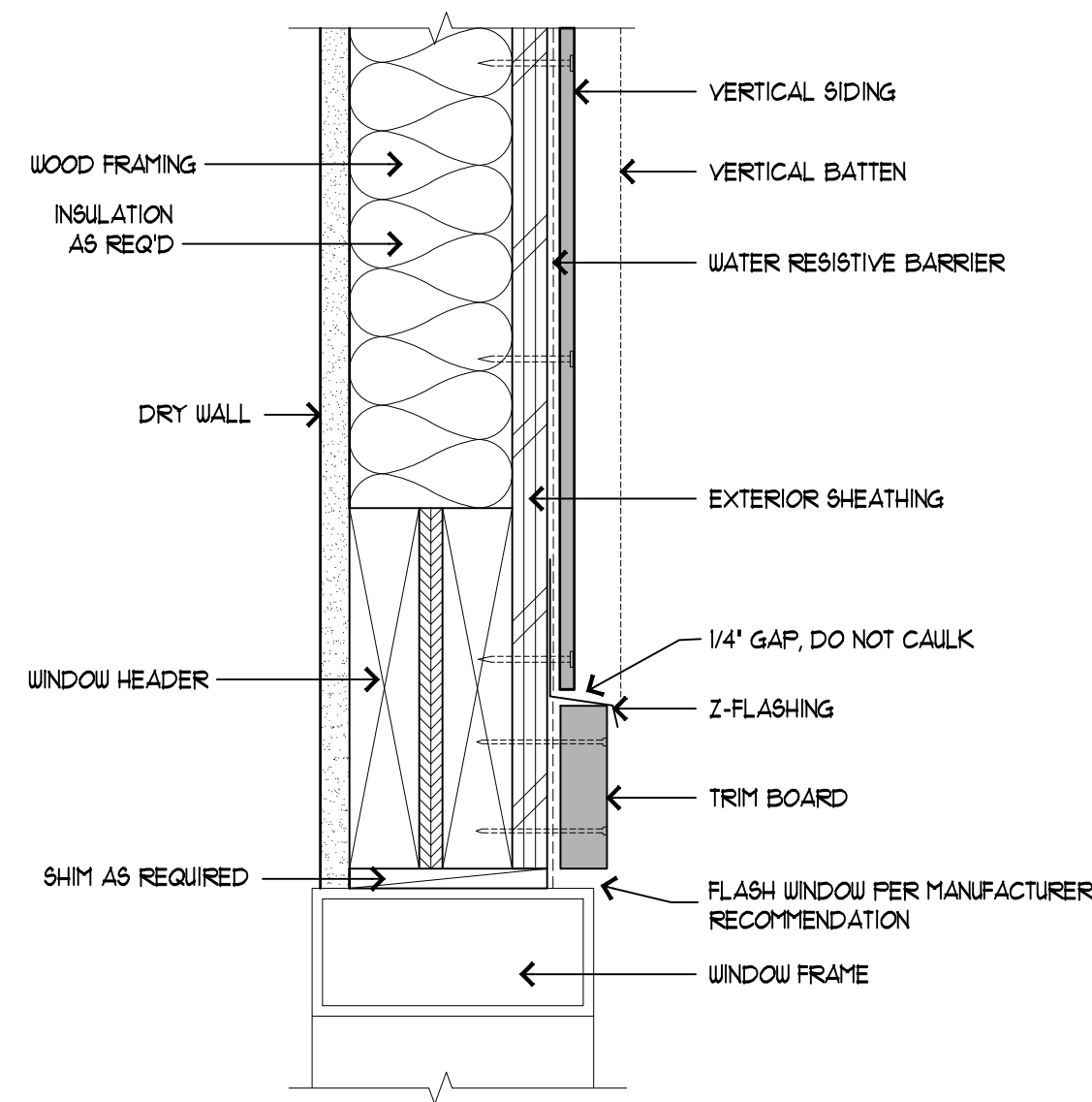
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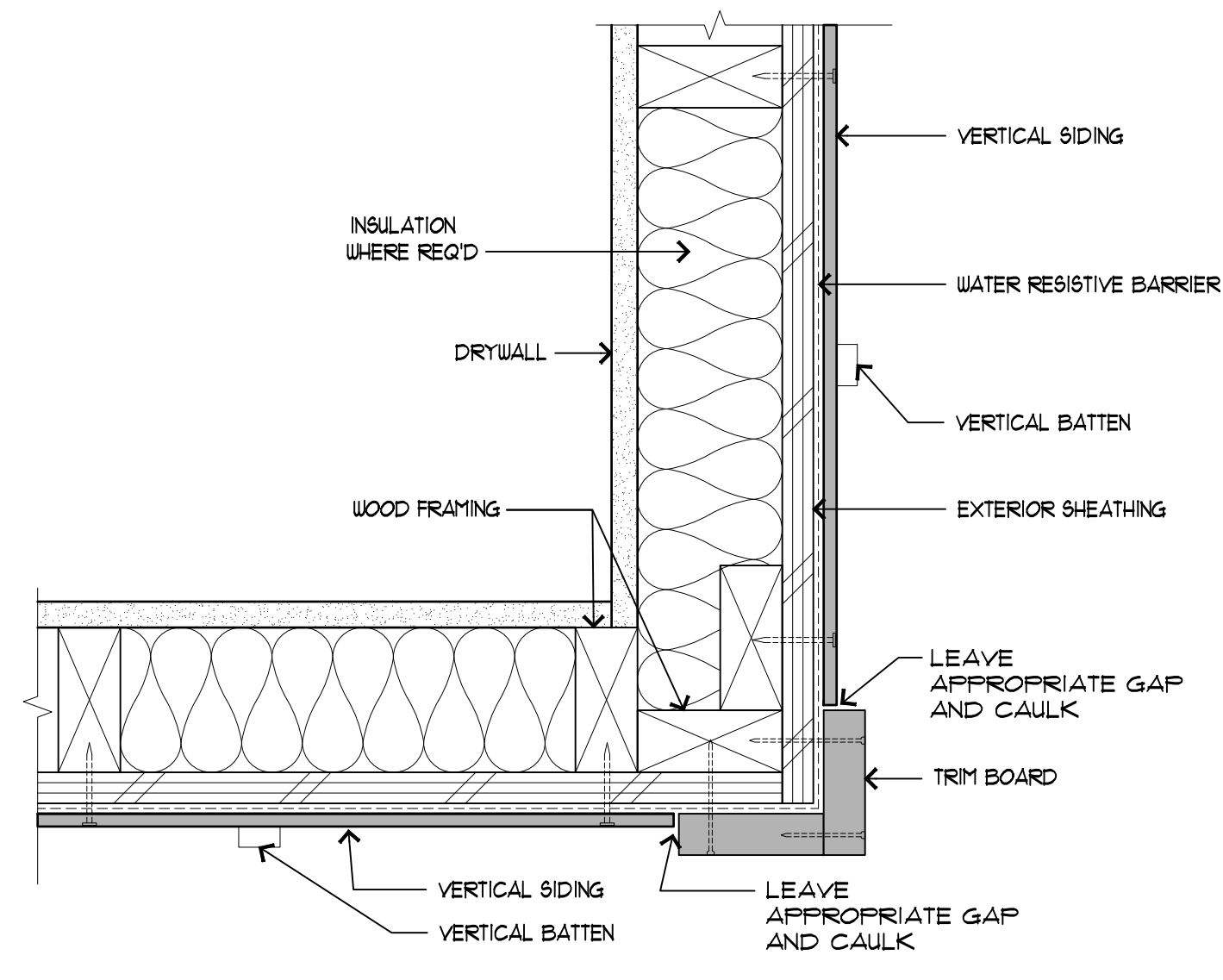
FOUNDATION
PLAN & DETAILS

sheet number

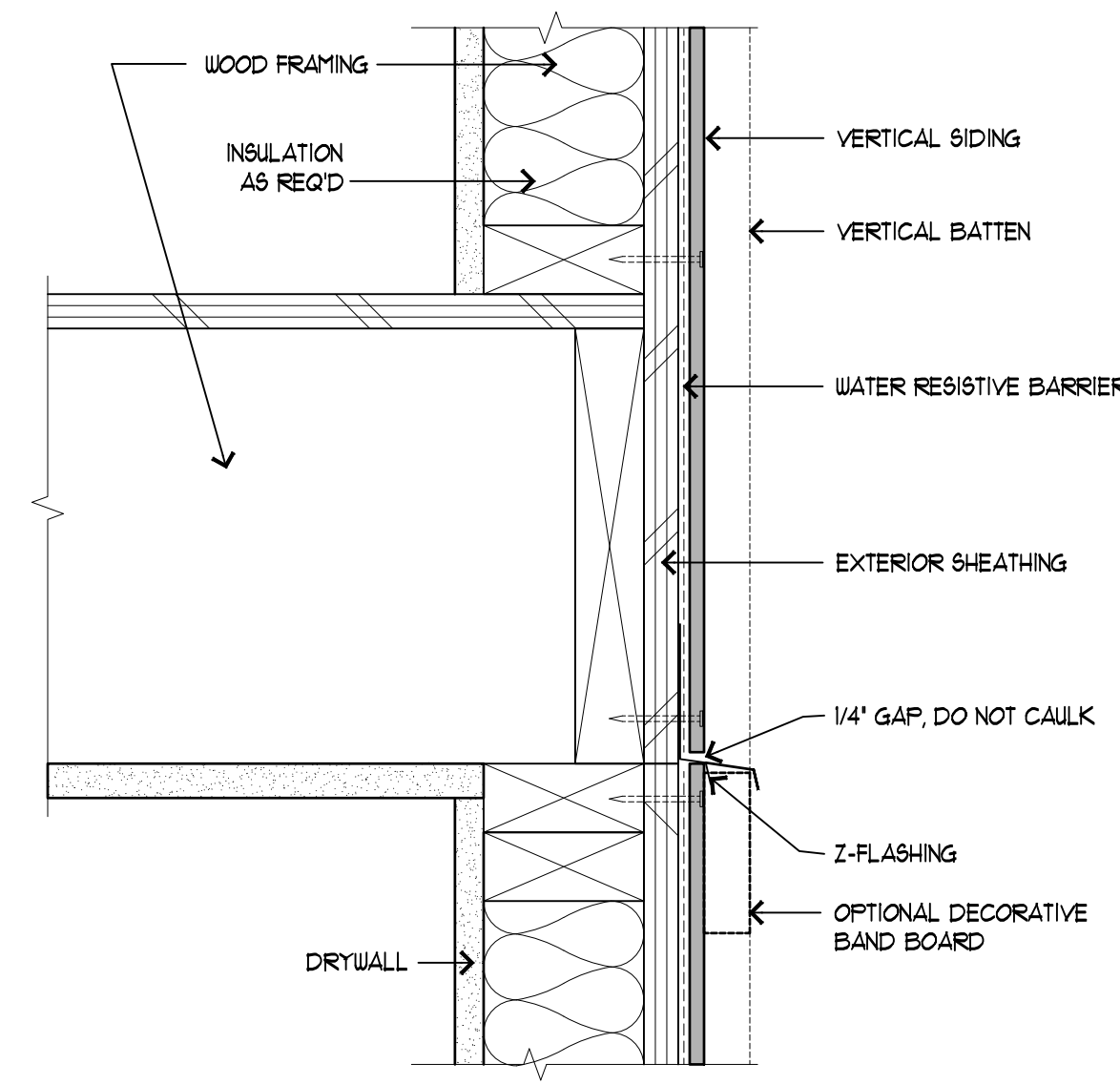
A-3



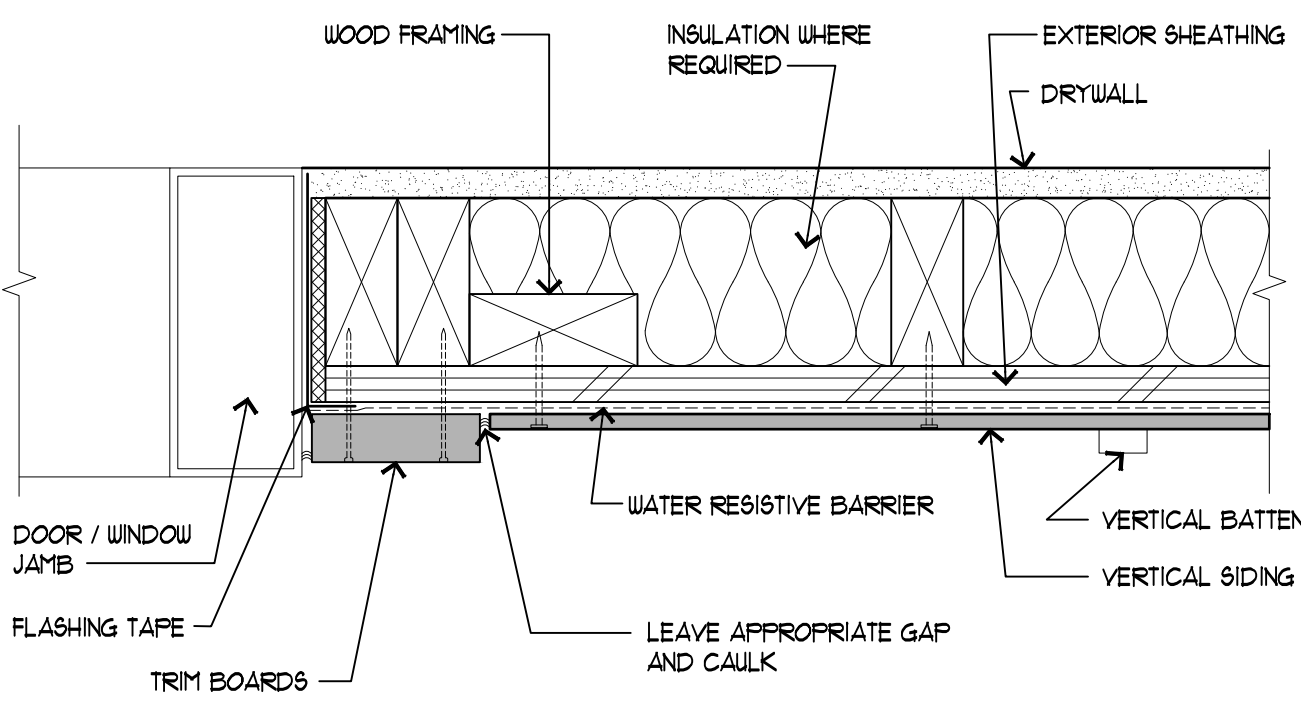
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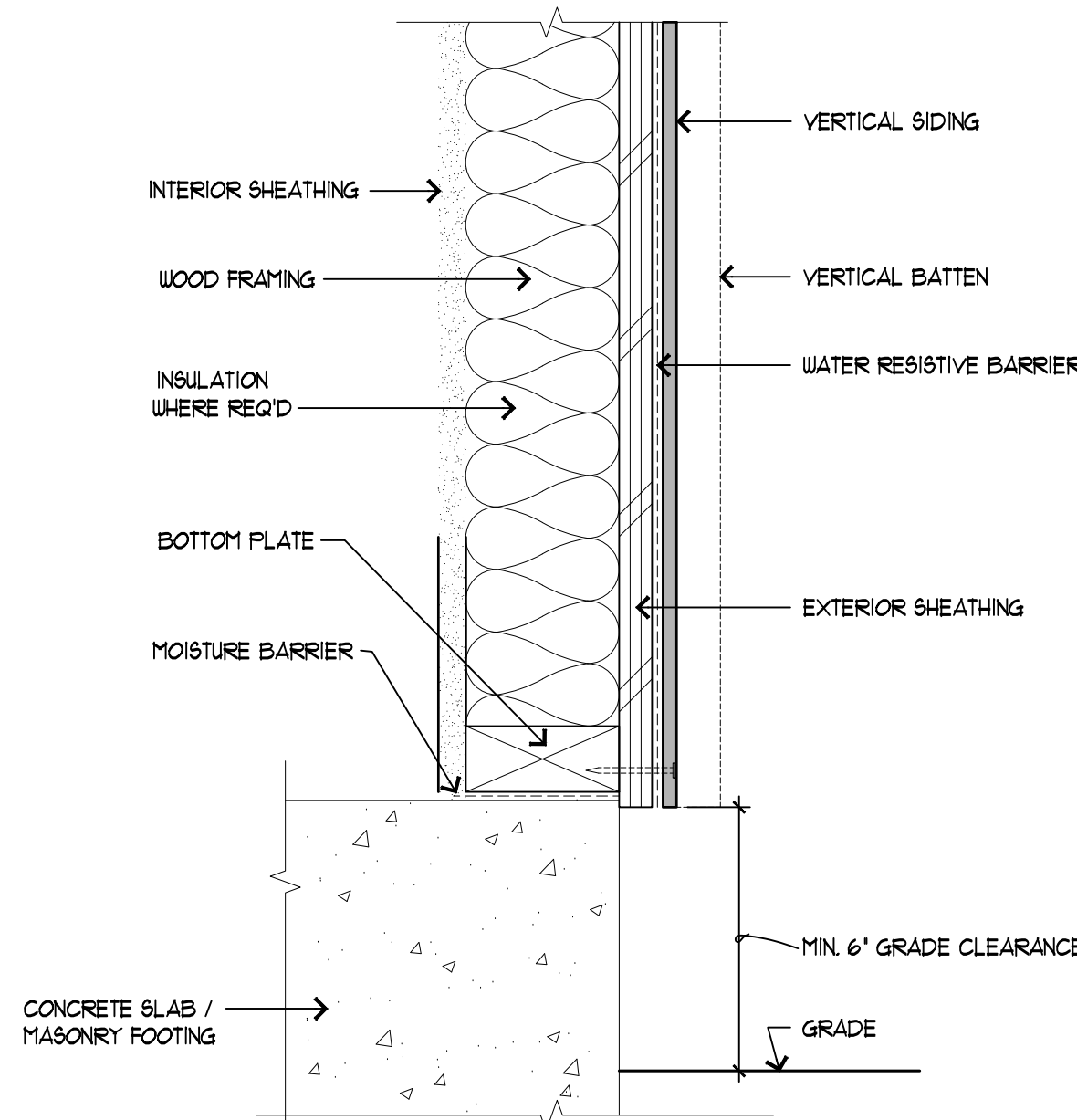
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A-4 SCALE: 3/4"=1'-0"



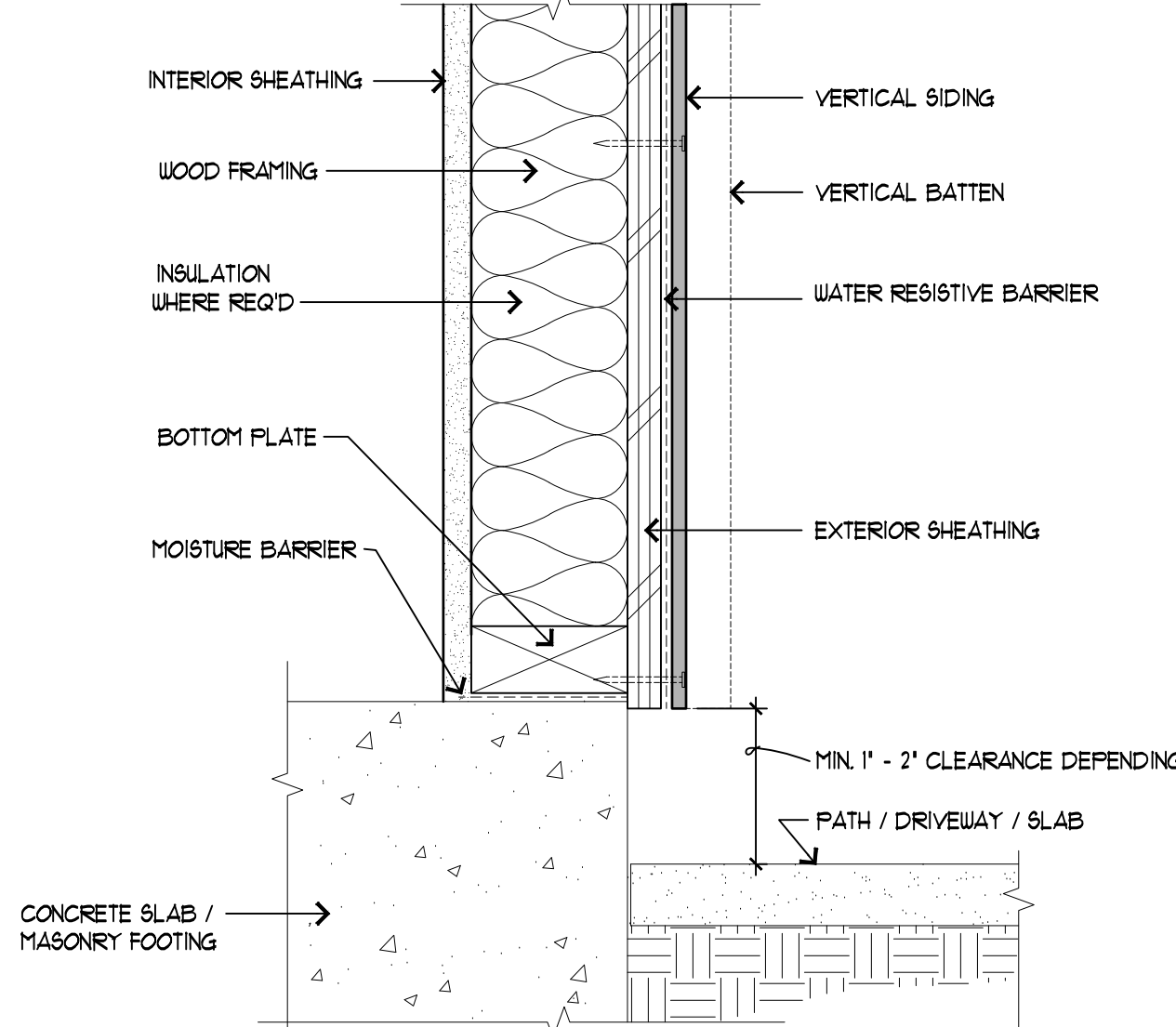
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A-4 SCALE: 3/4"=1'-0"



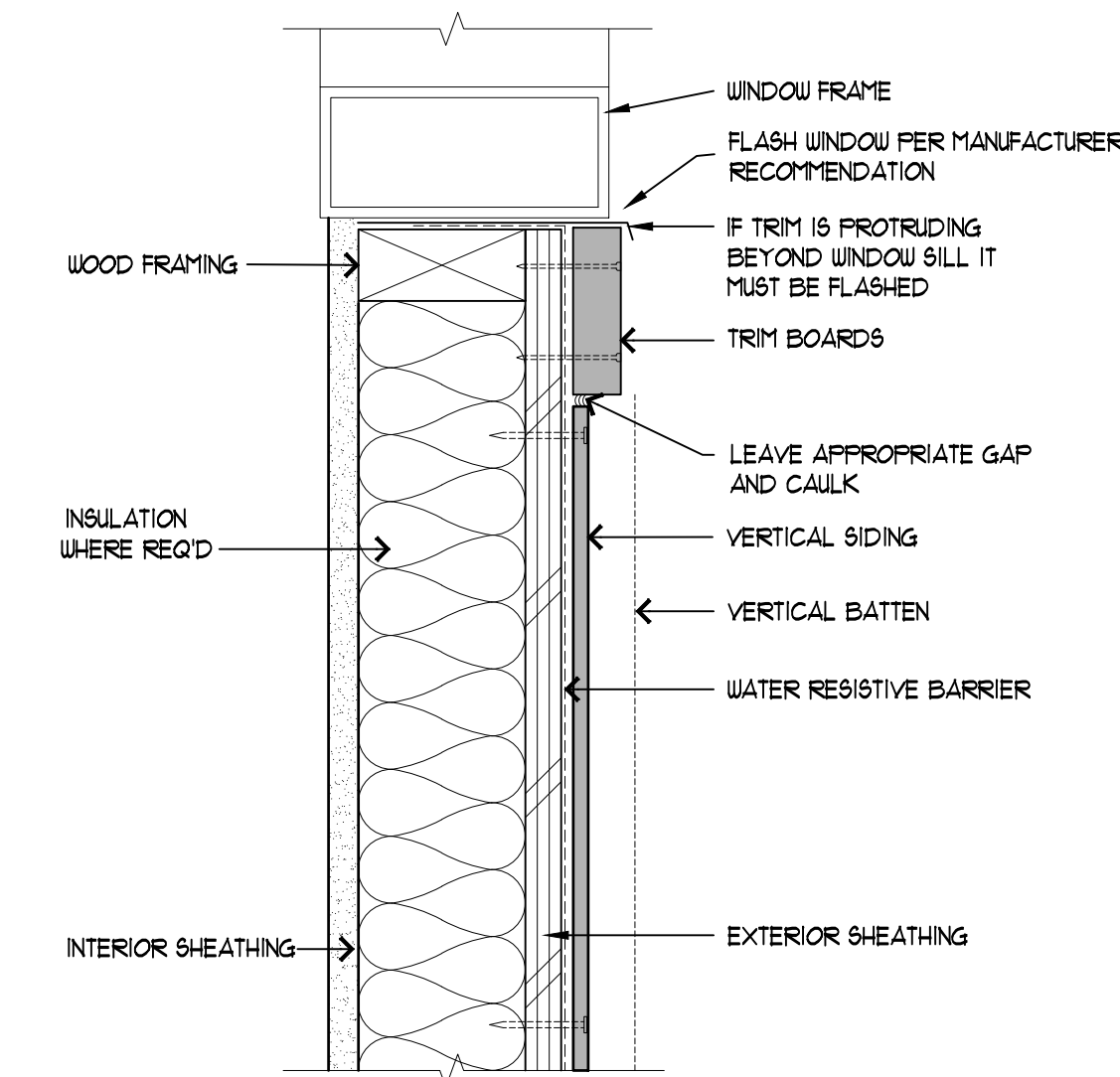
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A-4 SCALE: 3/4"=1'-0"



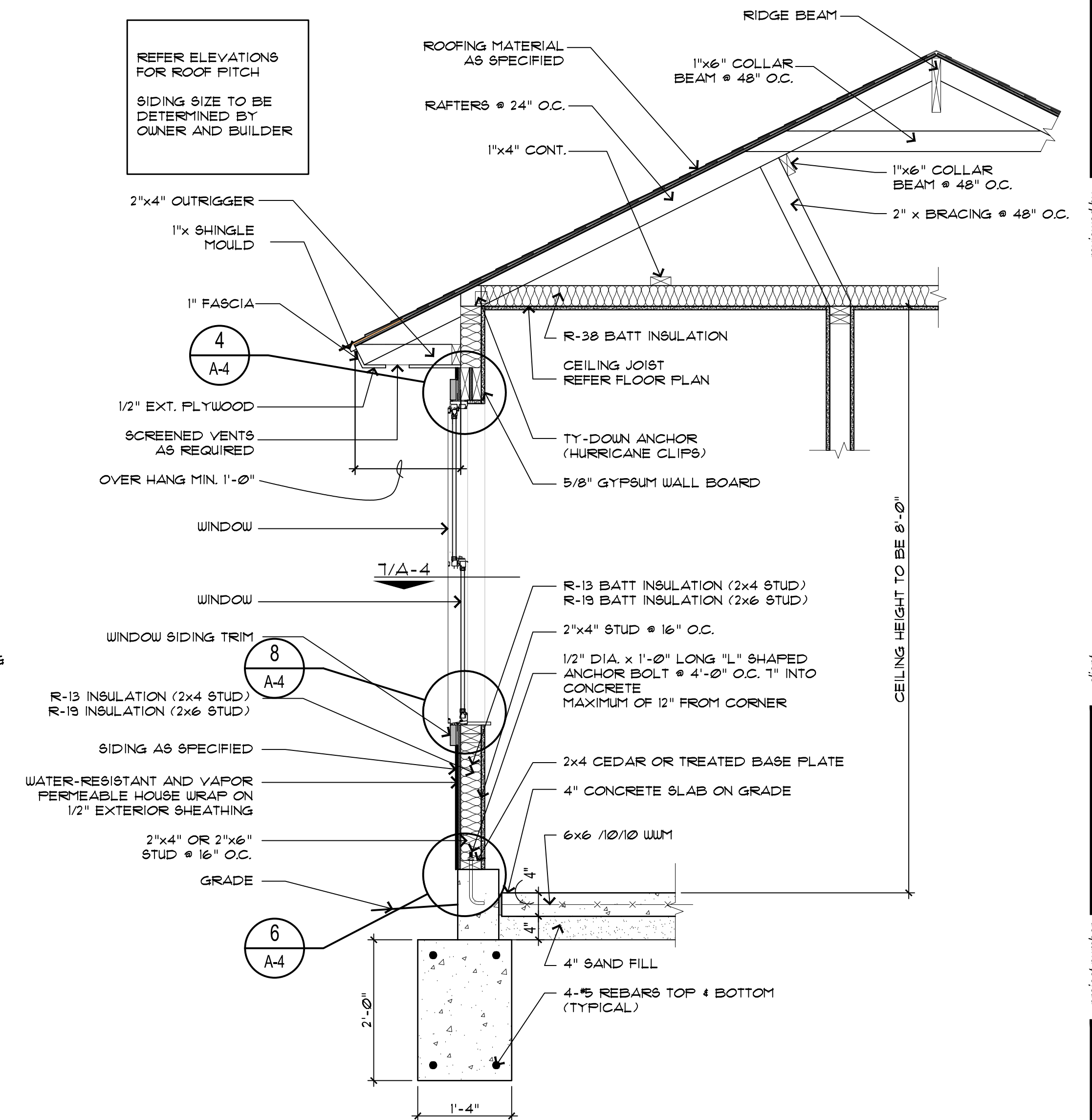
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A-4 SCALE: 3/4"=1'-0"



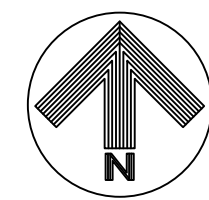
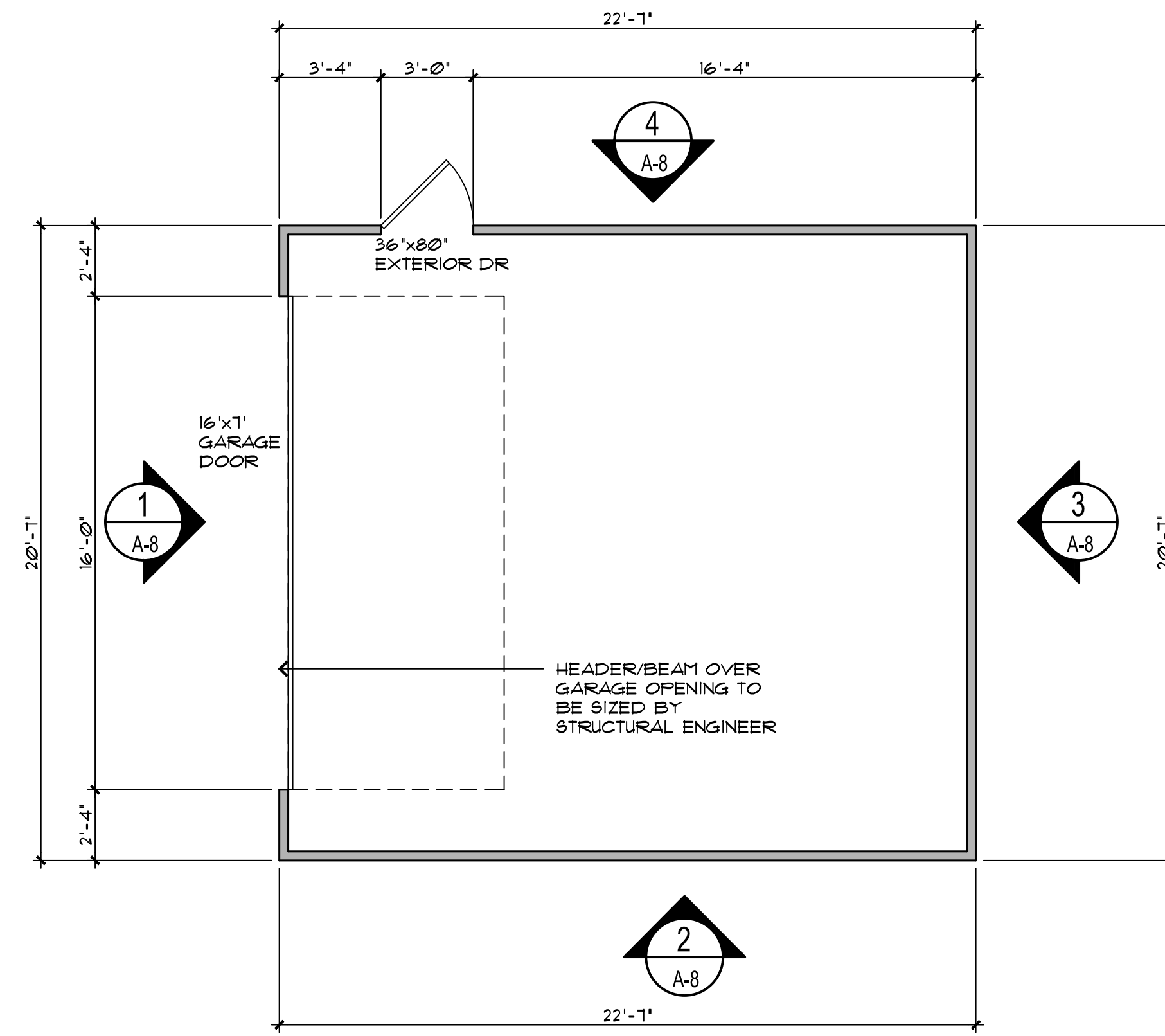
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A-4 SCALE: 3/4"=1'-0"



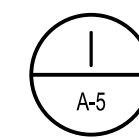
8
A-4 SCALE: 3/4"=1'-0"



1
A-4 SCALE: 3/4"=1'-0"



PLAN NORTH



FLOOR PLAN

SCALE: 1/4"=1'-0"

designer PHONE: (405) 641-1938 EMAIL: CARLOS@CARLOSMOORE.CO



reviewed by

DARIN DELANEY
6708 NW 48TH ST
BETHANY, OK 73008

client

project number

DD1005

revisions

date

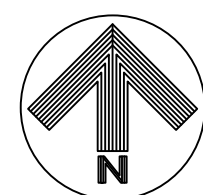
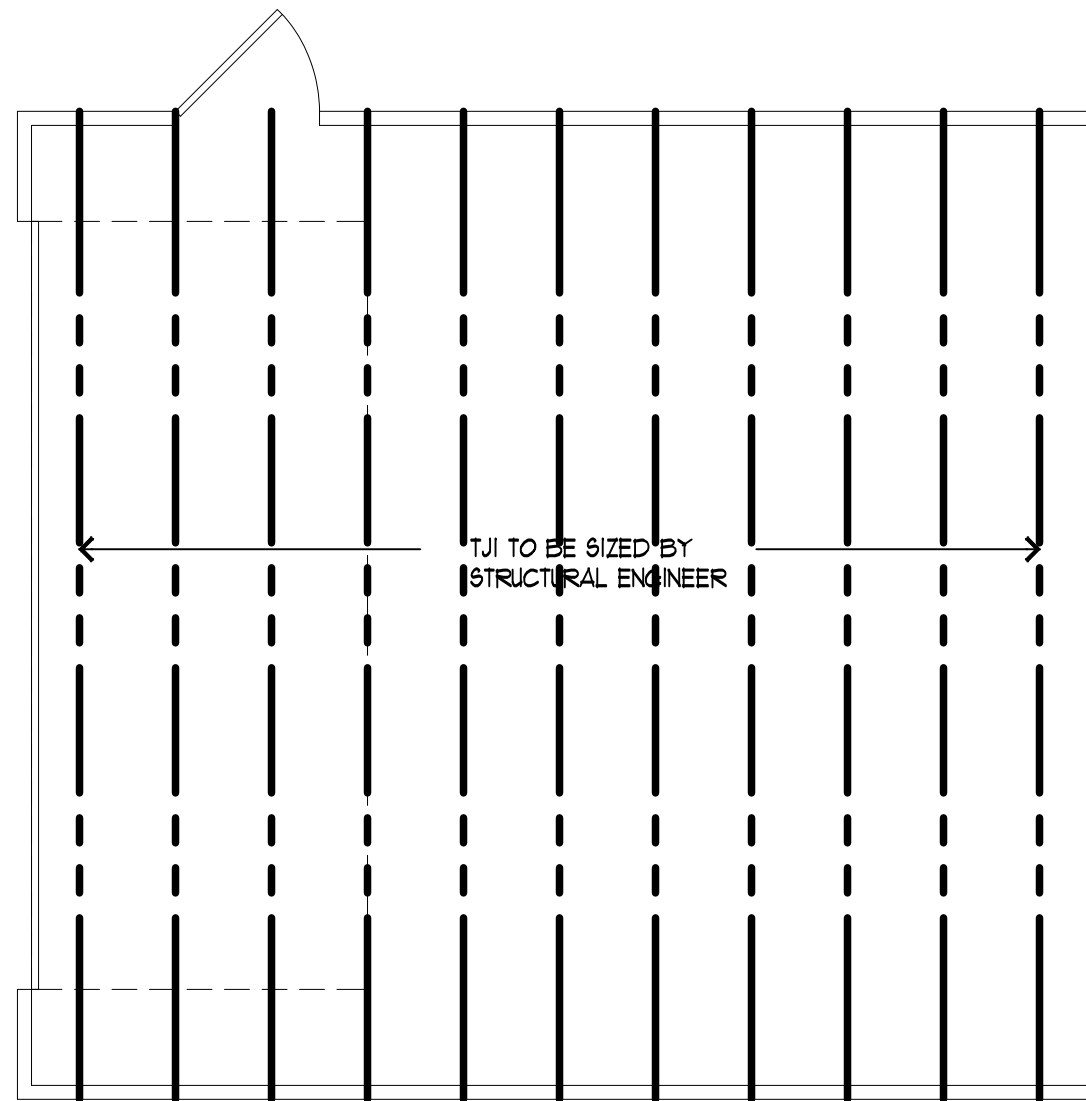
07-30-2025

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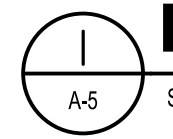
FLOOR PLAN

sheet number

A-5



PLAN NORTH



FLOOR PLAN

SCALE: 1/4"=1'-0"

designer PHONE: (405) 641-1938 EMAIL: CARLOS@CARLOSMOORE.CO



reviewed by

client
DARIN DELANEY
 6708 NW 48TH ST
 BETHANY, OK 73008

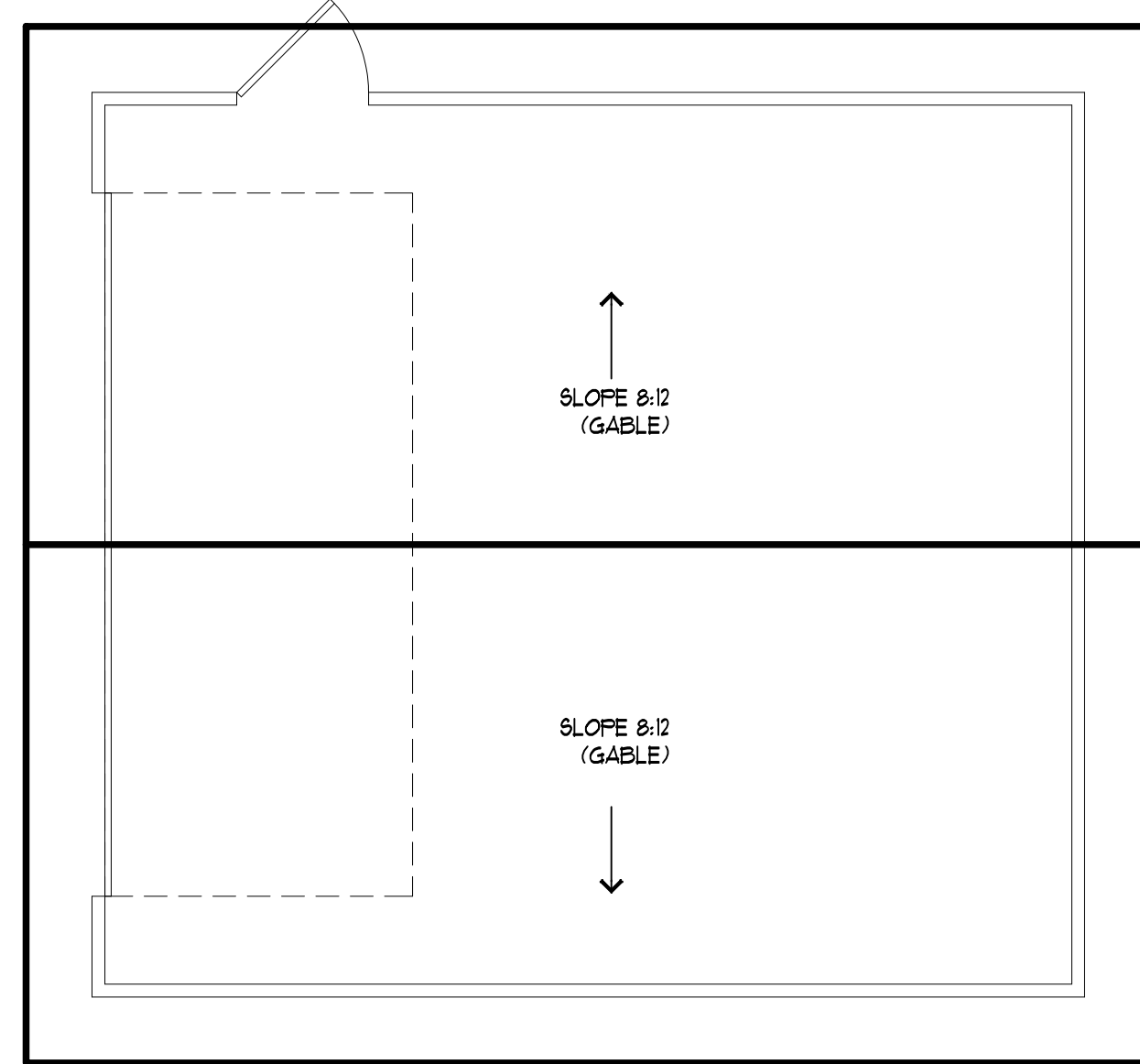
project number
DD1005

revisions

date
10-30-2025

sheet title
**CEILING JOIST
 PLANS**

sheet number
A-6

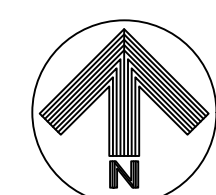


ROOF LEGEND

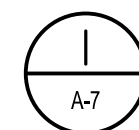
— OUTLINE OF 1ST FLOOR
 — OUTLINE OF ROOF

ROOF NOTES

1. 1ST FLOOR PLATE HEIGHT IS 8'-0"
2. ROOF OVERHANG LENGTH TO BE 1'-0"



PLAN NORTH



ROOF PLAN

SCALE: 1/4"=1'-0"

reviewed by

DARIN DELANEY
 6708 NW 48TH ST
 BETHANY, OK 73008

client

project number

DD1005

revisions

date

10-30-2025

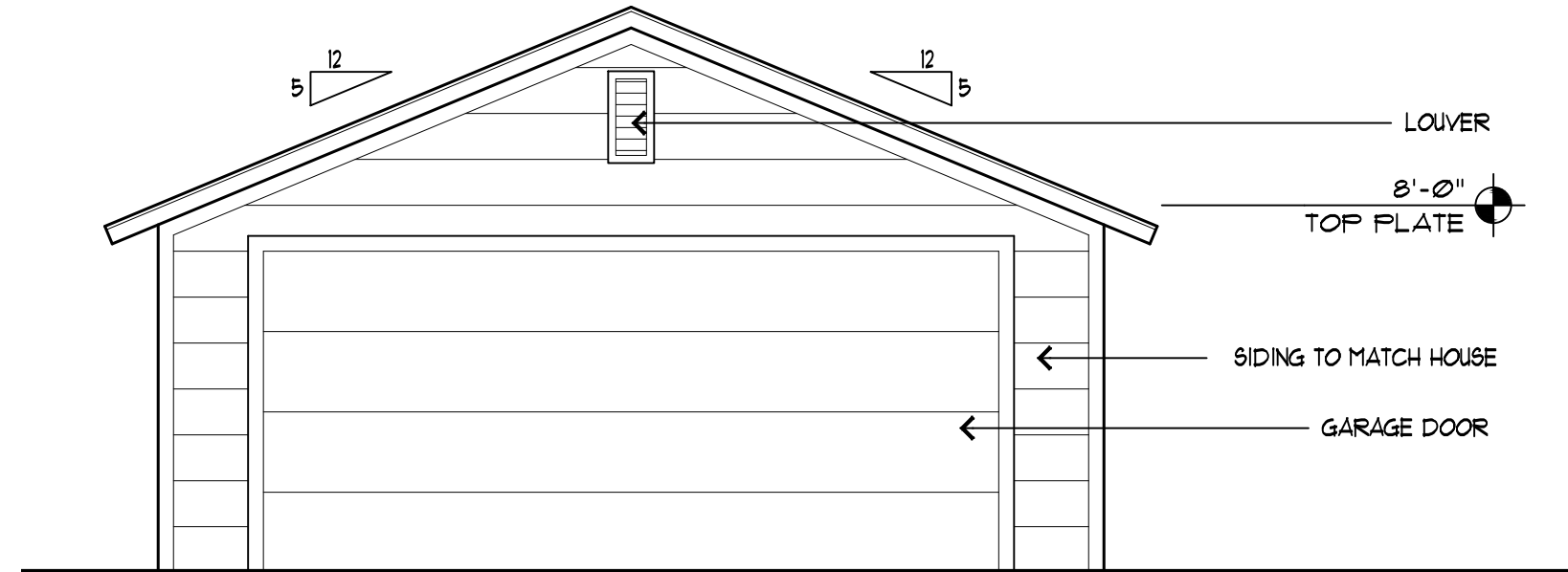
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ROOF
 PLAN

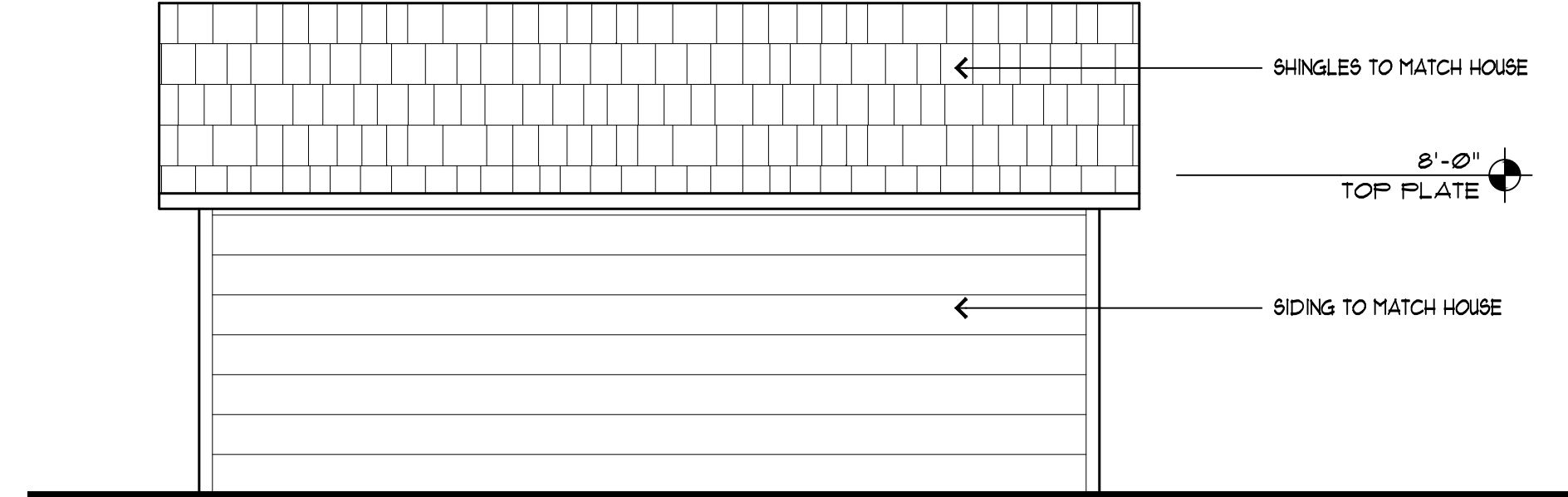
sheet number

A-7

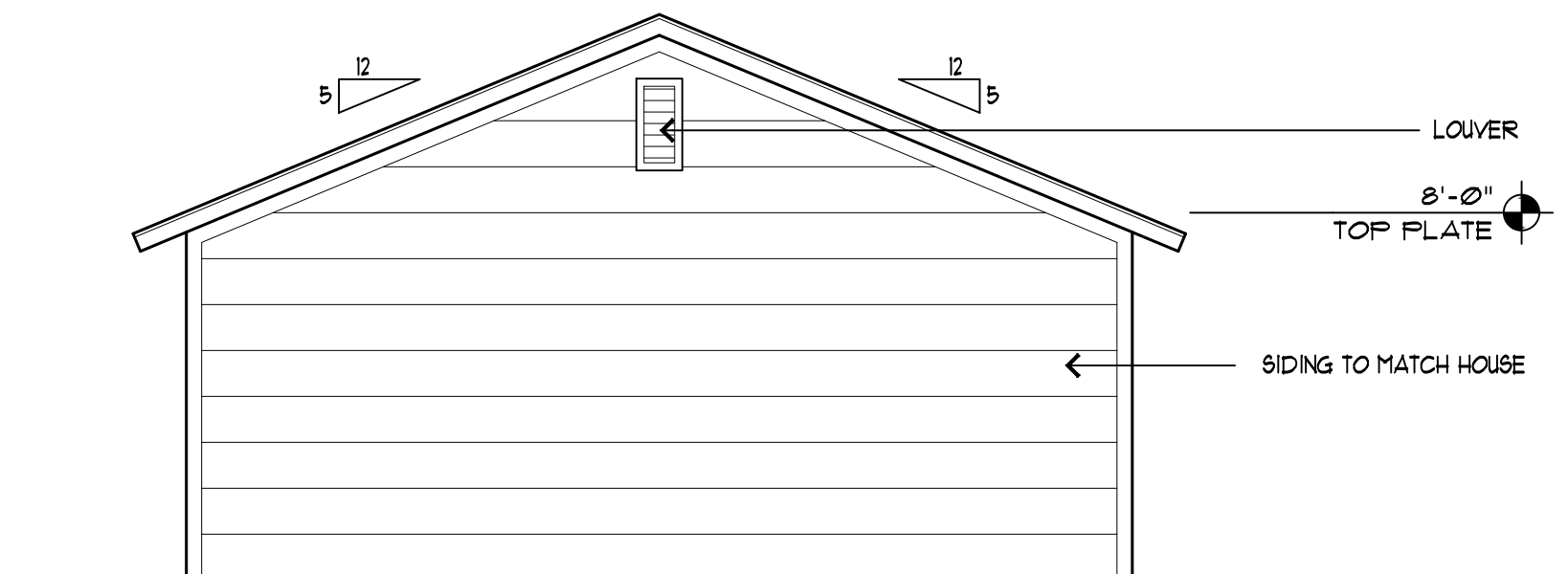
CONTRACTOR TO VERIFY ROOF PITCH OF EXISTING HOUSE AND MATCH AT NEW GARAGE. THE HIGHEST POINT OF ROOF AT NEW GARAGE CANNOT BE HIGHER THAN EXISTING HOUSE.



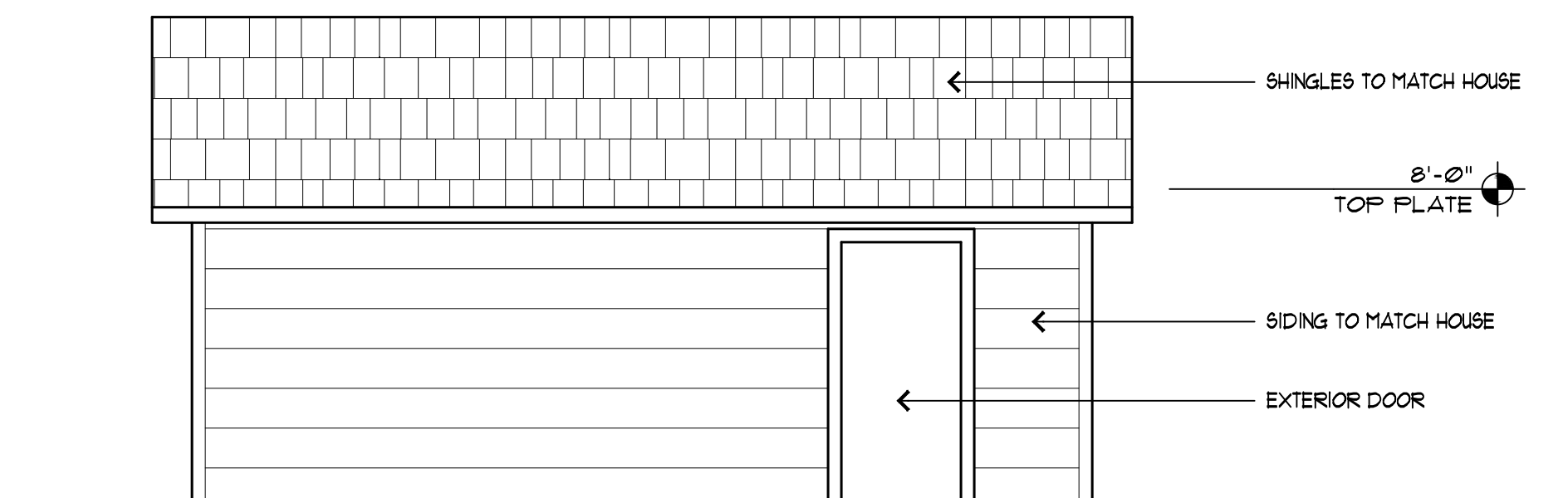
1 EXTERIOR ELEVATION
A-8 SCALE: 1/4"=1'-0"



2 EXTERIOR ELEVATION
A-8 SCALE: 1/4"=1'-0"



3 EXTERIOR ELEVATION
A-8 SCALE: 1/4"=1'-0"



4 EXTERIOR ELEVATION
A-8 SCALE: 1/4"=1'-0"

designer PHONE: (405) 641-1938 EMAIL: CARLOS@CARLOSMOORE.CO

reviewed by

client
DARIN DELANEY
6708 NW 48TH ST
BETHANY, OK 73008

project number
DD1005

revisions

date
10-30-2025

sheet title
EXTERIOR ELEVATIONS

sheet number
A-8



Tax I.D. No.: 170906260

Mail Tax Statement To:

Grantee
13204 North MacArthur Blvd.
Oklahoma City, OK 73142

After Recording Return To:
Element Title Services, LLC
6805 N Classen Blvd., Ste. A
Oklahoma City, OK 73116

WARRANTY DEED
(Individual)

KNOW ALL MEN BY THESE PRESENTS:

That **Aaron Falgoust**, a single person, party of the first part, in consideration of the sum of ***TEN AND NO/100**** dollars and other valuable consideration, in hand paid, the receipt of which is acknowledged, does hereby grant, bargain, sell, and convey unto **DWD Enterprises, Inc.**

Whose address is: 13204 North MacArthur Blvd.
Oklahoma City, OK 73142

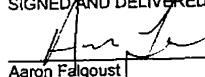
party of the second part, the following described real property and premises situated in Oklahoma County, State of Oklahoma, to wit:

The West 60 feet of Lots One (1), Two (2) and Three (3), of Block Three (3), in NEELY SECOND ADDITION, in Bethany, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Together with all fixtures and improvements, and all appurtenances, subject to existing zoning ordinances, plat or deed restrictions, utility easements serving the property, including all mineral rights owned by party of the first part, which may be subject to lease, and excluding mineral rights previously reserved or conveyed of record, and warrants title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, and their heirs and assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT FOR and SUBJECT TO those exceptions set forth hereinabove.

SIGNED AND DELIVERED the date(s) on the acknowledgment(s) below.

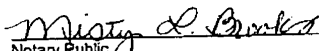


Aaron Falgoust

ACKNOWLEDGMENT

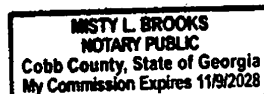
State of Georgia County of Cobb
The foregoing instrument was acknowledged before me on this 15th day of July, 2025 by Aaron Falgoust, a single person.

My Commission Expires: 11/9/2028



Notary Public

Closing Agent: Element Title Services, LLC
File No.: 2506-0043
Underwriter: American Eagle Title Insurance Company



AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: EXEMPT BUSINESS OR TRUST

STATE OF OKLAHOMA)

) ss.

COUNTY OF Oklahoma)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Darin William Delaney
(list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states as of the date of this Affidavit:

- I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
- I am a/an President (role, such as titled officer or trustee) of DWD Enterprises Inc. (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which took title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
- This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:
No alien or any person who is not a citizen of the United States or foreign government adversary shall acquire title to or own land in this state either directly or indirectly through a business entity, trust, or foreign government enterprise, except as hereinafter provided, but they shall have and enjoy in this state such rights as to personal property as are, or shall be, accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce or has a national security agreement with the Committee on Foreign Investment in the United States (CFIUS) in accordance with federal law.
- For purposes of this Affidavit, I acknowledge and understand that to be "engaged in regulated interstate commerce in accordance with federal law," means all the Entity's business activities in Oklahoma must be either: (a) expressly permitted by federal regulation or federal law, or (b) not prohibited by federal regulation or federal law. I further acknowledge and understand that an entity engaged in or supporting the cultivation of marijuana in Oklahoma is not "engaged in regulated interstate commerce in accordance with federal law." I have read the provisions of 60 O.S. § 121 and this Affidavit and certify that the Entity is engaged in regulated interstate commerce in accordance with federal law.
- No funding source is being used in the sale or transfer of the Property in violation of 60 O.S. § 121 or any other state or federal law.
- I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

[Signature]
AFFIANT, individually and as authorized agent of the Entity

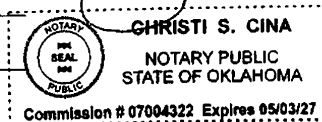
7-18-25
Date

The foregoing instrument was subscribed and sworn to before me this day of July
20 25, by Darin William Delaney

[Signature]
NOTARY PUBLIC

My Commission Expires: _____

My Commission Number: _____





Department of Planning & Community Development

December 19th, 2025

**NOTICE OF HEARING
COMMISSION**

**PLANNING & ZONING
AND CITY COUNCIL**

Dear Property Owner:

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

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

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

Your participation in these proceedings can affect the outcome.

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

**SECRETARY
PLANNING AND ZONING COMMISSION**

Request For A Special Use Permit

A. General Information

1. Case No.: 26-02
2. Location of Property: 6708 NW 48th St
3. Legal Description: Neeley Second ADD 003 000 W60FT Lots1 THRU 3
4. Present Zoning: R-1, Single-Family Residential
5. Special Use Permit Request: Constructing a 440sqft accessory building

B. Hearing Schedule

1. The Planning and Zoning Commission **hearing** on the proposed special use permit request will be held on January 15th, 2026, at 6:30 P.M. At this hearing, any interested citizen will have the opportunity to speak to the Commission concerning the proposed special use permit request. The Commission will vote on whether to recommend approval or disapproval of the permit request. **IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS HEARING.**
2. The Planning and Zoning Commission will then transmit its recommendation to the City Council. The City Council Hearing will be held on February 3rd, 2026, at 6:30 P.M. At this hearing, any interested citizens will have the opportunity to speak to the City Council concerning the request. The City Council will vote either to approve or deny the proposed special use permit request. **IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS MEETING.**

C. Location of Hearings

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

(SEE LOCATION MAP ON BACK
OF THIS PAGE)

NOTICE OF PUBLIC HEARING

On January 15th, 2026, at 6:30 p.m. the Bethany Planning and Zoning Commission will during its regular session hold a public hearing at Bethany City Hall, 6700 N.W. 36th St., Bethany, OK 73008 for the following: Consider a request from Tanner Burrows, Applicant, and DWD, Enterprises, Darin Delaney, Property Owner for special use request to construct a 440 sq.ft. accessory building at 6708 NW 48th St.

Following the public hearing the Bethany Planning & Zoning Commission will vote on the request and forward a recommendation to the Bethany City Council, which in turn will hear this case on February 3rd, 2026, at 6:30 p.m. At that meeting a second public hearing will be held and following the hearing the Council will vote to approve or deny the request.

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

LEGAL DESCRIPTION: Neeley Second ADD 003 000 W60FT Lots 1 THRU 3



CITY OF BETHANY

405-789-2146

***** REPRINT RECEIPT*****

REC#: 01392790 12/10/2025 3:58 PM
OPER: ao TERM: 013
REF#: 181

TRAN: 540.0000 COMM DEV RECEIPTS
SPECIAL USE PERMIT
6708 NW 48TH ST
010-39010
MISCELLANEOUS REVEN 494.00CR

TENDERED: 494.00 CHECK
APPLIED: 494.00-

CHANGE: 0.00

*** CITY HALL WILL BE CLOSED***
NOVEMBER 27TH AND THE 28TH. TRASH MAKEUP
DAY FOR THUR WILL BE THE WED BEFORE AND
FOR FRI IT WILL BE THE WED AFTER.