

**ORDINANCE NO. 1009**

**AN ORDINANCE CHANGING THE ZONING OF  
REAL PROPERTY WITHIN THE  
CITY OF CLINTON, OKLAHOMA  
AND DECLARING AN EMERGENCY**

**Whereas**, the Cristobal Martinez, owner, request that the described property be changed from C-4 (General Commercial District) to C-5 (Heavy Commercial District); and

**Whereas**, the Planning and Zoning Board of said City of Clinton, Oklahoma, meet on August 3, 2021, after due legal notice was given, reviewed the said request and has recommended to this Council that the zoning of such property be approved as requested; and

**Whereas**, the matter was discussed in open forum at a Public Hearing before and by the members of the Council, and the Council being fully informed in the premises, does find that the interest of the City of Clinton will be served best by establishing the subject zoning district as requested in the subject request and as recommended by the Clinton Planning and Zoning Board; and

**Now therefore**, be it ordained by the City Council of the City of Clinton that the following described property, to wit:

A tract of land lying in the Clinton Wilson TR 25' x 141' E of Lt 1 and all of Lt 1 Blk 4, City of Clinton, Custer County, Oklahoma.

(AKA 900 S. 10<sup>th</sup>, Clinton, Ok)

be and the same is hereby zoned C-5 (Heavy Commercial District).

WHEREFORE, an emergency is hereby declared to exist and this ordinance shall be in full force and effect immediately from and after its passage and proof of publication.

**Passed and approved** this 7th day of September, 2021.

\_\_\_\_\_  
David Berrong, Mayor

ATTEST:                    (Seal)

\_\_\_\_\_  
Amy Jones, City Clerk

**APPLICATION FOR PLANNING AND ZONING  
USE PERMITTED ON REVIEW 11-2-2  
MINIMUM AREA 22,000 SQ FT  
(11 OKLAHOMA STATUTE 43-113)**

1. Name of Petitioner(s): Cristobal Martinez  
2. Address of Petitioner(s): 519 N. 2nd, Clinton, OK 73001  
3. Phone number of Petitioner(s): 580-445-1999  
4. Name and address of owner of subject property: Same as above

5. Legal description of subject property and street address: Clinton Wilson  
TR 25' x 141' E of Lt 1, All of Lt 1, blk 4 (900 s. 10th)  
6. Present Zoning: C-4 Requested zoning: C-5  
7. Intent Use: Use as mechanic shop (already existing)  
and add a used car dealership.

8. NOTICE OF HEARING BEFORE PLANNING AND ZONING BOARD

- a) Petitioner must supply a certified list of all owners of property within a radius of 300 feet of the exterior boundary of subject property; ownership to be as shown on records of County Clerk. List must show address of such surrounding property owners as per records used by County Treasurer in mailing tax bills to such owners of such properties.
- b) City Clerk shall set a date for a hearing before the Planning and Zoning Board and shall mail notices of same to all those names in Item 8-A at least twenty (20) days in advance of such hearing.
- c) Petitioner is responsible for a filing fee of \$125.00 at the time of the application. (11 Oklahoma Statute 44-108)
- d) If petitioner's request is approved by the City Council, a copy of the approving ordinance will be published with the cost thereof being billed direct to the applicant by the newspaper.

Date: 6/21-2021 Signature of Petitioner: Cristobal Martinez

Date filed with clerk: 6/22/2021 Date of hearing: 7/13/2021

Date of Public Hearing before City Council: ~~8-3-2021~~  
9-7-2021

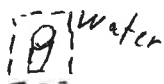
Jaycee Lane

TOP

ALLEY

45 FT

80 FT



100 FT

shop

door

door

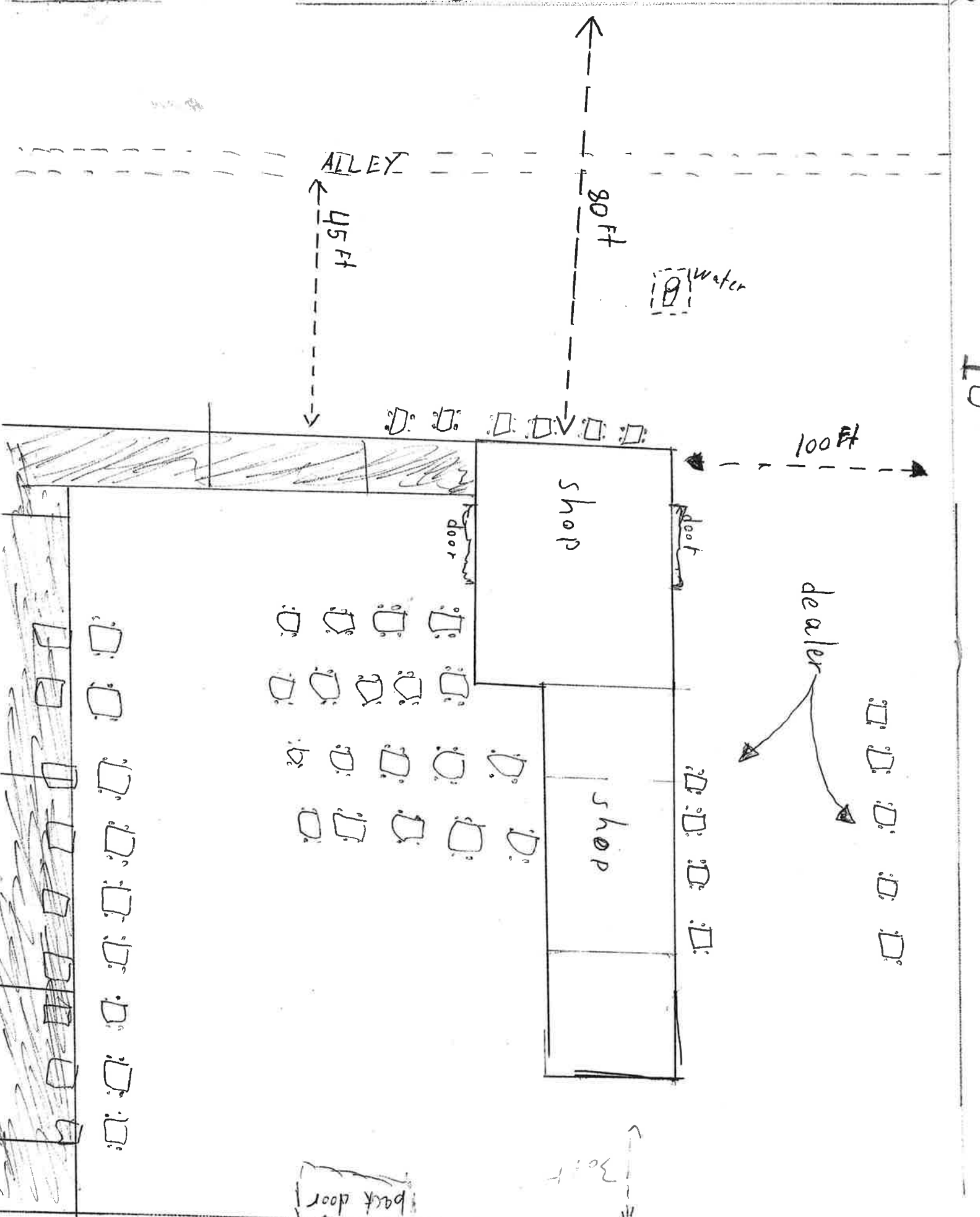
dealer

shop

back door

30 FT

Wilson Ave.



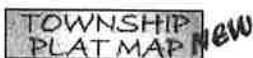
Basic Information

Parcel ID: 200017007  
Parcel Number: 1310-00-004-001-0-000-00

Addition : WILSON  
Township : 012  
Range : 017  
Section : 23  
Deed Book : 1899  
Deed Page : 81

*Will need to rezone from C-4 to C-5*

Show Property Map



Buy County Platbooks, Wall Maps!

MARTINEZ GALLEGOS JUAN CARLOS &  
CRISTOBAL MARTINEZ GALLEGOS 519 N 2ND  
CLINTON, OK 73601

Parcel Location

900 S 10TH  
CLI OK  
205: Cli City I-99

Parcel Values

Assessed Values		Market Values	
\$2,327	: Land :	\$21,150	
\$2,042	: Improvement :	\$18,566	
\$2,028	: Other :	\$18,434	
\$6,397	: Total :	\$58,150	

Exemption : \$ Estimated Tax : \$613

Legal Description

CLINTON WILSON TR 25'X141' E OF LT 1 ALL OF LT 1 BLK 4

Sales Information

2020-10-16	2008-01-18
\$90,000	\$0
Grantor : OBI PROPERTY	Grantor : TRI-COUNTY OIL CO INC

MANAGEMENT  
 Grantee : MARTINEZ GALLEGOS  
 JUAN CARLOS &  
 Book : 1899  
 Page : 81  
 Stamps : 135.00  
 Qualifi : Q  
 Instrument : WD  
 Vacant : Improved

Grantee : OBI PROPERTY  
 MANAGEMENT  
 Book : 1384  
 Page : 129  
 Stamps : 0.00  
 Qualifi : OTHER  
 Instrument : QUITCLAIM DEED  
 Vacant : IMPROVED

Building (Improvement) Information

Commercial

100% Service Repair Garage (528)

2,016  
 None  
 Quality :  
 Roof Type : Gable  
 Roof Mat. : Composition  
 Exterior Wall : Concrete Block  
 Interior Wall : None  
 Foundation : None  
 Flooring : None  
 Bedrooms : 0  
 Bathrooms : 0  
 Rooms : 0  
 Heat/Air : Radiant Space Heaters  
 Heat/Air : Radiant Space Heaters  
 Built in 1960  
 Condition :  
 Fireplace : None  
 Occupancy : Service Repair Garage  
 CANOPY (1012.00)  
 Storage (1600.00)  
 Storage (1900.00)  
 Storage (1160.00)

Land Information

Front-Foot  
 Ag Use : None  
 Soil Use : None  
 Zoning : None

Properties

Ownership Records will be Historical Records Only - updated to February 1st, 2021

# CUSTER COUNTY ASSESSOR

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BUILDING CLASS: 1460  
 BUILDING USE: 0014  
 PERIMETER FOOT: 0000  
 STORIES: 01  
 QUALITY: avg  
 INTERIOR FINISH: part finished  
 FLOOR COVERING: asphalt tile  
 AIR CONDITIONING: none  
 HEATING: space  
 ROOMS/UNITS: 0000  
 BATHROOMS: 000  
 ROOF TYPE: gable  
 ROOF MATERIAL: composition  
 EXTERIOR WALL 1: c-block  
 EXTERIOR WALL 2:  
 FOUNDATION: slab  
 FRAME: c  
 HEIGHT: 10  
 EST. COM. WALL: 000

YEAR BUILT: 1960  
 YEAR REMODELED: 1985  
 EFFECTIVE YEAR: 1975  
 CONDITION: avg

### SQUARE FOOTAGE

GFA 00002016  
 0  
 0  
 0  
 0  
 0  
 0  
 0  
 0  
 0

### MISCELLANEOUS BUILDINGS

DESCRIPTION	AREA	VALUE
Storage	1600	\$5,200.00
Storage	1900	\$6,200.00
Storage	1160	\$3,750.00
CANOPY	1012	\$3,300.00

### LAND MEASUREMENTS

141 213 30,033

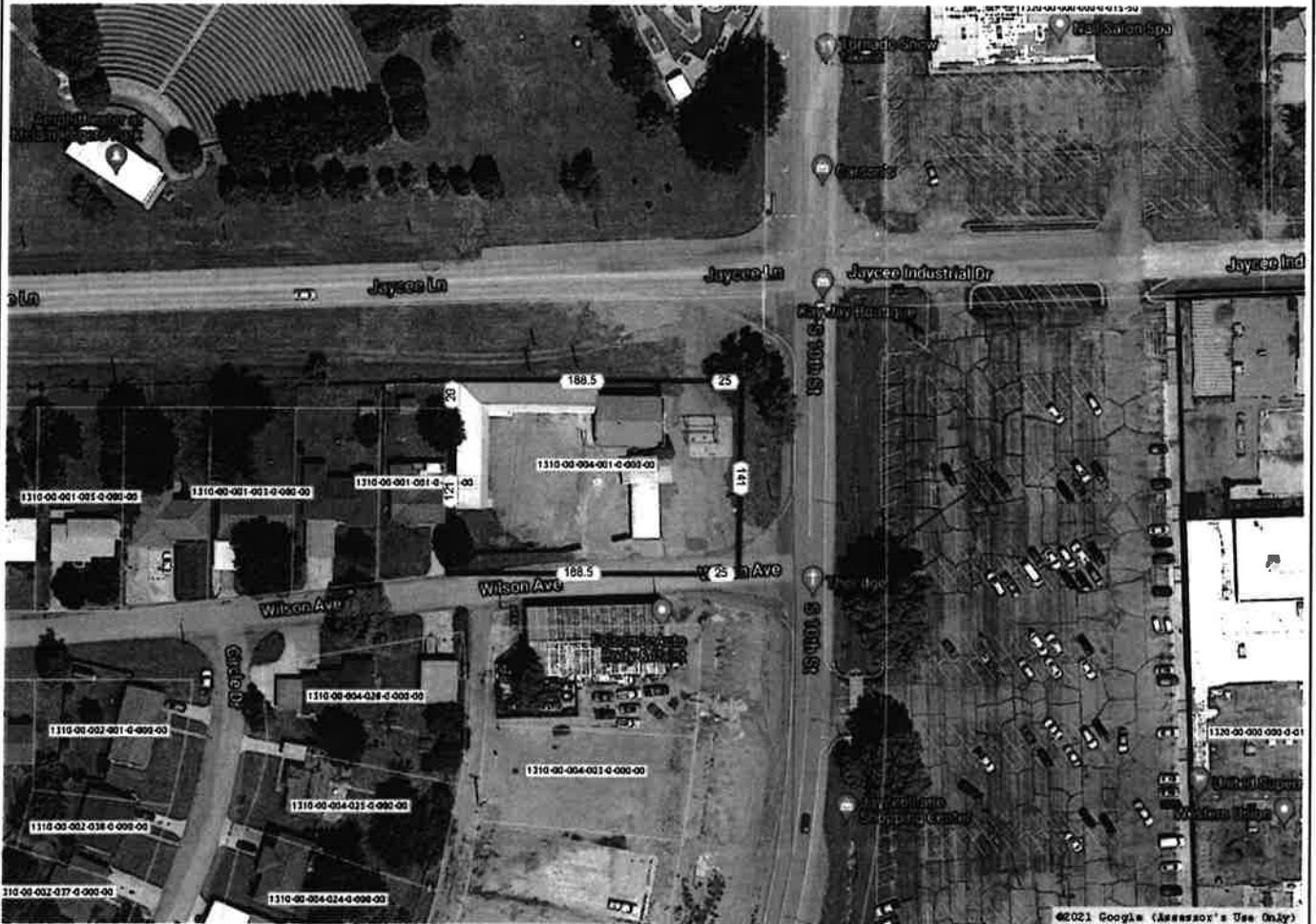


**Account Data And Map Image**

Data provided by County Assessor

Date 07/27/2021  
Time 10:54:05

**Map Image**



©2021 Google (Assessor's Use Only)

**Assessment Data**

Account 200017007  
 Parcel ID 1310-00-004-001-0-000-00  
 Cadastral ID 1310-004-001-00-0-000-00  
 Property Type REAL - Real Property  
 Property Class UC  
 Tax Area 205 - Cli City I-99  
 Situs 00900 S 10TH  
 Subdivision WILSON  
 Lot/Block 0001 / 0004  
 Sec/Twn/Rng / / /  
 Neighborhood 131000 - WILSON CLI  
 MARTINEZ GALLEGOS JUAN CARLOS &  
 CRISTOBAL MARTINEZ GALLEGOS  
 519 N 2ND  
 CLINTON OK 73601-

**Primary Image**



**Legal Description**

CLINTON WILSON TR 25'X141' E OF LT 1 ALL OF LT 1 BLK 4

**Assessed Valuation**

Land Value	21,150	Assessed Value	58,150
Improvements	37,000	Assessment Level	11%
Mobile Home	0	Penalty Amount	0
Total Value	58,150	Exemption	0
		Total Taxable	6,397