

ORDINANCE NO. 28,091

AN ORDINANCE AMENDING CHAPTER 59, SECTION 5150, OF THE OKLAHOMA CITY MUNICIPAL CODE, 2020, TO ESTABLISH A SPECIAL PERMIT TO OPERATE USE UNIT (8300.33) DRINKING ESTABLISHMENT: SITDOWN, ALCOHOL PERMITTED IN THE DBD DOWNTOWN BUSINESS DISTRICT ~~AND DECLARING AN EMERGENCY~~. AKS

EMERGENCY ORDINANCE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY:

SECTION 1. That Chapter 59, Section 5150, of the Oklahoma City Municipal Code, 2020, be amended to establish a Special Permit to allow Use Unit (8300.33) Drinking Establishment: Sitdown, Alcohol Permitted in the DBD Downtown Business District, as shown upon the District Map to include therein the following described property:

TRACT 1: LOTS 8 AND 9 IN BLOCK 13 of Supplemental Plat of Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book of Plats, page 11. **AND LOT 7, BLOCK 13, Supplemental Plat of Oklahoma City, Oklahoma County, Oklahoma, according to the plat record in Book1 of Plats, page 11.**

SECTION 2. (EMERGENCY) WHEREAS, it being immediately necessary for the preservation of the peace, health, safety, and public good of Oklahoma City and the inhabitants thereof that the provisions of this ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof this ordinance shall take effect, and be in full force from and after its passage, as provided by law.

INTRODUCED AND READ in open meeting of the Council of The City of Oklahoma City, Oklahoma, on this 5TH day of MAY, 2026.

PASSED by the Council and **SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma, this 2ND day of JUNE, 2026.

ATTEST:

Amy K. Simpson
CITY CLERK



David Holt
MAYOR

REVIEWED for form and legality.

Susan Randall
ASSISTANT MUNICIPAL COUNSELOR



MEMORANDUM

Council Agenda
Item No. XI. I
6/2/2026

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Ordinance on final hearing (emergency) recommended for approval (five affirmative votes required for approval) (SP-610) establishing a Special Permit to operate Use Unit (8300.33) Drinking Establishment: Sitdown, Alcohol Permitted in the DBD Downtown Business District, 712 North Broadway, Suite B. Ward 6.

Applicant:

Jay Shanker
Blue Label Properties LLC

Purpose:

The purpose of this request is to allow a drinking establishment / music lounge on the second floor.

Background:

On April 23, 2026, the Planning Commission recommended approval of the application.

Protests:

None

Previous Action:

The Ordinance was introduced May 5, 2026, and set for final hearing June 2, 2026. Appropriate notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be adopted.

Caseno	Owner	Mailing Address of Owner	City	Zipcode
SP-610	JAY SHANKER	2712 NW 60TH ST	OKLAHOMA CITY, OK	73112
SP-610	DOWNTOWN OKLAHOMA CITY INC	211 N ROBINSON, STE 225	OKLAHOMA CITY, OK	73102
SP-610	URBAN NEIGHBORS NA	333 NW 5TH ST, APT 1108	OKLAHOMA CITY, OK	73102
SP-610	OKLAHOMA CITY PUBLIC SCHOOLS, SCOTT RANDALL	PO BOX 36609	OKLAHOMA CITY, OK	73136
SP-610	6TH STREET MARKETPLACE LLC	1209 N HARVEY AVE, STE 204	OKLAHOMA CITY, OK	73103
SP-610	701 REDEVELOPERS LLC	825 N BROADWAY AVE, STE 300	OKLAHOMA CITY, OK	73102
SP-610	ALDC LLC dba ZamZam	714 N BROADWAY	OKLAHOMA CITY, OK	73102
SP-610	BIRCHWOOD LAND HOLDINGS LLC	25 NATURE LN	EDMOND, OK	73034
SP-610	BLUE LABEL PROPERTIES LLC	7220 N COUNTRY CLUB DR	OKLAHOMA CITY, OK	73116
SP-610	CREEKS LEASING LLC	31 NE 7TH ST	OKLAHOMA CITY, OK	73104
SP-610	DORSEY WILLIAM C & LAWANA F TRS	4111 WENDELL DR	EDMOND, OK	73013
SP-610	GIANOS GUS & MARGO FAMILY LP C/O CREEK CRE	PO BOX 53371	OKLAHOMA CITY, OK	73152
SP-610	GIANOS GUS & MARGO TRUST C/O CREEK CRE	PO BOX 53371	OKLAHOMA CITY, OK	73152
SP-610	GIANOS PETER G & IRENE TRS and ARKADIA FAMILY TRUST and GIANOS	6309 AVALON LN	OKLAHOMA CITY, OK	73118
SP-610	J LOU PROPERTIES LLC	1 NE 7TH ST, Unit D	OKLAHOMA CITY, OK	73104
SP-610	L A F LTD PARTNERSHIP	PO BOX 18895	OKLAHOMA CITY, OK	73154
SP-610	LANDRUSH HOLDINGS LLC	7701 TANGLE VINE DR	EDMOND, OK	73034
SP-610	LIBERTYBELLOK LLC	301 NW 13TH ST, Unit 202 Tax District	OKLAHOMA CITY, OK	73103
SP-610	NESBITT DOUGLAS C & AVA	125 NW 6TH ST	OKLAHOMA CITY, OK	73102
SP-610	PROTESTANT EPISCOPAL CHURCH FOUNDATION OF THE DIOCESE OF OKLAHOMA	127 NW 7TH ST	OKLAHOMA CITY, OK	73102
SP-610	PSA HOLDINGS LLC	706 N BROADWAY	OKLAHOMA CITY, OK	73102
SP-610	REDBUD LANE PROPERTIES LLC	10 NW 6TH ST	OKLAHOMA CITY, OK	73102
SP-610	ROBERT SQUARE LLC	14816 AUREA LN	OKLAHOMA CITY, OK	73142
SP-610	S BENDISCH PROPERTIES TRUST	23008 CHEVAL DR	EDMOND, OK	73025
SP-610	SALYER CHRISTOPHER	722 N BROADWAY AVE, STE 200	OKLAHOMA CITY, OK	73102
SP-610	SALYER MARGARET SIPPERLY TRS and SALYER MARGARET SIPPERLY 2017 REV TRUST	600 N ROBINSON AVE, Unit 314	OKLAHOMA CITY, OK	73102
SP-610	SE BROADWAY OKLAHOMA CITY TRANSITORY LLC	350 N LASALLE ST, Unit 800	CHICAGO, IL	60654
SP-610	THE PROTESTANT EPIS	127 NW 7TH ST	OKLAHOMA CITY, OK	73102
SP-610	URBAN REDEVELOPERS	825 N BROADWAY AVE, STE 300	OKLAHOMA CITY, OK	73102
SP-610	WALKER REAL ESTATE LLC	121 NW 6TH ST	OKLAHOMA CITY, OK	73102

SP-610	WALKER REAL ESTATE LLC C/O WALKER STAMP & SEAL COMPANY	PO BOX 177	OKLAHOMA CITY, OK	73101
SP-610	WDCO BROADWAY LLC	204 N ROBINSON AVE, STE 700	OKLAHOMA CITY, OK	73102
SP-610	WEST SIDE INVESTMENT LLC	10 NW 6TH ST Tax District	OKLAHOMA CITY, OK	73102
SP-610	Y A N PROPERTIES LLC	PO BOX 5316	EDMOND, OK	73083

SP-610

NOTICE IS HEREBY GIVEN, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, establishing Special Permit No. SP-610 to operate Use Unit (8300.33) Drinking Establishment: Sitdown, Alcohol Permitted in the DBD Downtown Business District. A public hearing will be held by the City Council on June 2, 2026. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma, beginning at 8:30 a.m.**

Agenda and case materials are available online at <https://okc.primegov.com/public/portal>.

Under the terms of said ordinance, the limits of and boundaries of Special Permit No. SP-610 would be extended to include the following described property:

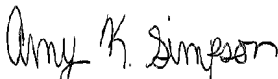
LEGAL DESCRIPTION:

TRACT 1: LOTS 8 AND 9 IN BLOCK 13 of Supplemental Plat of Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book of Plats, page 11. **AND** LOT 7, BLOCK 13, Supplemental Plat of Oklahoma City, Oklahoma County, Oklahoma, according to the plat record in Book1 of Plats, page 11.

Any person having any interest in the proposed Special Permit may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed Special Permit should or should not be carried out in accordance with said ordinance. Any person may make a written protest by filing the same with the Office of the City Clerk, Second Floor, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

Dated this 5th day of May 2026.

SEAL


Amy K. Simpson, City Clerk

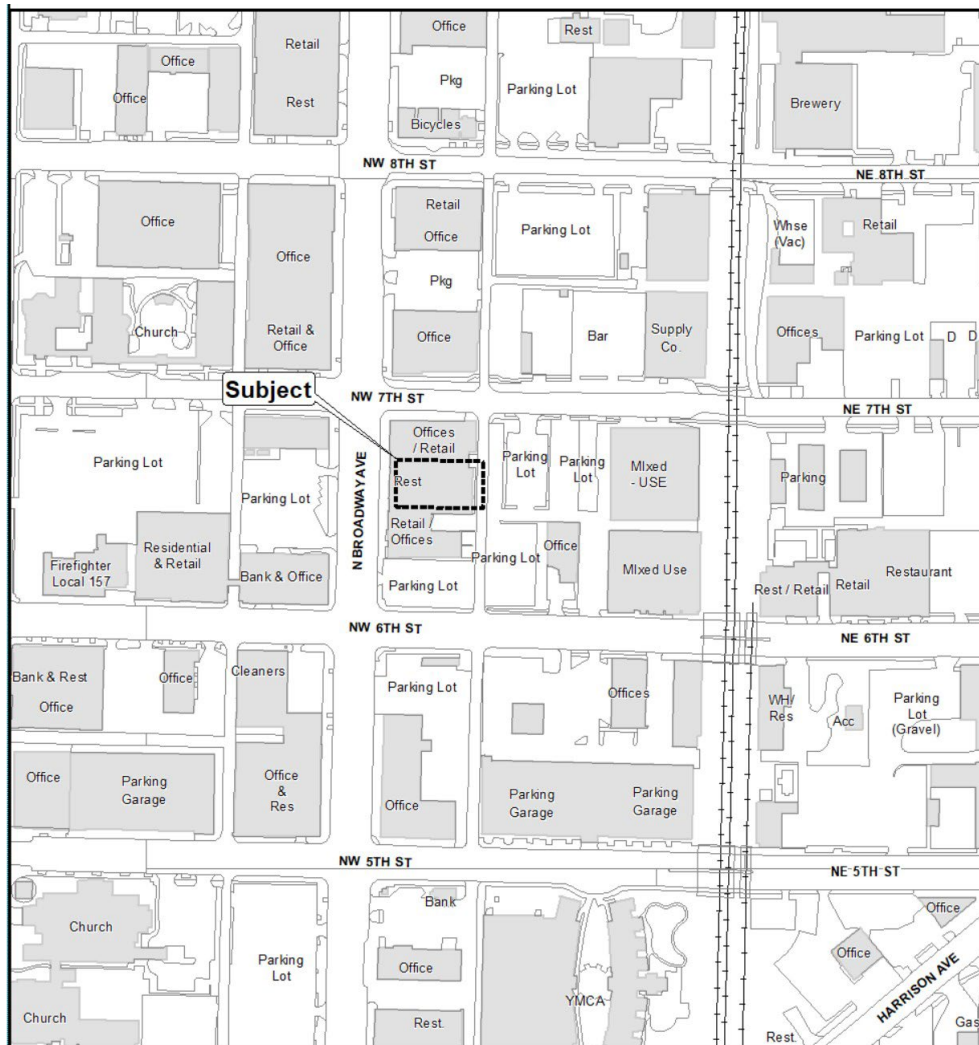


NOTICE OF REQUEST FOR SPECIAL PERMIT

CASE NUMBER: SP-610

PROPOSED SPECIAL PERMIT USE UNIT: 8300.33 Drinking Establishment: Sitdown, Alcohol Permitted

LOCATION OF PROPERTY: 712 North Broadway Avenue, Suite B



BRIEF DESCRIPTION OF PROPOSED SPECIAL PERMIT:

The purpose of this request is to allow a drinking establishment / music lounge on the second floor.

Should you have any questions or concerns regarding this application please call:

The City of Oklahoma City

Planning Department

420 West Main Street, Suite 910

Oklahoma City, Oklahoma 73102

(405) 297-2623

subdivisionandzoning@okc.gov

FOR PUBLICATION ONLY

CASE NUMBER: SP-610

LOCATION: 712 North Broadway Avenue, Suite B

NOTICE IS HEREBY GIVEN, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, establishing Special Permit No. SP-610 to operate Use Unit (8300.33) Drinking Establishment: Sitdown, Alcohol Permitted in the DBD Downtown Business District. A public hearing will be held by the City Council on June 2, 2026. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

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Under the terms of said ordinance, the limits of and boundaries of Special Permit No. SP-610 would be extended to include the following described property:

LEGAL DESCRIPTION:

TRACT 1: LOTS 8 AND 9 IN BLOCK 13 of Supplemental Plat of Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book of Plats, page 11. **AND LOT 7, BLOCK 13, Supplemental Plat of Oklahoma City, Oklahoma County, Oklahoma, according to the plat record in Book1 of Plats, page 11.**

BRIEF DESCRIPTION OF PROPOSED SPECIAL PERMIT:

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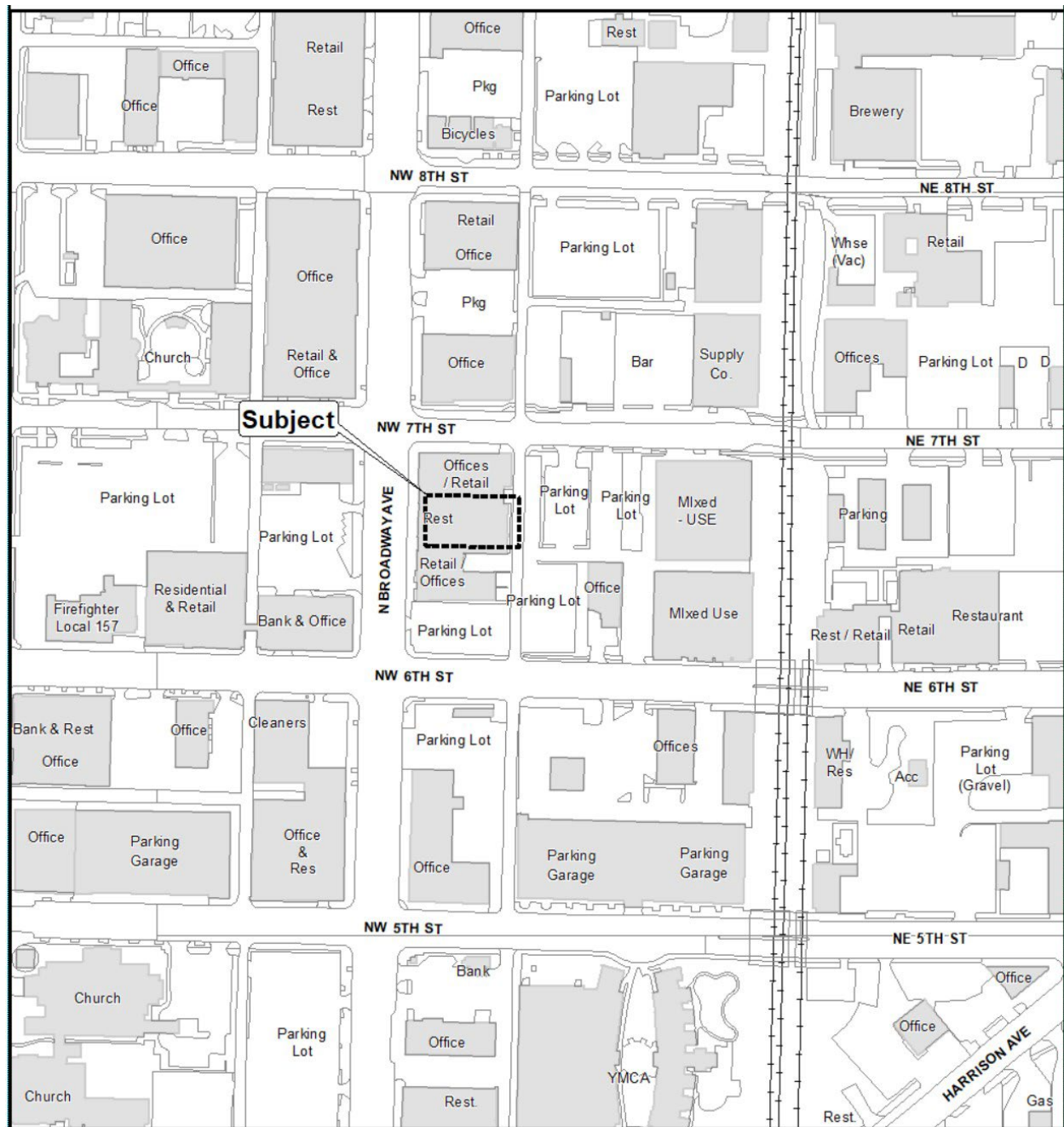
Any person having any interest in the proposed Special Permit may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed Special Permit should or should not be carried out in accordance with said ordinance. Any person may make written protest by filing the same with the Office of the City Clerk, Second Floor, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

For further information call (405) 297-2623.

Dated this 5th day of May 2026.

SEAL

Amy K. Simpson, City Clerk



Planning Commission Minutes
April 23, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:31 a.m. on April 20, 2026)

4. (SP-610) Application by Blue Label Properties, LLC, for a Special Permit to operate Use Unit (8300.33) Drinking Establishment: Sitdown, Alcohol Permitted in the DBD Downtown Business District at 712 North Broadway, Suite B. Ward 6.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL.

MOVED BY MILNER, SECONDED BY PRIVETT

AYES: CLAIR, POWERS, MEEK, PRIVETT, MILNER, HARRISON, NOBLE

ABSENT: NEWMAN, LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
April 23, 2026

Item No. IV. 4.

(SP-610) Application by Blue Label Properties, LLC, for a Special Permit to operate Use Unit (8300.33) Drinking Establishment: Sitdown, Alcohol Permitted in the DBD Downtown Business District at 712 North Broadway, Suite B. Ward 6.

A. GENERAL INFORMATION

1. Contacts

Applicant's Representative

Jay Shanker
ListenUp. LLC
(323) 992-5688

2. Case History

This is a new application.

3. Reason for Request

The purpose of this request is to allow a drinking establishment / music lounge on the second floor.

B. EXISTING CONDITIONS

1. Size of Site: 0.24 Acres

2. School District: Oklahoma City

3. Zoning and Land Use:

	Subject Site	North	East	South	West
Zoning	DBD	DBD	DBD	DBD	DBD
Land Use	Restaurant	Office	Parking	Office	Parking

4. Comprehensive Plan Land Use Typology Area: Downtown (DT)

DT applies to the city center, Oklahoma City's most intense development area, envisioned as a regional center for commerce and tourism. Urban experience, interaction, creativity and knowledge exchange, and economic dynamism are guiding objectives that necessitate high intensity and extremely close proximity among businesses, residents, destinations, and amenities.

C. GENERAL STANDARDS

The City of Oklahoma City has previously established the process for granting special permit uses. There are certain uses, which, by their nature, do not fit into the normal pattern of zoning district use regulations. The size, area of land required or the effects of these uses cause them to be potentially incompatible with other uses of land within a given zoning district. Therefore, this regulation allows the City Council to authorize these uses to locate within given designated districts under the controls, limitations and regulations of a special permit.

All Special Permit uses shall satisfy the following general standards:

- 1) The proposed use shall conform to the policies of the adopted Comprehensive Plan.
- 2) The proposed use shall not adversely affect the use of the neighboring properties.
- 3) Pedestrian and vehicle traffic generated will not be hazardous or in conflict with the existing and anticipated traffic in the neighborhood.
- 4) Adequate utility, drainage, parking, loading, signs, access, and other necessary public facilities to serve the proposed use shall meet the adopted codes of the City.
- 5) The site shall front or have direct access to a street having adequate right-of-way and improvements to support the traffic generated by the proposed use.
- 6) The City Council may impose specific conditions regarding location, design, and operation to assure safety, to prevent a nuisance, and to control the noxious effects of excessive sound, light, odor, dust, or similar conditions. Such conditions may include:
 - a. A requirement that all machinery and facilities be located within an enclosed building; or
 - b. A requirement that certain areas be screened from view of surrounding neighborhoods; or
 - c. A limitation on intensity of lights or hours of operation; or

- d. Similar measures designed to protect the public interest.

D. ADDITIONAL SPECIFIC STANDARDS

The following specific standards apply to the proposed use:

- A. Each use shall comply with all standards and provisions of the zoning district, unless specifically modified by this section.
- B. Any Drinking Establishment: Sitdown Alcohol Permitted use within the O-2 General Office District must meet the specific use standards for an eating establishment set forth in 9350.26.

Not applicable

C. Location Requirements.

- (1) No drinking establishment use shall be allowed to locate within 300 feet of any church property primarily and regularly used for worship services and religious activities, or any public or private school of the type which offers a compulsory education curriculum; however, a college or university located within an improvement district created pursuant to Section 39-103.1 of Title 11 of the Oklahoma Statutes may waive the 300-foot requirement pursuant to 37A O.S. § 2-139. Distances shall be measured from the nearest property line of the public or private school, or church to the nearest perimeter wall of any such drinking establishment.

There are no known churches or schools within 300 feet of the proposed location.

- (2) If food or beverages are consumed in an outdoor seating/activity area at any time between the hours of 11:00 p.m. and 8:00 a.m., the outdoor seating/activity area shall be separated by a distance of at least 100 feet from the nearest abutting property line of a residential use. Distances shall be measured from the closest edge of the outdoor seating/activity area to the nearest property line of the residential use.

Outdoor activity has not been indicated for this application.

- D. *Site Plan Requirements.* In addition to the Special Permit site plan requirements as specified in 59-4250.2.D., the location and dimensions of the area(s) designated for the sales and consumption of alcoholic beverages shall be shown on the site plan.

Reference Exhibit B for Site Plan and Exhibit C for bar area floor plan.

E. *Notification Requirements.* Applications for a Special Permit allowing the Drinking Establishments: Sitdown, Alcohol Permitted (8300.33) use shall be accompanied by a list of all owners of property within 600 feet of the exterior boundary of the subject property upon which the special permit is requested. In addition, the 600-foot radius shall be extended by increments of 100 lineal feet until the list contains a minimum of ten individual property owners of ten separate parcels.

Public Notice has been mailed to all property owners of record within 600 feet of the proposed property boundaries.

E. REVIEW COMMENTS

The following are comments received for this application from City of Oklahoma City departments/divisions and/or outside agencies.

- 1. Airports:** No objection
- 2. Fire (OCFD):** No objection
- 3. Public Works Department:**
 - a. Traffic Services:** No objection
 - b. Engineering – Storm Sewer Availability:** No objection.
- 4. Utilities:**
 - a. Solid Waste Management:** The City cannot provide service, contact private hauler.
 - b. Water Availability:** No objection.
 - c. Wastewater Availability:** No objection.
- 5. Planning Department:**
 - a. Comprehensive Plan Considerations**
 - 1) LUTA Development Policies:**

Site Design and Building Form

- Incorporate commercial uses at street level to maintain an active, pedestrian friendly streetscape.
- Design buildings to include facades, storefront windows, and attractive signage and lighting to create pedestrian-scale visual interest.
- Utilize Best Management Practices (BMP) for stormwater.

The purpose of this Special Permit application is to allow a drinking establishment within an existing building. Special Permit applications are not reviewed by design commissions, but all changes to the proposed development site or exterior of the building will require a Certificate of Approval by design staff or the Downtown Design Commission. National, state, and local permitting require basic best management practices for stormwater management.

Automobile Connectivity

- Protect existing traditional street grid and reconnect it where possible.
- Keep alleys open and functional.

The subject site is located along the east side of North Broadway Avenue. The site abuts a platted alley to the east, which is installed. Any changes to automobile connectivity would be per Code.

Pedestrian Connectivity

- Preserve and expand the pedestrian and bicycle networks.
- Provide sidewalk connections between all uses.

Sidewalks are currently available along North Broadway Avenue.

Compatibility: The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. The subject site is currently zoned as part of the Downtown Business District (DBD). The purpose of the Special Permit application is to allow a drinking establishment within an existing building.

2) Service Efficiency:

- Water: *Served*
- Sewer: *Fully Served Area*
- Fire Service: *Urban Response*

3) Transportation System: The subject site is located along the west side of North Broadway Avenue, a Storefront Street in the Downtown LUTA. The street typologies downtown are based on the Downtown Development Framework (DDF). Transit (bus and streetcar) service is available Downtown.

b. Plan Conformance Considerations

The purpose of this Special Permit application is to allow a drinking establishment associated with a music lounge. The subject site is currently zoned as part of the Downtown Business District (DBD). The intended user occupies a second-story suite. The first floor operates as a bar and retail cigar business. The site is located along the east side of North Broadway Avenue in Automobile Alley. Development along North Broadway Avenue consists of office and retail uses with numerous restaurants along the corridor.

Special Permit applications are not reviewed by design commissions, but all changes to the proposed development site or exterior of the building will require a Certificate of Approval by design staff or the Downtown Design Commission. The site and application can meet the specific standards for the *Drinking Establishments: Sitdown, Alcohol Permitted* use.

F. STAFF RECOMMENDATION

Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

Approval of the application.

taj

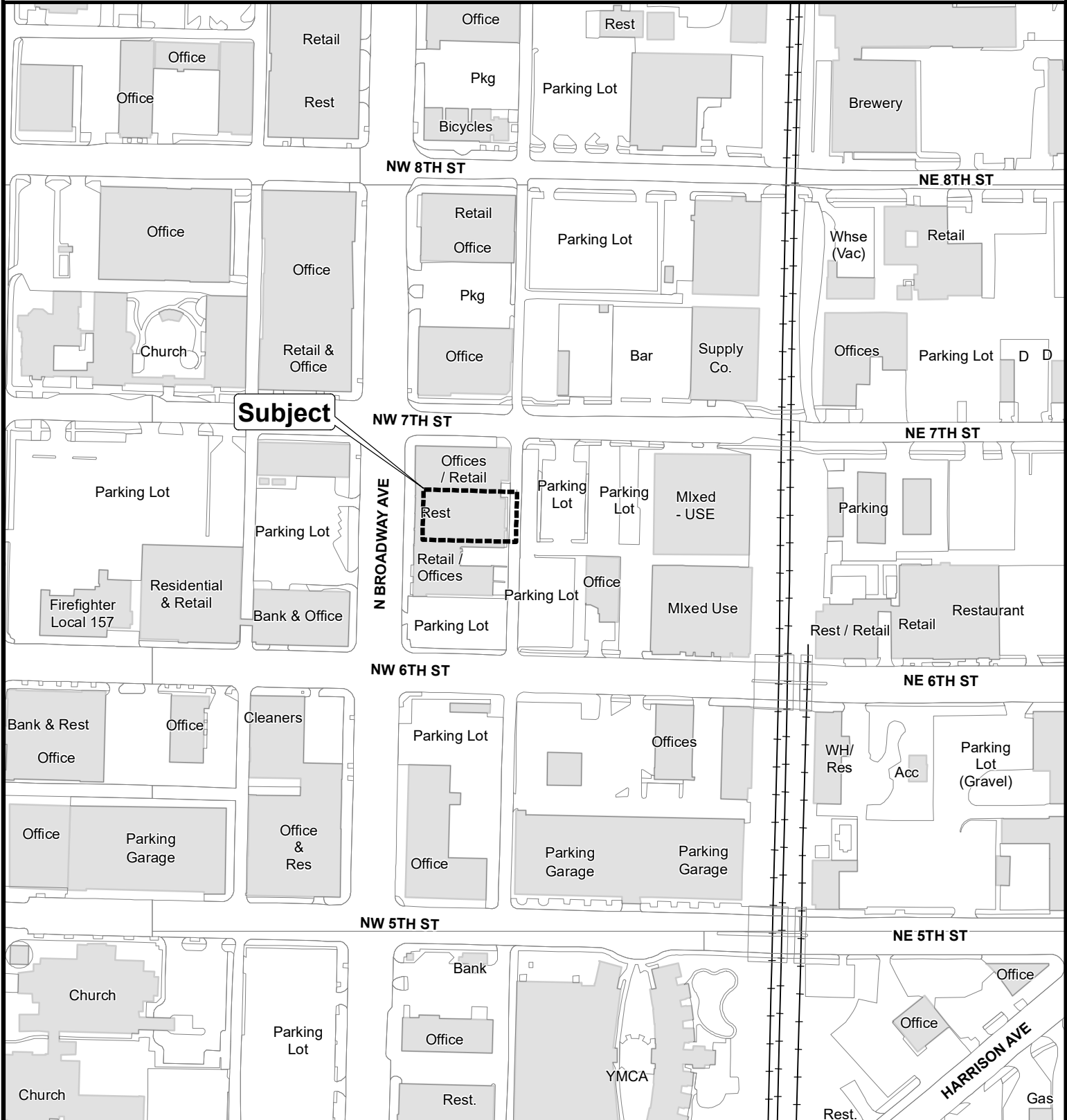
Case No: SP-610

Applicant: Blue Label Properties, LLC

Address: 712B N. Broadway Ave.

Present Zoning: DBD

Proposed Use: Bar / Lounge & Vinyl Record Retail (8300.33)



Note: "Subject" is Located approximately 1,160' South of NW 10th St.
and 2,157' East of N. Walker Ave.



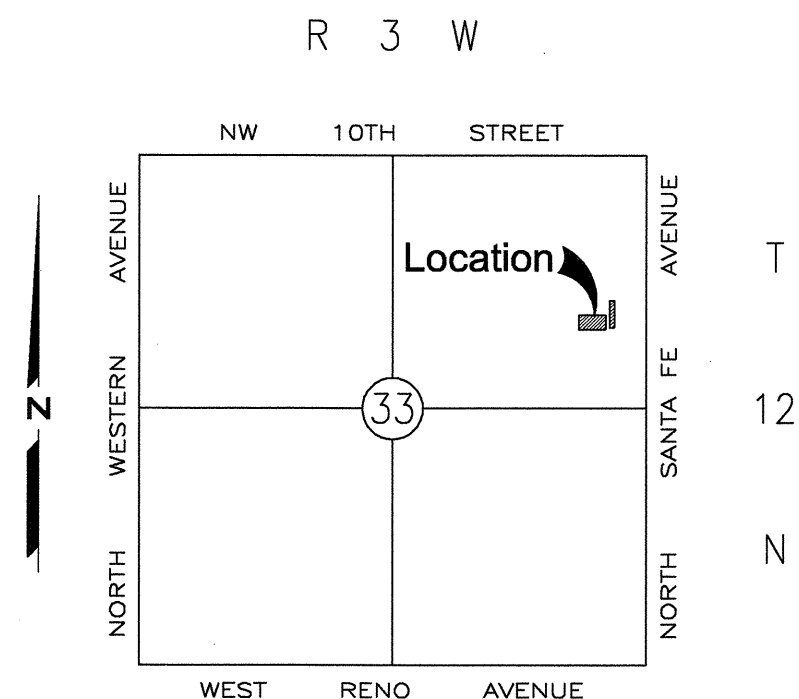
The City of
OKLAHOMA CITY

Special Permit Application

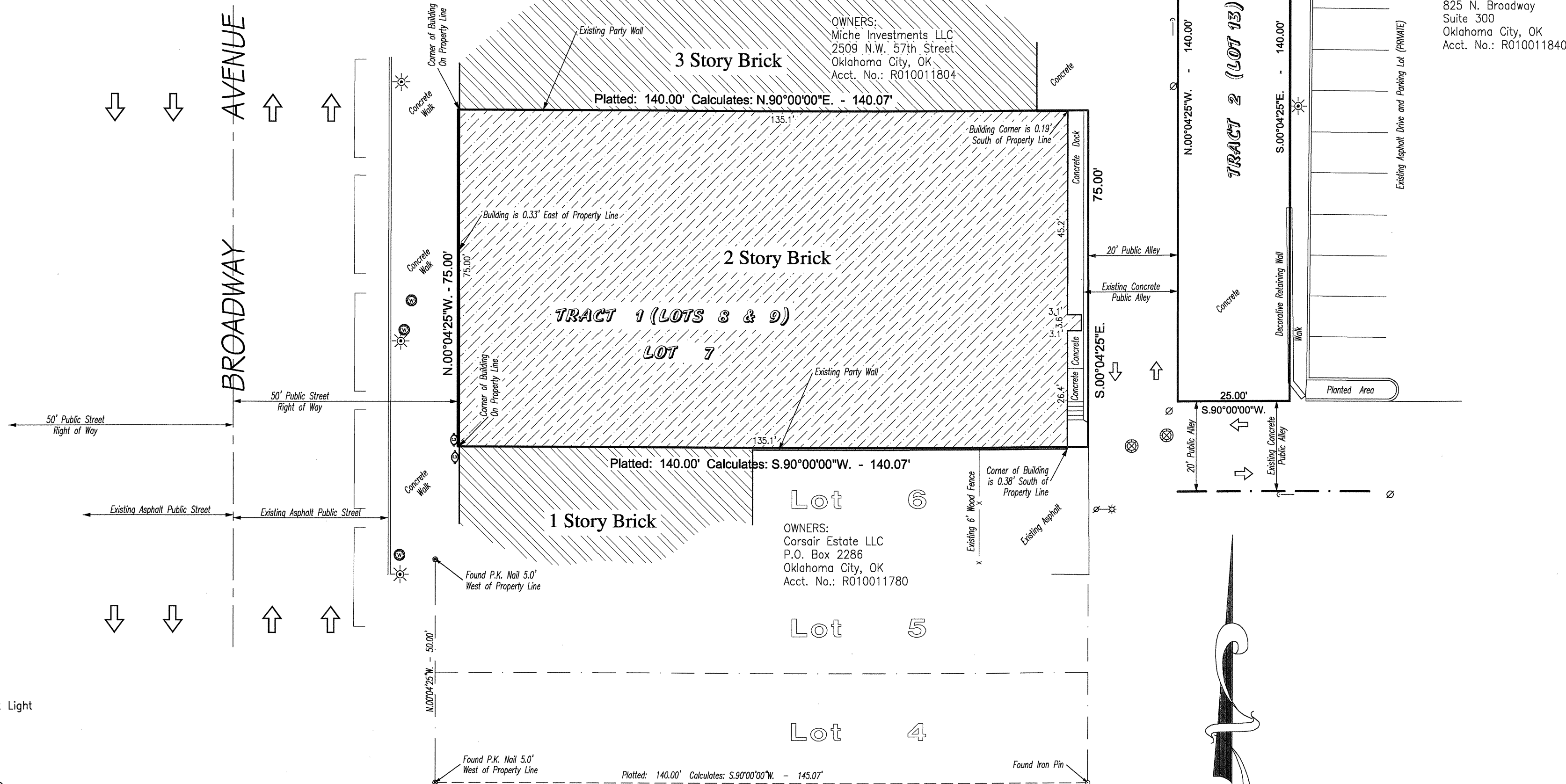


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Feet

PLAT OF SURVEY
All of Lot 7, 8 and 9, inclusive, and Lot 13 in Block 13 of Supplemental Plat of Oklahoma City
Oklahoma City, Oklahoma County, Oklahoma

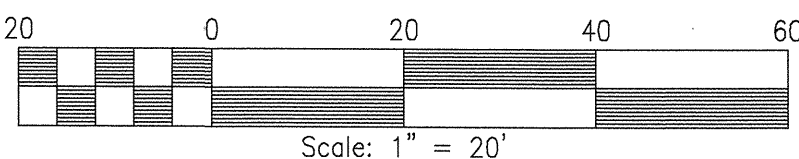


Location Map



Legend

- ⊙ - Power Pole
- ⊙* - Power Pole With Street Light
- - Guy Anchor
- ⊙ - Water Meter
- ⊙ - Sanitary Sewer Manhole
- ⇒ - Traffic Direction Arrow
- * - Light Pole
- ⊙ - Oklahoma Natural Gas Company Natural Gas Meter



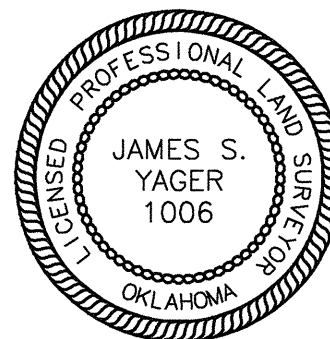
Surveyor's Certificate

To: Fidelity National Title Insurance Company
American Eagle Title Group, L.L.C.
Blue Label Properties LLC, an Oklahoma limited liability company
NBC Oklahoma

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1,3,4,7(a),8,9,11(a),16,18 of Table A thereof. The field work was completed on 15 September 2013.

Date of Plat or Map: 16 September 2013
Date Signed: 9-17-13

James S. Yager
Licensed Professional Land Surveyor No. 1006
Certificate of Authorization Number 2778
Expires: 6-30-2015
1212 South Air Depot Number 19 Suite 102
Midwest City, Oklahoma 73110
405-737-3412



Legal Description

TRACT 1
Lots 8 and 9 in Block 13 of Supplemental Plat of Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 1 of Plats, page 11.

TRACT 2
Lot 13 in Block 13 of Supplemental Plat of Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 1 of Plats, page 11.

The above legal description is the same as listed in Fidelity National Title Insurance Company commitment for title insurance, title commitment number 1308-0040-68 dated August 26, 2013.

Lot 7, Block 13, Supplemental Plat of Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 1 of Plats, page 11.

The above legal description is the same as listed in Fidelity National Title Insurance Company commitment for title insurance, title commitment number 1306-0021-68 dated June 14, 2013.

Flood Zone Information

By graphic plotting only, the subject tracts is located in Flood Zone "X" (areas determined to be outside 500 year floodplain) as shown on Flood Insurance Rate Map, Panel Number 40109C0285H, with an effective date of December 18, 2009, which is the current map for this area.

Land Area

Tract 1:	7,003.494 Square Feet	0.161 Acres
Tract 2:	3,499.997 Square Feet	0.080 Acres
Lot 7:	3,501.747 Square Feet	0.080 Acres

TOTAL 14,005.238 Square Feet 0.321 Acres

Schedule B Items

The items listed below are the same as listed in Fidelity National Title Insurance Company commitment for title insurance, title commitment number 1308-0040-68 dated August 26, 2013.

7. Ordinance No. 20,726 recorded in Book 7270, page 1746, which relates to the North Downtown Revitalization District. AFFECTS THE DESCRIBED TRACT, NOTHING TO PLOT.

8. Ordinance No. 21,793 recorded in Book 11895, page 1295, which relates to the "Downtown Business Improvement District". AFFECTS THE DESCRIBED TRACT, NOTHING TO PLOT.

The items listed below are the same as listed in Fidelity National Title Insurance Company commitment for title insurance, title commitment number 1306-0021-68 dated June 14, 2013.

7. Ordinance No. 24,332 recorded in Book 11895, page 295, which relates to the "Downtown Business Improvement District". AFFECTS THE DESCRIBED TRACT, NOTHING TO PLOT.

Utility Notes

The underground utilities shown have been located from field survey information. The surveyor makes NO guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor does NOT further warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from the information available. The surveyor has NOT physically located the underground utilities.

Point of entry of the utilities were NOT determined at the time of survey. UTILITIES LOCATED BY VISUAL OBSERVATION ONLY. Before any construction is started, call: Call-Okie Before You Dig 405-840-5032.

General Notes

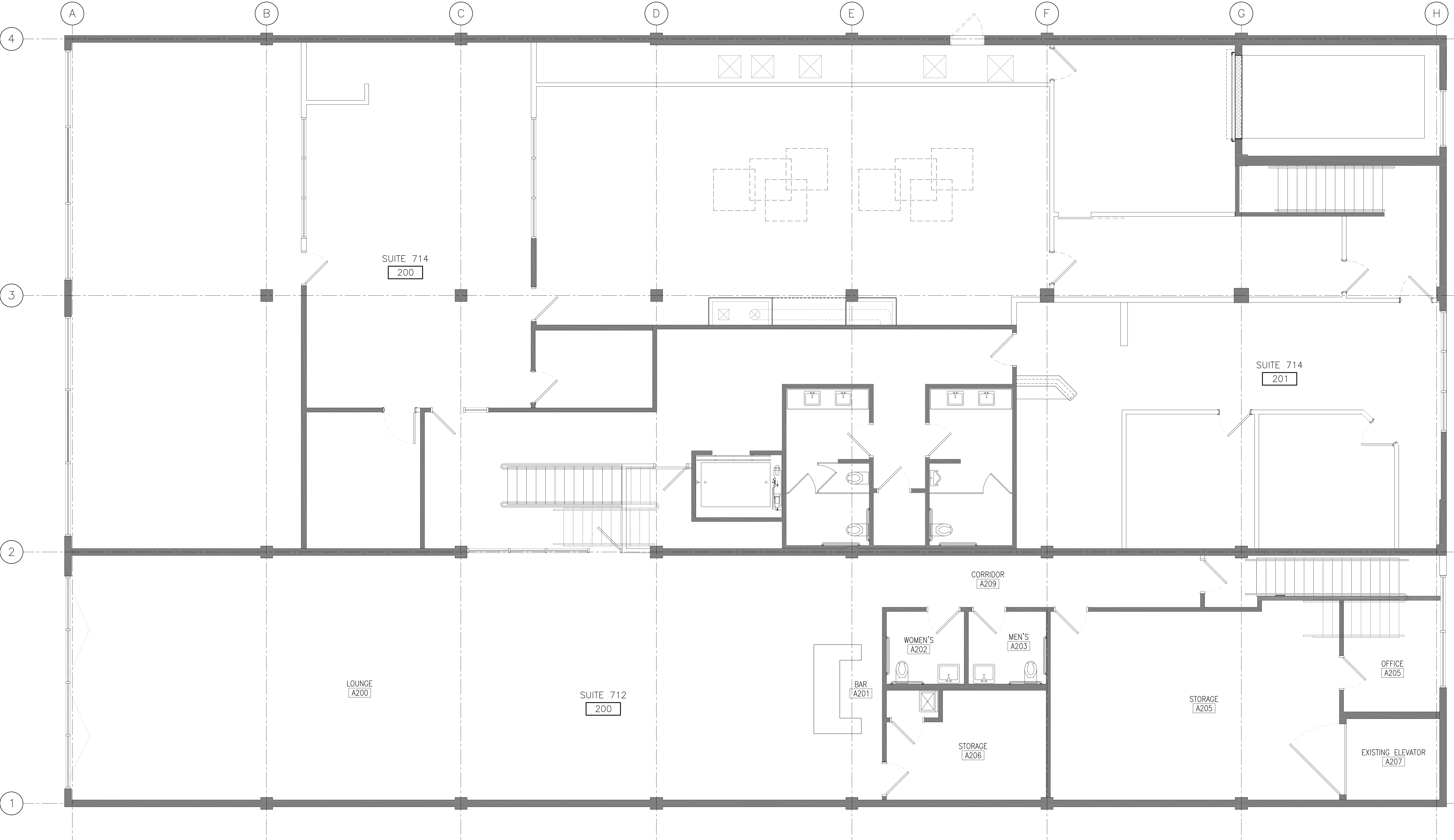
The basis for the bearings shown on the attached "Plot of Survey" are based upon the assumption of a due East/West bearing on the South Line of Block 13 of Supplemental Plat of Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 1 of Plats, page 11.

This Plat of Survey meets the Minimum Technical Standards as adopted by The Board of Licensure for Professional Engineers and Land Surveyors for the State of Oklahoma.

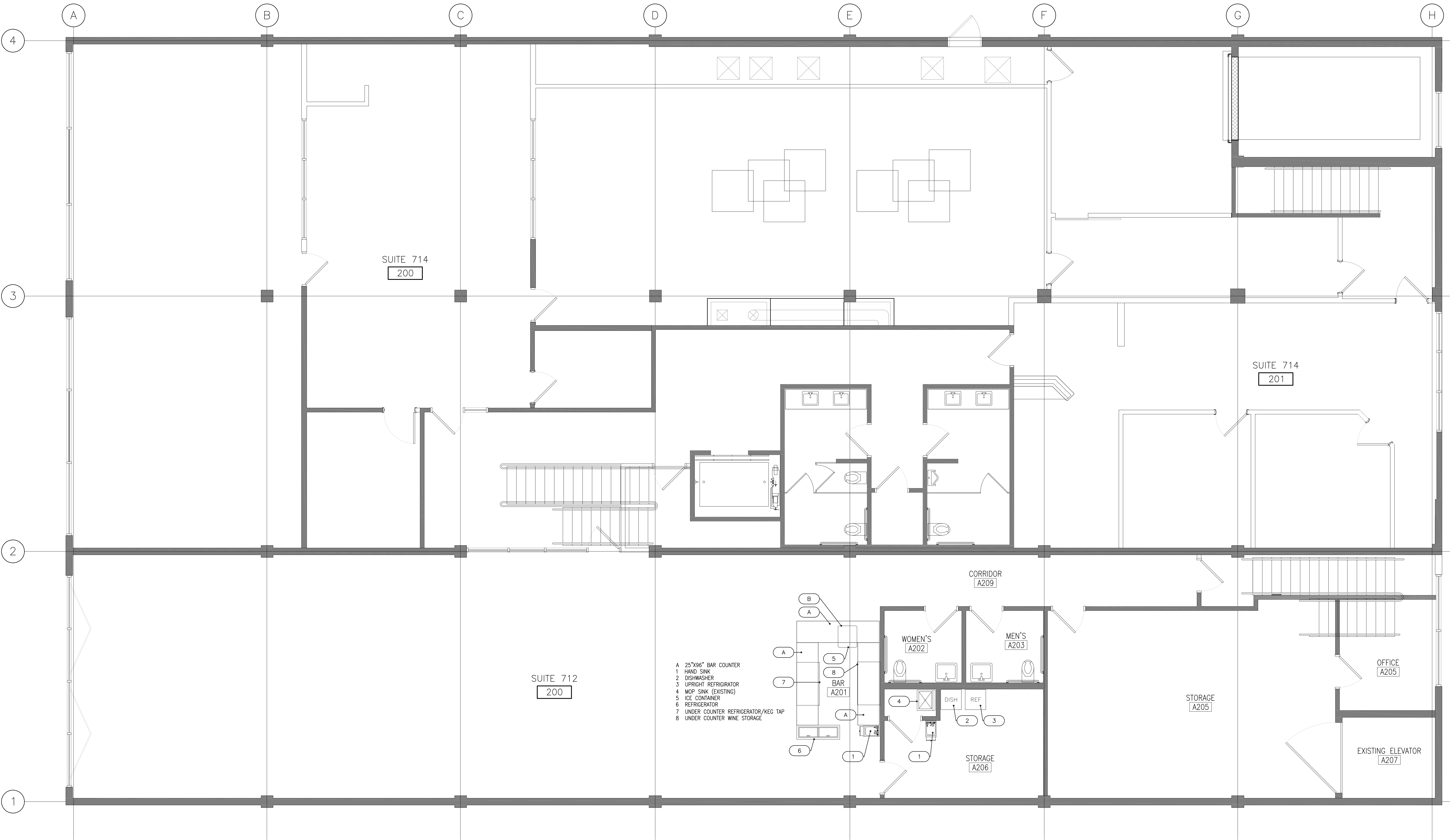
At the time of survey, no evidence of cemeteries or burial grounds existed on the subject tract.

At the time of survey, there was no observable evidence of earth moving work, building construction or building additions within recent months. At the time of survey, there was no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

Survey and Plat by:
James S. Yager
Licensed Professional Land Surveyor
Certificate of Authorization Number 2778 Expires: 30 June 2015
1212 South Air Depot * Number 19 Suite 102
Midwest City, Oklahoma 73110 Telephone: 405-737-3412/Fax: 405-737-4215
File Name: C:\712 N BROADWAY\2013 ALTA.DWG
Date of Survey: 15 September 2013
Date of Revision:
Page 1 of 1



1 SECOND LEVEL FLOOR PLAN



1 SECOND LEVEL FLOOR PLAN

Case No: SP-610

Applicant: Blue Label Properties, LLC

Address: 712B N. Broadway Ave.

Present Zoning: DBD

Proposed Use: Bar / Lounge & Vinyl Record Retail (8300.33)



Aerial Photo from 3/2025

Note: "Subject" is Located approximately 1,160' South of NW 10th St.
and 2,157' East of N. Walker Ave.



The City of
OKLAHOMA CITY

Special Permit Application



0 100 200
Feet