



Application for Pre-Development Informational Meeting

Case No. PD 21-03

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER Monterey Development Company, LLC	ADDRESS PO Box 727348, Norman, OK 73070
EMAIL ADDRESS montereydevelopment.mike@gmail.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Mike Rainer - 405.760.8800 BEST TIME TO CALL: 8:00 - 5:00

Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located SW/2 NW/4, Section 16, T8N, R2WIM, Cleveland County

and containing approximately 18 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

Single family residential (18 acres) - This is the final phase (Phase III) of Monterey. The Preliminary Plat has expired and this is simply a reapplication to complete the Monterey development in similar fashion as Monterey Phases I & II - No substantial changes from the original Preliminary Plat that expired in early 2020.

OFFICE USE ONLY

This proposed development will necessitate (check all that apply):

2025 Plan Amendment Growth Boundary
 Land Use
 Transportation
 Rezoning to _____ District(s)
 Special Use for _____
 Preliminary Plat Monterey Addition (Plat Name)
 Norman Rural Certificate of Survey (COS)
 Commercial Communication Tower

Items submitted:

Deed or Legal Description
 Radius Map
 Certified Ownership List
 Written description of project
 Preliminary Development Map
 Greenbelt Enhancement Statement
 Filing fee of \$125.00

Current Zoning: R-1, Single Family
 Current Plan Designation: _____

Concurrent Planning Commission Review Requested:

Received on: 1-4-2021
 at 11:20 AM p.m.
 by mt

PRE-DEVELOPMENT INFORMATIONAL MEETING

PROPOSED DEVELOPMENT: MONTEREY ADDITION – PRELIMINARY PLAT APPLICATION

OWNER: MIKE RAINER – MONTEREY DEVELOPMENT COMPANY, LLC

DESCRIPTION OF PROJECT:

This project represents the completion, as originally planned and approved, of the single-family residential subdivision "Monterey". The original Monterey Preliminary Plat technically expired in early 2020 during the COVID outbreak and an oversight in filing for an extension of the Preliminary Plat for Monterey. This application for a Preliminary Plat of the Monterey Addition represents simply approval and reissuance of a previously approved development. No changes have been made to the Preliminary Plat except to remove previously Final Platted portions (Monterey II) of the original Preliminary Plat and to renumber the lots to more accurately reflect the anticipated Monterey II Final Plat lot numbers. No Land Use or Zoning changes are a part of this project as all those changes occurred previously. The remaining portion of land included in this Preliminary Plat is 17.88 acres.



MONTEREY ADDITION

OWNER
MONTEREY DEVELOPMENT CO.
P.O. BOX 72348
NORMAN, OK 73070

PROJECT NO.
10000000

PRELIMINARY PLAT

DATE
11/11/2011

DESCRIPTION
SURVEY

PRELIMINARY PLAT OF MONTEREY ADDITION S/2 NW/4, SEC. 16, T 8 N, R 2 W, I.M. NORMAN, CLEVELAND COUNTY, OK

LEGAL DESCRIPTION (Monterey Addition)

A tract of land located in the South Half (S/2) of the Northwest Quarter (NW/4) of Section 16, T. 8 N., R. 2 W., I.M., Township 8 North (7-6-6), Range Two West (7-2-6) of the 10th Meridian in Oklahoma (note - the base of bearing in this legal description is Oklahoma Survey Range - South Zone - 5th North - NAD83):

Commencing at the Southwest corner of said Northwest Quarter; Thence North 00°13'50" West a distance of 123.08 feet to the Point of Beginning; Thence South 89°25'30" West a distance of 233.00 feet; Thence North 89°25'30" East a distance of 223.67 feet; Thence South 89°25'30" West a distance of 180.00 feet; Thence North 00°13'50" West a distance of 159.00 feet; Thence North 00°13'50" West a distance of 203.00 feet; Thence South 89°25'30" West a distance of 233.00 feet; Thence North 89°25'30" East a distance of 434.06 feet to a point on the North line of the Northwest Quarter; Thence North 89°19'19" East along said North line a distance of 430.46 feet to the Northwest Quarter; Thence South 89°17'12" West along said South line a distance of 360.00 feet to the Point of Beginning; Thence North 89°17'12" East a distance of 1317.36 feet to a point on the South line of said Northwest Quarter; Thence North 89°17'12" East a distance of 1317.36 feet to the Point of Beginning.

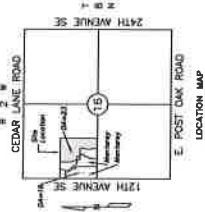
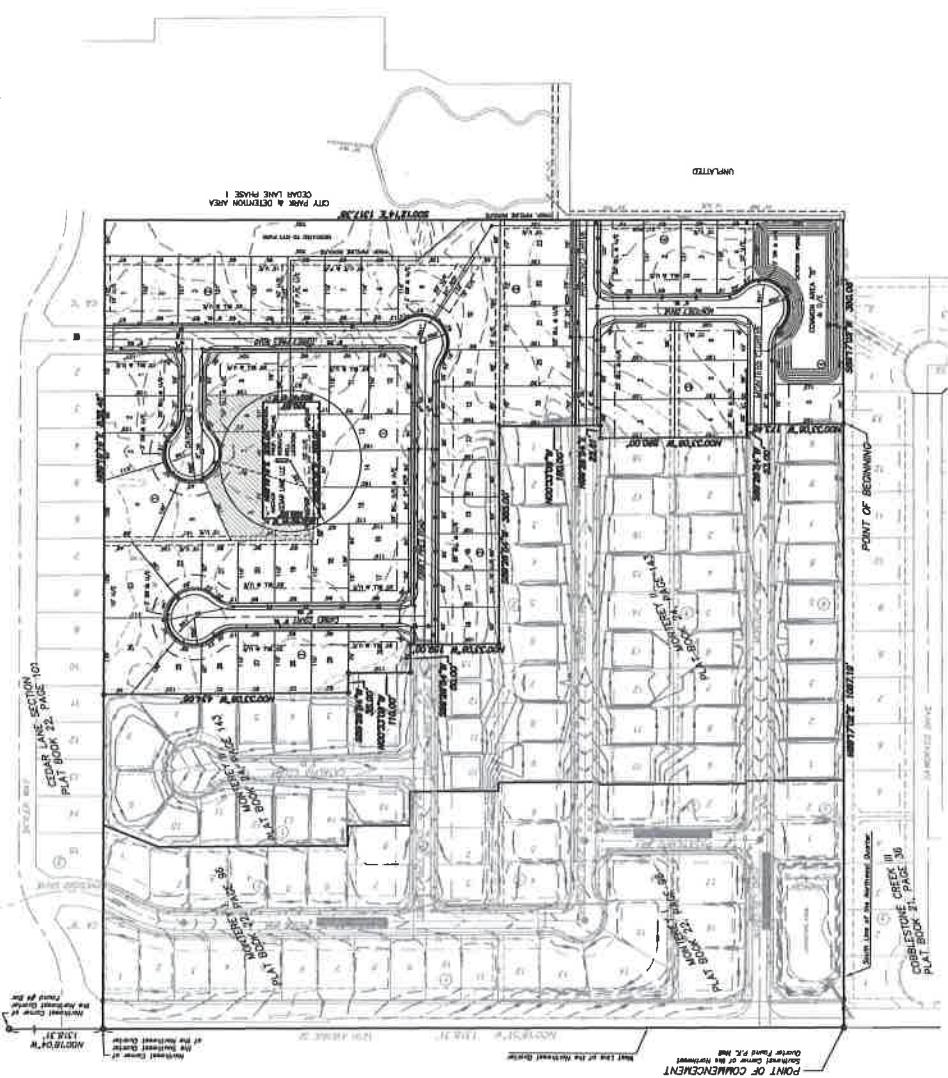
LESS and EXCEPT the following of and aff for the Frank Taylor No. 3 well, described as follows:
Commencing at the Northwest corner of the Southwest Quarter (SW/4) of said Northwest Quarter; Thence North 89°19'19" East (N 89°19'19" E - deed) along the North line of the Southwest Quarter of said Northwest Quarter (SW/4, NW/4) a distance of 894.41 feet; Thence North 00°42'31" East (N 00°42'31" E - deed) a distance of 283.00 feet to the Point of Beginning; Thence North 89°19'19" East (N 89°19'19" E - deed) a distance of 203.00 feet; Thence South 89°19'19" West (S 89°19'19" W - deed) a distance of 203.00 feet; Thence North 00°42'31" West (N 00°42'31" W - deed) a distance of 100.00 feet to the Point of Beginning.

Total acreage of tract for preliminary platting is 17.08 acres, more or less.

NOTES:

- PROPERTY COASTS OF SA RECREATIONAL LOTS WITH THE COMMON AREA PROPERTY IS ZONED R-1.
- DOMAINS TO BE CONSTRUCTED ALONG ALL PUBLIC STREETS.
- PRICE RESTRICTIONS WHICH ACCESS EASEMENTS SHALL BE PROHIBITED.
- COMMON AREA "D" AND "D/E" SHALL BE MAINTAINED BY PROPERTY OWNER'S ASSOCIATION.
- THE DEDICATED RIGHTS TO BE AVAILABLE FOR CONSTRUCTION SINCE THE DEED WELL PROPERTY IS ZONED R-1. THE PROPERTY OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AREA PROPERTY. THE PROPERTY OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AREA PROPERTY. THE PROPERTY OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AREA PROPERTY.

FROM JUDICIAL PROCEEDINGS: THE PROPERTY OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AREA PROPERTY. THE PROPERTY OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AREA PROPERTY. THE PROPERTY OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AREA PROPERTY.



- ### LEGEND
- EASEMENT LINE
 - LOT LINE
 - PROPERTY LINE
 - BUILDING LIMIT LINE
 - UTILITY EASEMENT
 - P/E PERFORM LINE EASEMENT
 - D/E DRAINAGE EASEMENT
 - B/L BUILDING LIMIT LINE

ALL CONSTRUCTION SHALL BE DONE ACCORDING TO THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. REQUIREMENTS AND SPECIFICATIONS TO THE CITY OF NORMAN SHALL BE OBTAINED FROM THE CITY ENGINEER'S OFFICE. THE CITY ENGINEER'S OFFICE SHALL BE RESPONSIBLE FOR ALL UTILITY LOCATIONS AND LOCATIONS TO BE CONSTRUCTED.

DEVELOPER
MONTEREY DEVELOPMENT COMPANY, LLC
P.O. BOX 72348
NORMAN, OK 73070

Surveying By: William Sullivan (P.L.S. #157) of
LEMKE LAND SURVEYING
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NORMAN, OK 73070
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FAX: 405-833-7899
http://www.lemke-lls.com

HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NAVD 83
BENCHMARK: LEASE BRASS CAP AH43
EASTING: 4143.3370
NORTHING: 1150.41