



Board of Adjustment Special Meeting

Monday, January 8, 2024, at 6:00 p.m.
City Council Meeting Room
104 East Illinois, Vinita, Oklahoma

AGENDA

1. Roll Call.
2. Discussion, consideration and possible action on request from LL&M Rental, LLC to rezone property, previously used as R-1 Single-Family Residential to C-2 Hwy Commercial & Commercial Recreation.

A. LEGAL:

Lots one (1) Thru Twelve (12), in Block one (1) in South Park Second Addition to the City of Vinita, Craig County, Oklahoma, according to the United States Government Survey and recorded Plat thereof.

Lots forty-two (42) thru forty-four (44) in Block Ninety-seven (97) in South Park Second Addition to the City of Vinita, Craig County, Oklahoma, according to the United States Government Survey and recorded Plat thereof.

Lots one (1) thru twelve (12) in Block Ninety-seven (97) in South Park Second Addition to the City of Vinita, Craig County, Oklahoma, according to the United States Government Survey and recorded Plat thereof.

Lots forty-five thru fifty (50) in Block Ninety-seven (97) in South Park Second Addition to the City of Vinita, Craig County, Oklahoma, according to the United States Government Survey and recorded Plat thereof.

STREET OR APPROXIMATE LOCATION:

SW corner of 5th street and Attucks

3. New Business
4. Adjourn.



Brian Prince, City Clerk

Posted January 4, 2024 at 2:30pm.

CITY OF VINITA APPLICATION FOR CHANGE IN ZONING DISTRICT

Name of Owner LLJM Rentals, LLC		Date Nov 27 2023
Address of Property (Proposed Change in Zoning District)		Phone 918-256-8600
Current Zoning District R-1	Proposed Zoning District C-2	
Purpose of Request For commercial development		
Sketch Plan of Area Proposed to be Rezoned (Drawn to approximate scale, showing boundaries and dimensions of the tract, the outline of existing and proposed buildings and structures, the size and location of off street parking lots, the type of surfacing proposed for said lots, the plan of structures and drives proposed for ingress and egress. Include or attach an area map showing land of all abutting property owners.) * * * * * See attached sheet South Park 2nd Add. City of Vinita BIK 97 Lots 42-44 Block one lots 1-12 Block ninety seven lots 1-12 Block ninety seven lots 42-50		
Signature of Applicant <i>D. Hankford</i> - for LLJM Rentals LLC Danny Hankford		Date Submitted to City Clerk 12-6-23
Applicant's Printed Name		Application #

CK# 11159

PUBLIC NOTICE

(Published in the Vinita Daily Journal December 9 , 2023)

CITY OF VINITA

BOARD OF

ADJUSTMENT NOTICE

Notice by the City of Vinita and the Planning Commission, that LL&M Rental, LLC has requested, under requirements of the Zoning Ordinance of the Vinita City Code, an Amendment of said Zoning Ordinance and official zoning map of the City of Vinita, to change the zoning classification from R-1 to C-2 for the following described property, to-wit:

LEGAL:

Lots one (1) Thru Twelve (12), in Block one (1) in South Park Second Addition to the City of Vinita, Craig County, Oklahoma, according to the United States Government Survey and recorded Plat thereof.

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Lots forty-five thru fifty (50) in Block Ninety-seven (97) in South Park Second Addition to the City of Vinita, Craig County, Oklahoma, according to the United States Government Survey and recorded Plat thereof.

STREET OR APPROXIMATE LOCATION:

SW corner of 5th street and Attucks

Said Public Hearing will be heard in the City Hall Council Room, 104 East Illinois, Vinita, OK, on the 8th day of January, 2024, at 6:00 p.m. All property owners affected by these applications may appear in person at the hearing to protest said Petition.

Respectfully,
Brian Prince
Secretary of the
Board of Adjustment

P.O. Box 359
Vinita, OK 74301



QUIT CLAIM DEED

(INDIVIDUAL)

KNOW ALL MEN BY THESE PRESENTS:

That Eastern Oklahoma Inv Group LLC

part y of the first part, in consideration of the sum of two Dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do hereby quit-claim, grant, bargain, sell and convey unto: LGM Rentals, LLC

Part y of the second part, all _____ right, title, interest, estate, and every claim and demand, both at law and in equity, in and to all the following described real property and premises situate in Craig County, State of Oklahoma, to wit.

City of Vinita South Park 2nd Addition
Block one lots 1 thru 12
Block 97 lots 1 thru 12
Block 97 lots 45-50

Together with all improvements thereon and the appurtenances thereunto belonging.

To have and to hold the above described premises unto the said part y of the second part y heirs and assigns forever.

Signed and delivered this 8th day of September, 2023

STATE OF OKLAHOMA

INDIVIDUAL ACKNOWLEDGMENT

COUNTY OF Craig } ss:

Oklahoma form

Before me the undersigned Notary Public, in and for the County and State, on this 8th day of September, 2023, personally appeared:

Dee Robinson

To me known to be the identical person(s) who executed within the foregoing instrument and, acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

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

My commission expires 10-08-2023 Michelle Lynn Hayes Notary Public

MICHELLE LYNN HAYES
Notary Public, State of Oklahoma
Commission # 18008414
My Commission Expires 10-08-2023

P.O. Box 359
Vinita, OK 74388

1-2023-202407 Book 0746 Pg: 179
09/11/2023 10:22 am Pg 0179-0179
Fee: \$ 18.00 Doc: \$ 0.00
Tammy Malone - Craig County Clerk
State of Oklahoma



QUIT CLAIM DEED

(INDIVIDUAL)

KNOW ALL MEN BY THESE PRESENTS:

That Danny Lankford & Holly Lankford LLU

part y of the first part, in consideration of the sum of two Dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do hereby quit-claim, grant, bargain, sell and convey unto: LL sm Rentals, LLC

Part y of the second part, all _____ right, title, interest, estate, and every claim and demand, both at law and in equity, in and to all the following described real property and premises situate in Craig County, State of Oklahoma, to wit.

City of Vinita South Park 2nd Addition
Block 97 lots 42 thru 44

Together will all Improvements thereon and the appurtenances thereunto belonging.

To have and to hold the above described premises unto the said part y of the second part y heirs and assigns forever.

Signed and delivered this 28th day of August, 2023

Danny Lankford Holly Lankford

STATE OF OKLAHOMA INDIVIDUAL ACKNOWLEDGMENT

COUNTY OF Craig } ss: Oklahoma form

Before me the undersigned Notary Public, in and for the County and State, on this 28th day of August, 2023, personally appeared:

Holly Lankford Danny Lankford

To me known to be the identical person(s) who executed within the foregoing instrument and, acknowledged to me that They executed the same as Their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last written above.
My commission expires 10-08-2023 Michelle Lynn Hayes Notary Public

MICHELLE LYNN HAYES
Notary Public, State of Oklahoma
Commission # 15009414
My Commission Expires 10-08-20

OWNERSHIP LIST CERTIFICATE

STATE OF OKLAHOMA

Order No.: 3072311195

COUNTY OF CRAIG

The undersigned bonded abstractor does hereby certify that the foregoing list of names represents the grantees shown in the most recent conveyances of record. The abstractor does not guarantee the validity of the title of such parties and this instrument is not intended to guarantee title thereto. These conveyances are shown of record in the office of the County Clerk, Craig County, Oklahoma together with the legal description and mailing addresses as shown by the County Assessor and/or Treasurer of each of the following parcels of land:

A 300 foot radius of property owners surrounding the following described property, to wit:

For APN/Parcel ID(s): 9239, 9281, 9286 and 15006

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block 1; AND

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10); Eleven (11) and Twelve (12), Block 97; AND

Lots Forty-two (42), Forty-three (43), Forty-four (44), Forty-five (45), Forty-six (46), Forty-seven (47), Forty-eight (48), Forty-nine (49) and Fifty (50), Block 97;

ALL in South Park Second Addition to the City of Vinita, Craig County, Oklahoma, according to the Recorded Plat thereof.

LL& M Rentals, LLC
601 W. Canadian Ave ✓
Vinita, OK 74301

Subject property

Patricia Ruth Colvin ✓
440860 E. 269 RD
Vinita, OK 74301

Part of Section 22, Township 25 North,
Range 20 East

Marwood Hallett ✓
P.O. Box 45
Tenmile, OR 97481

Part of Section 22, Township 25 North,
Range 20 East

Mollie A. Taylor ✓
133 S. Fourth
Vinita, OK 74301

Part of Section 22, Township 25 North,
Range 20 East

Valaska Deatherage and ✓
Bryan E. Deatherage
33878 S. 4310 RD
Big Cabin, OK 74332

Lots 13 thru 30 Block 1
South Park Second Addition

Richard A. Schlager
504 E. Excelsior ✓
Vinita, OK 74301

Lots 27 thru 41 Block 97
South Park Second Addition

Clarence Briley III
431 S. Thompson ✓
Vinita, OK 74301

Lots 21 thru 27 Block 96
South Park Addition

Patrice L. Riley ✓
P.O. Box 21001
Oklahoma City, OK 73156

Lots 28 thru 37 Block 96
South Park Second Addition

Brad Goins and
Johanna Goins ✓
30498 S. 4390 RD
Vinita, OK 74301

Lots 38 thru 41 Block 96
South Park Second Addition

Kenneth Rice
404 S. 3rd St. ✓
Vinita, OK 74301

Lots 42 thru 44 Block 96
South Park Second Addition

Bobby Downing ✓
404 S. Third
Vinita, OK 74301

Lots 45 and 46 Block 96
South Park Second Addition and
Lot 4 Block 96 City of Vinita

Robert G. Ramsey Jr. and
Mona L. Ramsey Trust ✓
501 Attucks Ave
Vinita, OK 74301

Lot 5 Block 96 City of Vinita

Robin Jardon ✓
425 S. Fourth
Vinita, OK 74301

Lots 16 thru 20 Block 96
South Park Second Addition

Jennifer L. Bailey ✓
442608 E. 260 RD
Vinita, OK 74301

Lots 9 thru 15 Block 96
South Park Second Addition

Bobby L. Hensley ✓
409 S. Fourth
Vinita, OK 74301

Pt Lot 5; All of Lots 6 thru 8 Block 96
South Park Second Addition

Bobby Joe Hensley ✓
405 S. Fourth
Vinita, OK 74301

Pt Lot 5; All of Lot 4 Block 96
South Park Second Addition

Michael Lester ✓
443138 E 266 RD
Vinita, OK 74301

Lot 1 Block 96 City of Vinita

Jesus Moreno Leon ✓
512 South Scaper
Vinita, OK 74301

Lots 51 thru 53 Block 97
South Park Second Addition

Christopher Lind ✓
228 S. Fifth
Vinita, OK 74301

Lots 1 thru 7 Block 98
City of Vinita

Brenda L. Hall ✓
346 S Fifth ST
Vinita, OK 74301

Lots 8 and 9 Block 98
City of Vinita

Housing Authority of the
Cherokee Nation of Oklahoma ✓
P.O. Box 1007
Tahlequah, OK 74465

Pt Lot 7; All Lots 8 thru 11
Block 99, City of Vinita

Wendell T. Phillips Jr.
c/o Mike Phillips ✓
P.O. Box 992
Vinita, OK 74301

E/2 Lot 8 Block 100 City of Vinita

Wendell Phillips Sr.
c/o Mike Phillips ✓
528 E. South Ave
Vinita, OK 74301

W/2 Lot 8 Block 100 City of Vinita

Beatrice Martin
c/o Mike Phillips ✓
528 E. South Ave
Vinita, OK 74301

Lot 7 Block 100 City of Vinita

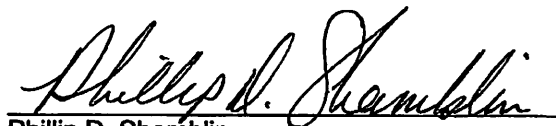
Lafayette West ✓
130 Chicago Blvd
Detroit, MI 48202

Lot 6 & pt Lot 7 Block 99
City of Vinita

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Countersigned:

Smith Brothers Abstract & Title Co., LLC



Phillip D. Shamblin
Abstractor License No.:4441



Lucas Strawn, CEO

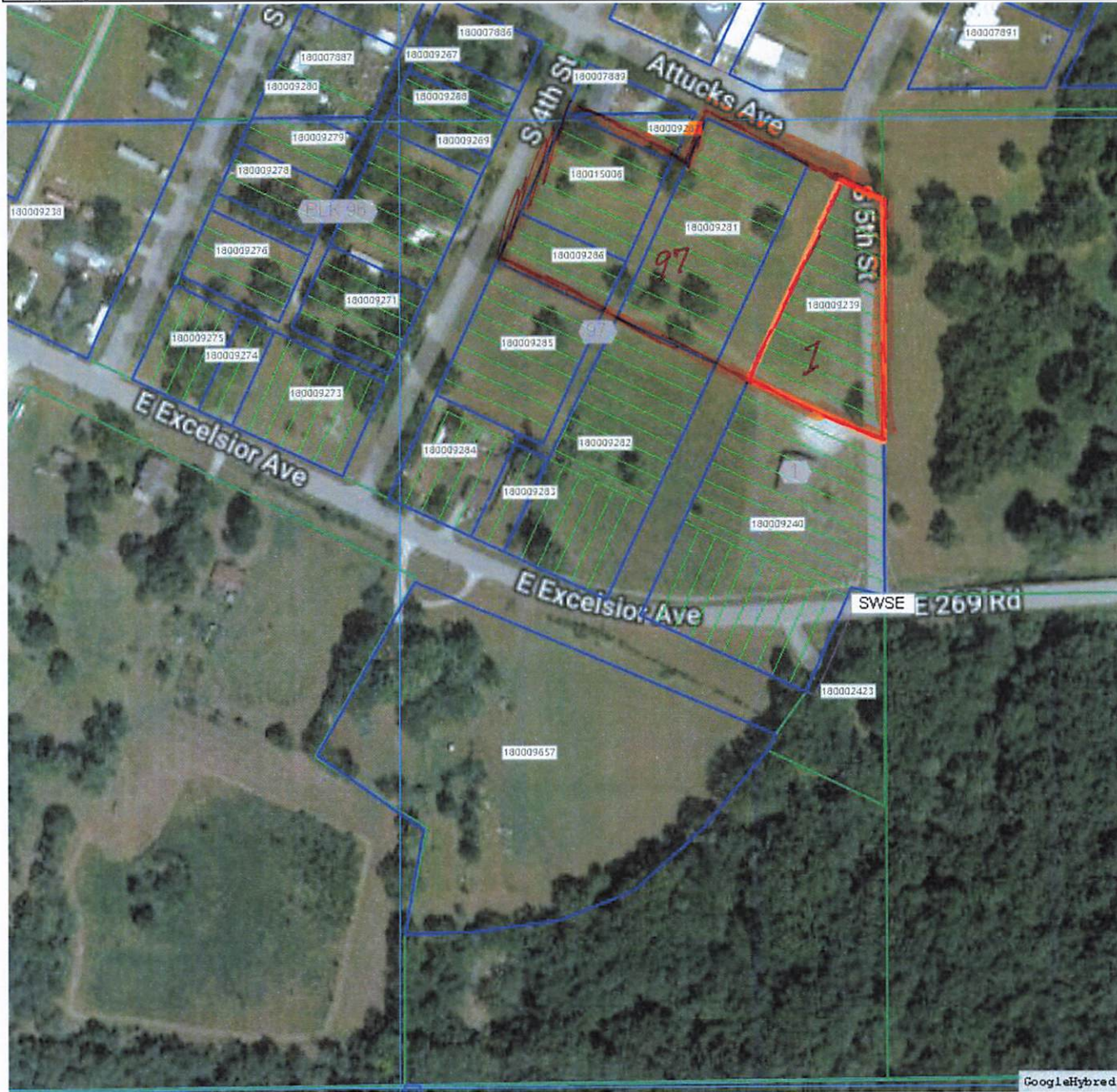


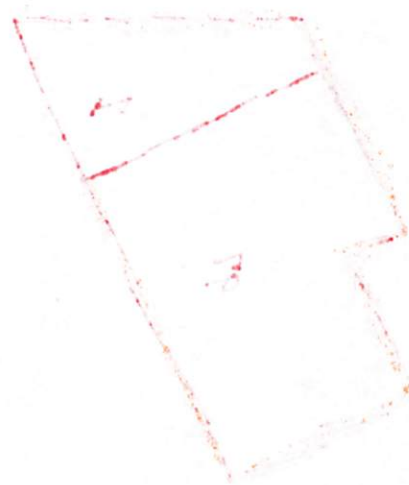
Craig Map Image

Data provided by Terri Lee County Assessor

Date 11/28/2023
Time 12:56:39
Latitude -95.1505345
Longitude 36.6296998

Map Image







Brian Prince, City Clerk

December 7, 2023

CITY OF VINITA
BOARD OF ADJUSTMENT NOTICE

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Respectfully,

Brian Prince
Clerk of the Board of Adjustment