

AGENDA

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, June 3, 2025 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

If special assistance is needed for this meeting by any person wishing to attend, please contact the City Clerk's office no later than 48 hours prior to the meeting, and such assistance will be provided.

Official action may be taken by the Planning Commission only on items that appear on this Agenda. The Planning Commission may dispose of the business set out on this Agenda by accepting, approving, adopting, rejecting, amending, or postponing action as to each item, as determined by the Planning Commission.

1. Call to Order
2. Roll Call
3. Citizens Desiring to Be Heard

The purpose of this time is to allow members of the public to speak to the Planning Commission on any matter that is not otherwise set for consideration on this Agenda.

4. Minutes
 - a. May 6, 2025 Minutes

5. Public Hearings

Consideration of adoption, approval, acceptance, rejection, amendment, and/or postponement of the following:

- a. PUBLIC HEARING: The renewal of a Special Permit to Christian Keesee for the purpose of installation of art located 2401 NW Grand Boulevard, Nichols Hills, Oklahoma, and terms of use to be included in such Special Permit.

6. Adjournment

Amanda Copeland

City Clerk
City of Nichols Hills, Oklahoma

MINUTES

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, May 6, 2025 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

1. Call to Order
2. Roll Call

Attendees Present	Arrived
Chairman John McCaleb	5:30
Vice-Chairman Barbara Gilbert	5:30
Commissioner Tim Cheek	5:30
Commissioner Doug Franklin	5:30
Commissioner Mike Biddinger	5:30
Commissioner Ron Byrne	5:30

3. Citizens Desiring to Be Heard

No one expressed a desire to be heard.

4. Minutes

- a. April 1, 2025 Minutes

MOTION: Doug Franklin moved to approve the April 1, 2025 minutes as presented. Ron Byrne seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Doug Franklin
SECONDER:	Ron Byrne
AYES:	John McCaleb, Tim Cheek, Doug Franklin, Mike Biddinger, Ron Byrne
ABSTAIN:	Barbara Gilbert

5. Public Hearings

- a. Public Hearing: An Ordinance amending the Nichols Hills City Code regarding applications for Certificates of Approval from the Building Commission; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

Mrs. Carla Sharpe, attorney for the City, presented the proposed ordinance to the Planning Commission.

Following discussion among Planning Commission members and staff, Chairman McCaleb opened the public hearing.

No others expressing a desire to be heard, the public hearing was closed.

MOTION: Mike Biddinger moved to recommend the City Council approve agenda item 5a as presented. Doug Franklin seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Mike Biddinger
SECONDER:	Doug Franklin
AYES:	John McCaleb, Barbara Gilbert, Tim Cheek, Doug Franklin, Mike Biddinger, Ron Byrne

6. Adjournment

MOTION: There being no further business, Doug Franklin moved to adjourn the meeting. Tim Cheek seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Doug Franklin
SECONDER:	Tim Cheek
AYES:	John McCaleb, Barbara Gilbert, Tim Cheek, Doug Franklin, Mike Biddinger, Ron Byrne

Chairman
Planning Commission
City of Nichols Hills, Oklahoma

City Manager
Planning Commission
City of Nichols Hills, Oklahoma

City Clerk
City of Nichols Hills, Oklahoma



CITY OF NICHOLS HILLS

**NOTICE OF PUBLIC HEARINGS
CITY OF NICHOLS HILLS, OKLAHOMA
PC-2025-02**

Notice is hereby given that Christian K. Keesee has filed an application (the "Application") with the City of Nichols Hills, Oklahoma for approval of a renewal of a Special Permit for the following described property:

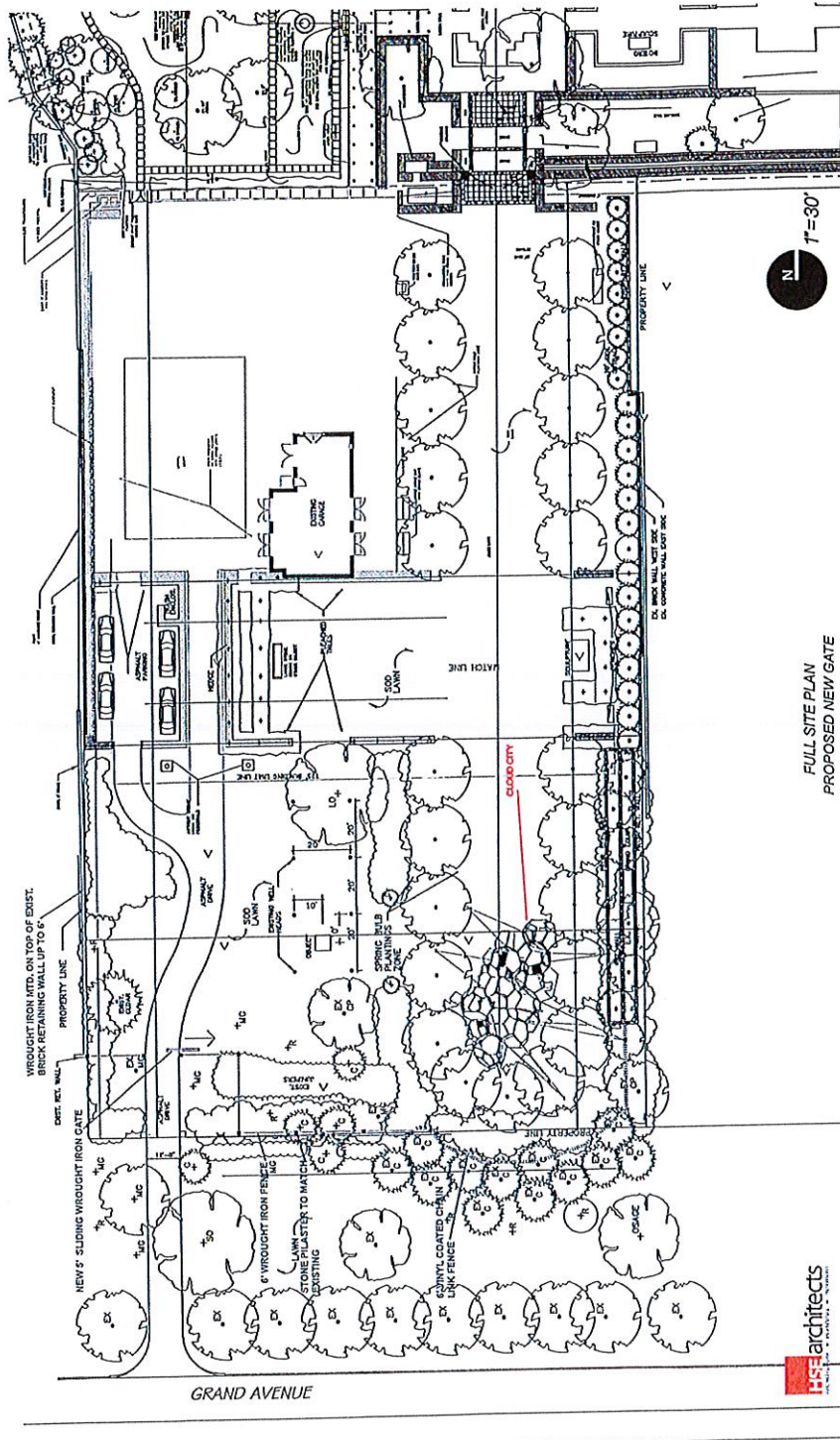
2401 NW Grand Boulevard, Nichols Hills, Oklahoma 73116

The Application requests a renewal of a Special Permit for the *Cloud City* art installation on the lawn of the property. The Application and supporting documentation may be inspected in the office of the City Clerk during regular business hours.

The Application will be considered at public hearings to be held by the Nichols Hills Planning Commission on Tuesday, June 3rd, 2025 at 5:30 p.m., and by the Nichols Hills City Council on Tuesday, June 10th, 2025 at 5:30 p.m. These public hearings will be held in the Council Chambers at Nichols Hills City Hall, 6407 Avondale Drive, Nichols Hills, Oklahoma, 73116.

Any person may address the Nichols Hills Planning Commission and Nichols Hills City Council at the public hearings. Written support for or protest against the proposed Special Permit may be mailed or hand-delivered to the City Clerk at 6407 Avondale Drive, Nichols Hills, Oklahoma, 73116. Written support or protests must be received by the City Clerk not less than three days before the public hearing.

The following map shows the area affected by the Application:



FULL SITE PLAN
PROPOSED NEW GATE



Dated this 14th day of May 2025.

Amanda Copeland

Amanda Copeland, City Clerk
City of Nichols Hills, Oklahoma



CITY OF NICHOLS HILLS, OKLAHOMA
Application for Special Permit
(Zoning)

Completed applications and the required fee should be submitted to the Nichols Hills City Clerk, 6407 Avondale Drive, Nichols Hills, Oklahoma 73116.

Staff use only
Case # _____
Date filed _____
Fee receipt # _____

Applicant is encouraged to consult Article II, *District Regulations*, Chapter 50, *Zoning*, of the Nichols Hills City Code (“the Code”) which sets out the permitted uses of property in the various Districts in Nichols Hills and certain uses subject to review in those Districts. Applicant is also encouraged to consult Code Sec. 50-497, *Special Use Permits*, and Sec. 50-498, *Conditional Use Permits* of the Code when completing this Application.

This Application requires recommendation for approval by the Nichols Hills Planning Commission and approval of the Nichols Hills City Council.

Attach a separate sheet to provide complete answers if necessary.

Applicant’s name: Christian K. Keesee
Mailing address: 1800 W Wilshire Blvd, Nichols Hills, 73116
Telephone number(s): 405-843-6892
Email address(es): jessestroope@yahoo.com

This is an application for:

- Approval of a property use that is subject to review
- Approval of a property use that is not set out in the Code as a permitted use

District in which the subject property is located: 2401 NW Grand Blv, Nichols Hills, 73116 Lot 10 Block 70

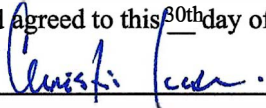
Current use of the property: Lawn

Proposed use of the property: Cloud City art installation

This Application will be considered officially submitted and filed only after it is examined by the City Manager and found to have met the applicable requirements of the Code and those set out in this Application and after the applicable fee set out in the City Fee Schedule has been paid. At that time, the City Clerk will set the Application for hearing before the Nichols Hills Planning Commission and the Nichols Hills City Council. Applicant will be advised of the date and time for those hearings. It is highly recommended that applicant attend (or have a representative attend) the hearings and be prepared to answer questions.

The above statements in this Application and all attachments to it are true and correct.

Submitted and agreed to this 30th day of April, 2025.

Signature: 

Print applicant’s full legal name: Christian K. Keesee

Print signatory party’s title if applicant is a legal entity: _____

Larry Stein

Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number **R169576540** and is a **300-foot** radius from the outside of the polygon.

DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.

If the minimum number of different owners was not reached from the initial search the radius for this report was extended by 100-foot increments until the required number of different owners is included, or the maximum distance has been met. This report does not constitute a legal survey or document. Definitive descriptions of real property and ownership can be obtained from the official recorded documents in the Oklahoma County Clerk's Office.

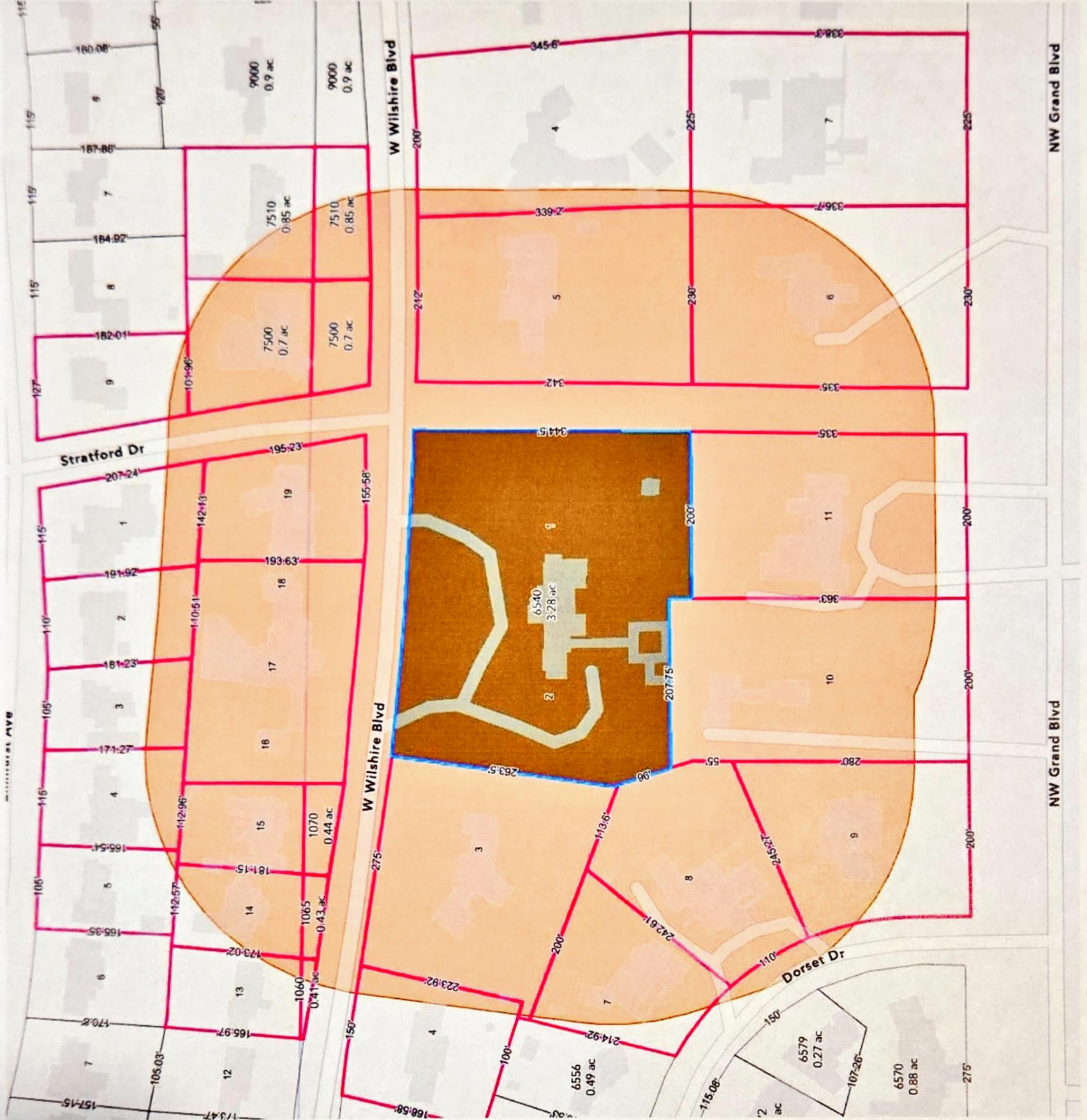
The Official Certified Radius Report will expire 30 days from the date of creation stamp and seal.

If you need a digital reproduction of this report, please call the mapping department of the Assessor's office for instructions on how to use the website.

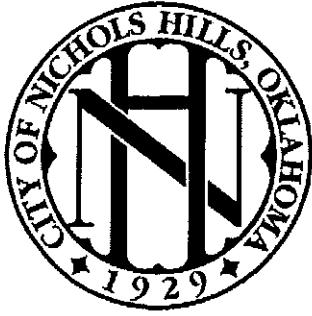
accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R169841090	PLUMLEY GENE L & LESLIE			1801 W WILSHIRE BLVD	NICHOLS HILLS	OK	73116-4115	NICHOLS HILLS WILSHIRE	99		NICHOLS HILLS WILSHIRE 099 000 PT LOT 18 BEG AT SE/C OF LOT 18 N TO NE/C SD LOT W22FT S25FT W OF SE/C 0 SD LOTE TO BEG & ALL LOT 19	1801 W WILSHIRE BLVD NICHOLS HILLS
R169707500	RIESEN THOMAS C & CYNTHIA DUNN TRS	RIESEN THOMAS C TRUST	RIESEN CYNTHIA DUNN TRUST	1715 W WILSHIRE BLVD	NICHOLS HILLS	OK	73116-4113	UNPLTD PT SEC 31 13N 3W	0		UNPLTD PT SE4 SEC 31 13N 3W & PT NE4 SEC 6 12N 3W BEG 40FT W & 155.38FT N & 98.59FT SWLY & 821.41FT WLY ALONG A CURVE FROM SE/C SE4 SEC 31 13N 3W TH WLY ALONG A CURVE 137.64FT S225FT 0 ELY 136.75FT N225FT TO BEG	1715 W WILSHIRE BLVD NICHOLS HILLS
R169707510	ALMARAZ LOUIS TRS	ALMARAZ LOUIS LIV TRUST		1711 W WILSHIRE BLVD	NICHOLS HILLS	OK	73116-4113	UNPLTD PT SEC 31 13N 3W	0		UNPLTD PT SEC 31 13N 3W 000 000 PT OF SE4 SEC 31 13N 3W BEG 155.38FT N & 795FT WLY OF SE/C OF SE4 TH WLY 165FT S225FT ELY 165FT 0 N225FT TO BEG	1711 W WILSHIRE BLVD NICHOLS HILLS
R169841080	HARRISON CHARLES WILLIAM JR & CELINA MARIE			1805 WILSHIRE BLVD W	NICHOLS HILLS	OK	73118	NICHOLS HILLS WILSHIRE	99		NICHOLS HILLS WILSHIRE 099 000 LOTS 16 17 & LOT 18 EX PT OF LT 18 BEG SE/C TH N TO NE/C LT 18 W22FT S TO S LINE LT 18 SD POINT BEING 0 25FT W OF SE/C LT 18 TH E TO BEG	1805 W WILSHIRE BLVD NICHOLS HILLS
R169841070	GEBRAIL NELLIE & FADI			1808 DRAKESTONE AVE	NICHOLS HILLS	OK	73120	NICHOLS HILLS WILSHIRE	99	15	NICHOLS HILLS WILSHIRE 099 015	1809 W WILSHIRE BLVD NICHOLS HILLS
R169841065	KANADY MICHAEL C			1811 W WILSHIRE BLVD	NICHOLS HILLS	OK	73116-4115	NICHOLS HILLS WILSHIRE	99	14	NICHOLS HILLS WILSHIRE 099 014	1811 W WILSHIRE BLVD NICHOLS HILLS
R169841060	FOUT NATHANIEL	DESOUZA SHIRIN R		1813 W WILSHIRE BLVD	NICHOLS HILLS	OK	73116-4115	NICHOLS HILLS WILSHIRE	99	13	NICHOLS HILLS WILSHIRE 099 013	1813 W WILSHIRE BLVD NICHOLS HILLS
R169841010	LANCASTER PHIL G M	LANCASTER IRENE M		1804 ELMHURST AVE	NICHOLS HILLS	OK	73120	NICHOLS HILLS WILSHIRE	99	3	NICHOLS HILLS WILSHIRE 099 003	1804 ELMHURST AVE NICHOLS HILLS
R169841005	LANCASTER ERIN E & BERNARD T			1802 ELMHURST AVE	NICHOLS HILLS	OK	73120-4718	NICHOLS HILLS WILSHIRE	99	2	NICHOLS HILLS WILSHIRE 099 002	1802 ELMHURST AVE NICHOLS HILLS
R169841015	NEVILLE ROBERT M & JUDY J TRS	NEVILLE FAMILY TRUST		1806 ELMHURST AVE	NICHOLS HILLS	OK	73120-4718	NICHOLS HILLS WILSHIRE	99	0	NICHOLS HILLS WILSHIRE 099 000 LOT 4 & E10FT LOT 5	1806 ELMHURST AVE NICHOLS HILLS
R169841000	CONGER CHRISTEN J NON EXEMPT RESIDUARY TRUST			1800 ELMHURST DR	NICHOLS HILLS	OK	73116	NICHOLS HILLS WILSHIRE	99	1	NICHOLS HILLS WILSHIRE 099 001	1800 ELMHURST AVE NICHOLS HILLS

R169841020	BRADFORD R A & KAREN TRS	BRADFORD LIV TRUST	1808 ELMHURST AVE	NICHOLS HILLS	OK	73120-4718	NICHOLS HILLS WILSHIRE	99	5	NICHOLS HILLS WILSHIRE 099 005 5 W105FT	1808 ELMHURST AVE NICHOLS HILLS	
R169840045	MCF REV TRUST	COX LOUIS H ANDRES	1716 ELMHURST AVE	NICHOLS HILLS	OK	73120-1012	NICHOLS HILLS WILSHIRE	95	9	NICHOLS HILLS WILSHIRE 095 009	1716 ELMHURST AVE NICHOLS HILLS	
R169574710	COX KATHRYN D	CARTER RICHARD S & MIRELA D REV TRUST	1710 W WILSHIRE BLVD	NICHOLS HILLS	OK	73116-4114	NICHOLS HILLS ADD	37	5	NICHOLS HILLS ADD 037 005	1710 W WILSHIRE BLVD NICHOLS HILLS	
R169574700	CARTER RICHARD S & MIRELA D TRS	CARTER RICHARD S & MIRELA D REV TRUST	1708 W WILSHIRE BLVD	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	37	4	NICHOLS HILLS ADD 037 004	1708 W WILSHIRE BLVD NICHOLS HILLS	
R169576540	KEESEE CHRISTIAN TRS	KEESEE CHRISTIAN K REV TRUST	1800 W WILSHIRE BLVD	NICHOLS HILLS	OK	73116-4116	NICHOLS HILLS ADD	70	0	NICHOLS HILLS ADD 070 000 PT OF LOTS 1 2 & 10 BEG SE/C LOT 1 TH W200FT N28FT W207.75FT NW88.95FT NELY263.50FT TH SELY ON A CURVE 399.69FT (400FT RECORD) S344.50FT TO BEG CONT 3.28ACRS MORE OR LESS	1800 W WILSHIRE BLVD NICHOLS HILLS	
R169576550	TOURIAN FAMILY LIVING TRUST		1804 W WILSHIRE BLVD	NICHOLS HILLS	OK	73116-4116	NICHOLS HILLS ADD	70	0	NICHOLS HILLS ADD 070 000 ALL LOT 3 & PT OF LOTS 4 7 & 8 BEG AT NE/C LOT 3 TH WLY 275FT SWLY223.92FT SELY 313.6FT BEING 22FT SELY OF SE/C LOT 3 NWLY22FT NELY263.5FT TO BEG	1804 W WILSHIRE BLVD NICHOLS HILLS	
R169576551	CORDER PAULA J TRS	CORDER PAULA J REV TRUST	1808 W WILSHIRE BLVD	NICHOLS HILLS	OK	73116-4116	NICHOLS HILLS ADD	70	0	NICHOLS HILLS ADD 070 000 BEG 50FT WLY FROM NE/C LOT 4 TH SWLY TO A PT ON S LINE 73.84FT NWLY FROM SE/C NWLY 136.16FT TH NLY 168.58FT TO N LINE TH ELY 150FT TO BEG	1808 W WILSHIRE BLVD NICHOLS HILLS	
R169707510	ALMARAZ LOUIS TRS	ALMARAZ LOUIS LIV TRUST	1711 W WILSHIRE BLVD	NICHOLS HILLS	OK	73116-4113	UNPLTD PT SEC 31 13N 3W	0	0	UNPLTD PT SEC 31 13N 3W 000 000 PT OF SE4 SEC 31 13N 3W BEG 155.38FT N & 795FT WLY OF SE/C OF SE4 TH WLY 165FT S225FT ELY 165FT N225FT TO BEG	1711 W WILSHIRE BLVD NICHOLS HILLS	
Page 11 of 37	R169707500	RIESEN THOMAS C & CYNTHIA DUNN TRS	RIESEN THOMAS C RIESEN CYNTHIA DUNN TRUST	1715 W WILSHIRE BLVD	NICHOLS HILLS	OK	73116-4113	UNPLTD PT SEC 31 13N 3W	0	0	UNPLTD PT SEC 31 13N 3W & PT NE4 SEC 6 12N 3W BEG 40FT W & 155.38FT N & 98.59FT SWLY & 821.41FT WLY ALONG A CURVE FROM SE/C SE4 SEC 31 13N 3W TH WLY ALONG A CURVE 137.64FT S225FT ELY 136.75FT N225FT TO BEG	1715 W WILSHIRE BLVD NICHOLS HILLS

R169841060	FOUT NATHANIEL	DESOUZA SHIRIN R	1813 W WILSHIRE BLVD	NICHOLS HILLS	OK	73116-4115	NICHOLS HILLS WILSHIRE	99	13	NICHOLS HILLS WILSHIRE 099 013	1813 W WILSHIRE BLVD NICHOLS HILLS
R169576562	NANDA SUMIT & SUMEETA		2311 NW GRAND BLVD	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	70	0	NICHOLS HILLS ADD 070 000 LOT 9 LESS A TRI TR ON NLY END BEING 55FT ON E & 245.27FT ON SLY SIDE	2403 NW GRAND BLVD NICHOLS HILLS
R169574715	FONTANA I LLC		5100 N CLASSEN BLVD STE 620	OKLAHOMA CITY	OK	73118-5263	NICHOLS HILLS ADD	37	6	NICHOLS HILLS ADD 037 006	2309 NW GRAND BLVD NICHOLS HILLS
R169576565	NANDA SUMEETA & SUMIT CO TRS	NANDA SUMEETA REV TRUST	2311 NW GRAND BLVD	NICHOLS HILLS	OK	73116-4105	NICHOLS HILLS ADD	70	11	NICHOLS HILLS ADD 070 011	2311 NW GRAND BLVD NICHOLS HILLS
R169574720	KBK LLC		6809 E 109TH ST	TULSA	OK	74133	NICHOLS HILLS ADD	37	7	NICHOLS HILLS ADD 037 007	2307 NW GRAND BLVD NICHOLS HILLS
R169576563	KEESEE CHRISTIAN K TRS	KEESEE CHRISTIAN 1982 REV TRUST	1800 W WILSHIRE BLVD	NICHOLS HILLS	OK	73116-4116	NICHOLS HILLS ADD	70	0	NICHOLS HILLS ADD 070 000 PT OF LOTS 10 1 & 2 BEG SE/C LT 10 TH W200FT N335FT NW29.05FT E207.75FT S363FT TO BEG CONT 1.67ACRS MORE OR LESS	2401 NW GRAND BLVD NICHOLS HILLS
R169576558	NANDA RAM S TRS	NANDA RAM S REV TRUST	7600 DORSET DR	OKLAHOMA CITY	OK	73116-4102	NICHOLS HILLS ADD	70	0	NICHOLS HILLS ADD 070 000 PT OF LOTS 8 & 9 BEG AT SW/C LOT 8 NELY 245.27FT N55FT TO NE/C LOT 8 NLY 96FT TO A PT 22FT S OF SE/C LOT 3 WLY 113.6FT SWLY 242.61FT SELY 110FT TO BEG	7600 DORSET DR NICHOLS HILLS
R169576557	STEVENS QUINCY O & PATTY K TRS	STEVENS QUINCY O & PATTY K LIV TRUST	7608 DORSET DR	NICHOLS HILLS	OK	73116-4102	NICHOLS HILLS ADD	70	0	NICHOLS HILLS ADD 070 000 PT OF LOTS 7 & 8 BEG 110FT NWLY OF SE/C LOT 8 TH NELY 242.61FT WLY 200FT SELY 100FT TO BEG	7608 DORSET DR NICHOLS HILLS



Special Permit Approved in 2024



**City of Nichols Hills, Oklahoma
Special Use Permit – Outdoor Work of Art**

This Special Use Permit – Outdoor Work of Art (this “Permit”) is made and entered into by the City of Nichols Hills, Oklahoma, a municipal corporation, (the “City”) acting by and through its Mayor and City Council, and Christian K. Keesee (“Permittee”) on the date indicated below.

Permittee filed an Application for Special Use Permit with the City for the temporary installation of an outdoor work of art pursuant to Nichols Hills City Code Sec. 8-412, *Special Use Permits for outdoor works of art and related structures*. The City hereby approves that Application and grants this Permit to Permittee subject to the requirements set out below.

1. Work of Art and location information. This Special Use Permit – Outdoor Work of Art is for the following work of art, to be installed and maintained at the following location:

Description of Work of Art: *Cloud City*

Address for installation: 2401 NW Grand Boulevard (Keesee residence)

Specific information about the Work of Art and its location is included in Attachment A.

2. Grant of Permit and term. The City hereby grants Permittee this Permit for the installation and maintenance of the work of art at the location set out above. The term of this Permit will run from April 9, 2024 to April 9, 2025. Upon the expiration of this Permit, Permittee must remove the work of art from the location or receive permission for an extension of time for its display from the City.

3. Other permit conditions. In granting this Permit, the City has relied on the representations and assurances made by Permittee with respect to its application for this Permit. In granting this Permit, Permittee must comply with the following further requirements:

4. **Permit revocation.** This Permit may be revoked by the City Manager or the Chief of Police (or either of their designees) when in their discretion any of the following grounds for revocation are found: (1) fraud, misrepresentation or any false statement contained in the application for this Permit; (2) prior to the date scheduled for installation of the work of art, a change in the conditions that supported the City's determination to grant the Permit such that the Permit would not have been granted, including a change in conditions that raises concerns related to public safety; or (3) Permittee fails to comply with the terms and conditions of this Permit. Upon revocation, the Permittee must remove the work of art from the location as soon as reasonably practicable. Revocation for cause will constitute grounds for denial of Permittee's subsequent permit requests.

5. **Assignment.** Permittee may not transfer or assign this Permit in any way without the City Council's prior written consent.

6. **Waiver.** The City may waive any breach of this Permit by Permittee. However, any waiver will not constitute a continuing waiver of such breach or similar breaches of this Permit. Further, the City may subsequently require Permittee to comply with any previously waived breach.

7. **Notices.** All Notices or other communications required by this Permit must be sent using the contact information set out in Attachment B. Notices must be sent by either: (1) hand-delivery in return for a receipt; (2) United States mail with postage prepaid; (3) bonded, nationally recognized overnight courier service; or (4) email, so long as the intended recipient acknowledges by email or other writing as having received the Notice (with an automatic "read receipt" not constituting acknowledgment).

8. **Authority.** Permittee represents and warrants to the City that: (1) it has full authority and power to enter into and perform its obligations under this Permit; (2) that the person executing this Permit is fully empowered to do so; and (3) that no consent or authorization is necessary from any third party. The City may request that Permittee provide evidence of authority of the person executing this Permit on Permittee's behalf.

Approved and accepted on this 11th day of April, 2024.

Permittee:

Christian K. Keesee

Jesse Stroup for Chris Keesee.

APPROVED by the Mayor of the City of Nichols Hills, Oklahoma, on the 9th day of April, 2024.

ATTEST:

Sody H Clements
Mayor

Amanda Copeland
City Clerk



Reviewed as to Form and Legality:

Jim Michael Wilkerson
City Attorney

Attachment A
Special Use Permit – Outdoor Work of Art

Details regarding the work of art and location

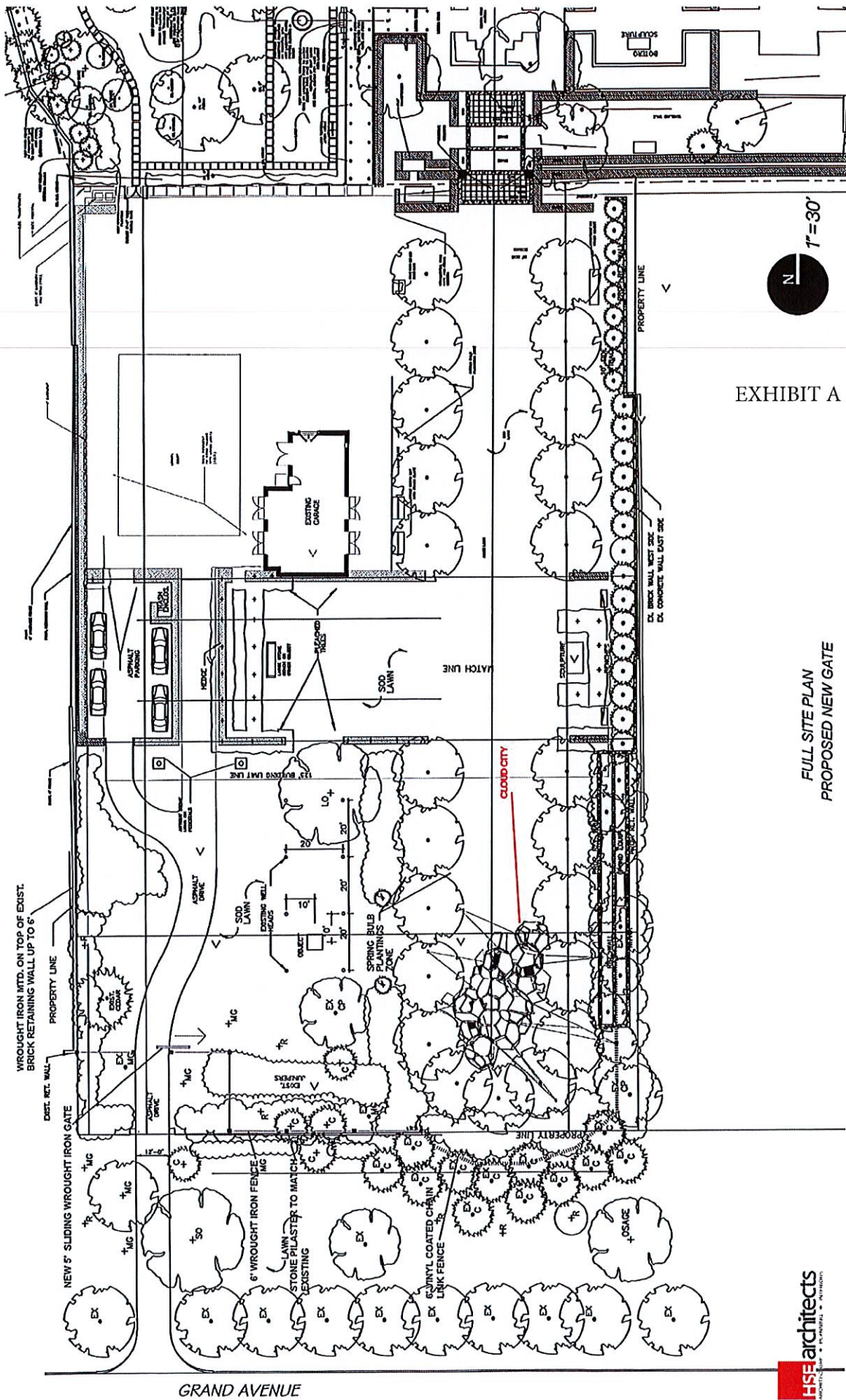


EXHIBIT A

FULL SITE PLAN
PROPOSED NEW GATE



**Attachment B
Special Use Permit – Outdoor Work of Art**

Contact information for notices and correspondence

Permittee's contact information:

Christian Keese *Jesse Stroope*
Phone Number: 405-760-1094
Email Address: jessestroope@yahoo.com

The City's contact information:

Shane Pate, City Manager
Phone Number: 405-612-9300
Email Address: Spate@Nicholshills.net

Randy Lawrence, Director of Public Works
Phone Number: 405-395-7902
Email Address: RLawrence@Nicholshills.net



CITY OF NICHOLS HILLS, OKLAHOMA
Application for Special Permit

Completed applications and the required fee should be submitted to the Nichols Hills City Clerk, 6407 Avondale Drive, Nichols Hills, Oklahoma 73116.

Staff use only

Case # _____

Date filed _____

Fee receipt # _____

This Application requires recommendation for approval by the Nichols Hills Planning Commission and approval of the Nichols Hills City Council.

Attach a separate sheet to provide complete answers if necessary. Applicant's name: Christian K. Keesee

Mailing address: 1800 W Wilshire Blvd, Nichols Hills, 73116

Telephone number(s): 405-843-6892

Email address(es): jessestroope@yahoo.com

This is an application for: 2401 NW Grand Blv, Nichols Hills, 73116 Lot 10 Block 70

- Approval of a property use that is subject to review
- Approval of a property use that is not set out in the Code as a permitted use

District in which the subject property is located: 2401 NW Grand Blv, Nichols Hills, 73116 Lot 10 Block 70

Current use of the property: Lawn

Proposed use of the property: Cloud City art installation

This Application will be considered officially submitted and filed only after it is examined by the City Manager and found to have met the applicable requirements of the Code and those set out in this Application and after the applicable fee set out in the City Fee Schedule has been paid. At that time, the City Clerk will set the Application for hearing before the Nichols Hills Planning Commission and the Nichols Hills City Council. Applicant will be advised of the date and time for those hearings. It is highly recommended that applicant attend (or have a representative attend) the hearings and be prepared to answer questions.

The above statements in this Application and all attachments to it are true and correct.

Submitted and agreed to this 29th, day of February, 2024.

Signature: *Christian Keesee*

Print applicant's full legal name: Christian K. Keesee

Print signatory party's title if applicant is a legal entity: _____

CHRISTIAN KIRKPATRICK KEESEE

March 1, 2024

Dear Members of the Nichols Hills City Council and Planning Commission,

Thank you for your consideration of the installation of *Cloud City* by Tomas Saraceno on my private property at 2401 N.W. Grand Boulevard.

Leading to our presentation, an extensive amount of planning and work has taken place over the last 9 months to prepare for this installation.

During this time, we have constructed a new security fence and gate to prevent unwanted pedestrian and automobile traffic to the site. We have also provided general security to the property. This property connects to 1800 W. Wilshire Boulevard which has 24/7/365 presence as additional security. The new fence and gate are aesthetically pleasing and in concert with surrounding improvements in Nichols Hills. Security cameras will be installed to provide surveillance of the installation as well.

Please know that specifically trained docents from Oklahoma Contemporary will be in place to facilitate public and private showings of the artwork including the Nichols Hills Garden Tour. Landscaping has been installed to reduce visibility of the sculpture to passersby on Grand Avenue. We anticipate additional plantings to be installed to provide additional coverage, if necessary. Lastly, the old mirrored panels on the installation have been replaced with new anti-glare materials so as not to be bothersome to neighbors or create glare to traffic.

The last 12 years have brought many improvements to Nichols Hills. Our newly re-paved streets, new curbs, streetlights, and new sidewalks have been accentuated by new bike and pedestrian paths which have brought the quality of life for our citizens to a level - not thought of 20 years ago. And now, our parks have benches, gazebos, and artwork for public enjoyment. Nichols Hills' art inventory (in both public and private hands) continues to increase. Some is owned by the city, some privately - either way having this art in Nichols Hills makes it part of our community and only distinguishes and deepens who we are.

Today I am submitting the required documents pertaining to the special use permit required to install *Cloud City* at 2401 N. W. Grand Boulevard. I hope you will look favorably upon this request and know how appreciative I am to be part of the good work we are doing to make our community one of the most desirable in Oklahoma.

Kindly,



A handwritten signature in red ink that reads "Chris Keese". The signature is written in a cursive style and is positioned above a horizontal red line that spans across the width of the signature.

OWNERSHIP LIST

This is to certify that the following list of owners listing their address, reflects the names of persons or firms owning any property within 300FEET:

NICHOLS HILLS ADDITION BLOCK 070, PT LOTS 10, 1 & 2 BEG SE/C LT 10 TH W 200FT N 335 FT NW 29.05 FT E 207.75 FT S 363 FT TO BEG.

2400 GRAND BOULEVARD

**KELLY JOHN MICHAEL TRS
KELLY JOHN MICHAEL 1995 REV TRUST
2402 NW GRAND CIR
OKLAHOMA CITY, OK 73116** **LOT 1, BLK 1**

**PHOENIX RE LLC
PO BOX 1295
OKLAHOMA CITY, OKLAHOMA 73101** **LOT 2, BLK 1**

**JONES LARRY W SECOND AMENDED
REVISED & RESTATED 1993 REV TRUST
2407 NW GRAND CT
NICHOLS HILLS, OK 73116** **LOT 26, BLK 2**

**ROSS MARY LILLIAN REV TRUST
2405 GRAND CT
NICHOLS HILLS, OK 73116** **LOT 27, BLK 2**

**HALL BROOKS JR & CAROLE B TRS
HALL BROOKS JR & CAROLE REV TRUST
9225 LAKE HEFNER PKWY STE 200
OKLAHOMA CITY, OK 73120** **LOT 28, BLK 2**

**JARRARD JENNIFER LEE
REV TRUST
2401NW GRAND CT
NICHOLS HILLS, OK 73116** **LOT 29, BLK 2**

**2400 GRAND BOULEVARD LLC
C/O BILL SNIPES
2433 NW GRAND CIRCLE
NICHOLS HILLS, OK 73116** **COMMON AREAS D&E**

NICHOLS HILLS

**COX KATHRN D
COX LOUIS H ANDRES
1710 W WILSHIRE BLVD
NICHOLS HILLS, OK 73116**

LOT 5, BLK 37

**FONTANA I LLC
5100 N CLASSEN BLVD STE 620
OKLAHOMA CITY, OK 73118**

LOT 6, BLK 37

**KEESEE CHRISTIAN TRS
KEESEE CHRISTIAN K REV TRUST
1800 W WILSHIRE BLVD
NICHOLS HILLS, OK 73116**

PT LOT 1, 2 & 10, BLK 70

**TOURIAN FAMILY LIVING TRUST
1804 W WILSHIRE BLVD
NICHOLS HILLS, OK 73116**

**ALL LOT 3, PT LOTS 4, 7 & 8,
BLK 70**

**STEVENS QUINCY O & PATTY K TRS
STEVENS QUINCY O & PATTY K LIV TRUST
7608 DORSET DR
NICHOLS HILLS, OK 73116**

PT LOTS 7 & 8, BLK

**NANDA RAM S REV TRUST
7600 DORSET DR
NICHOLS HILLS, OK 73116**

PT LOTS 8 & 9, BLK 70

**NANDA SUMIT & SUMEETA
2311NW GRAND BLVD
NICHOLS HILLS, OK 73116**

PT LOT 9, BLK 70

**NANDA SUMEETA & SUMIT CO TRS
2311NW GRAND BLVD
NICHOLS HILLS, OK 73116**

LOT 11, BLK 70

**NADA TRUST
2419 NW GRAND BLVD
NICHOLS HILLS, OK 73116**

PT LOT 1, BLK 71

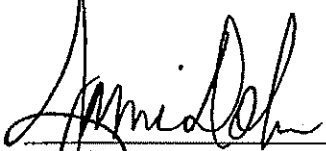
**DUNN MICHAEL E & AMY S
7601 DORSET DR
NICHOLS HILLS, OK 73116**

PT LOT 1, BLK 71

This is to certify that the foregoing list of owners listing their address, reflects the names of persons or firms owning any property within the legal description on the front page as shown by the current year's tax rolls in the office of the Oklahoma County Treasurer, and was prepared by The Oklahoma City Abstract & Title Co. this 29th day of February, 2024.

ATTEST:

THE OKLAHOMA CITY ABSTRACT & TITLE CO.



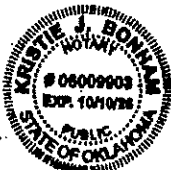
Jani Dolan
Asst. Secretary



Mitchell D. Reid, Vice President

On this 29th day of February, 2024, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Mitchell Reid, to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its Vice President and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

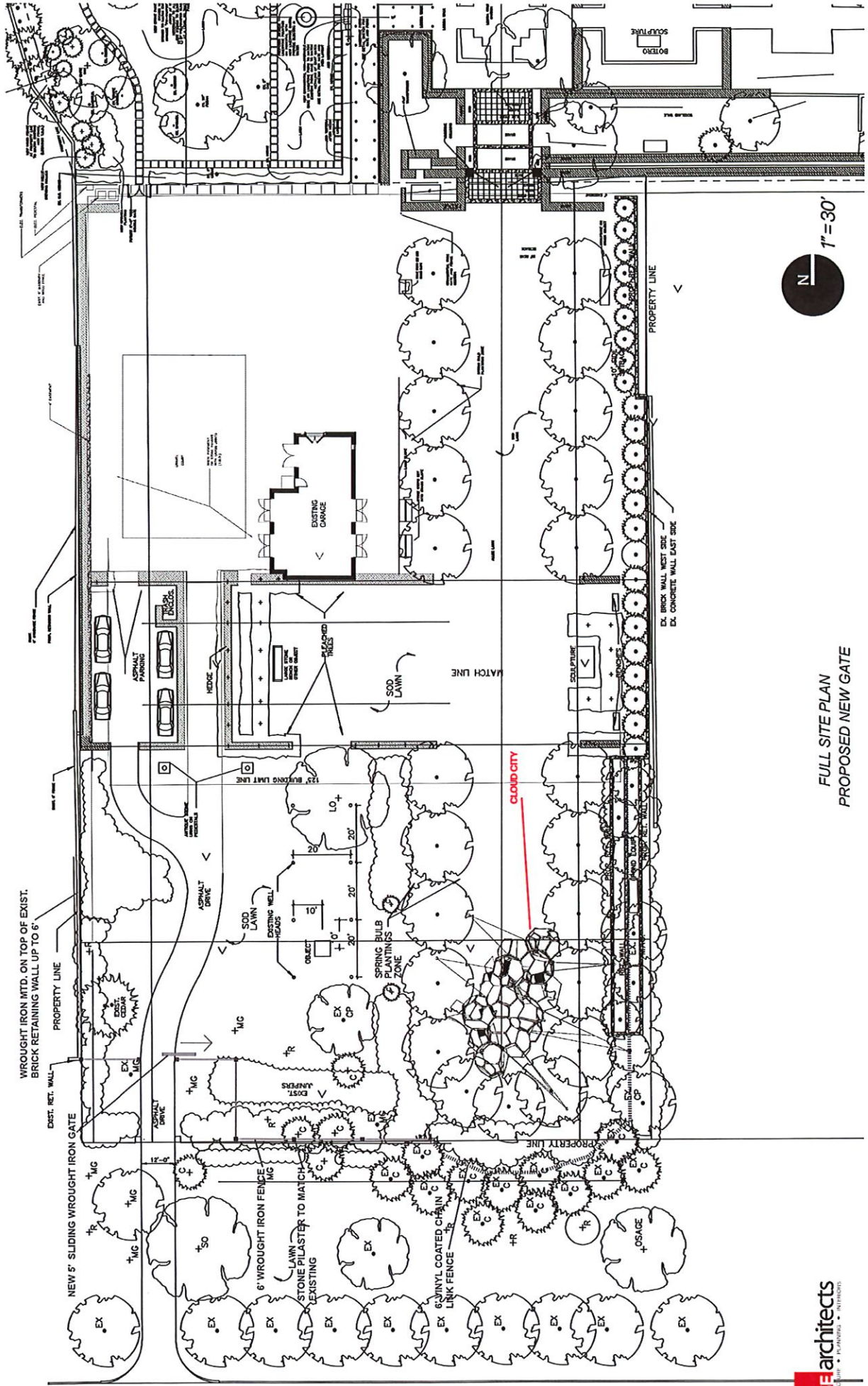
Given under my hand and seal the day and year last above written.





Kristie J. Bonham, Notary Public

My Commission Expires:
My Commission Number:
Reference #2401078



FULL SITE PLAN
PROPOSED NEW GATE

GRAND AVENUE











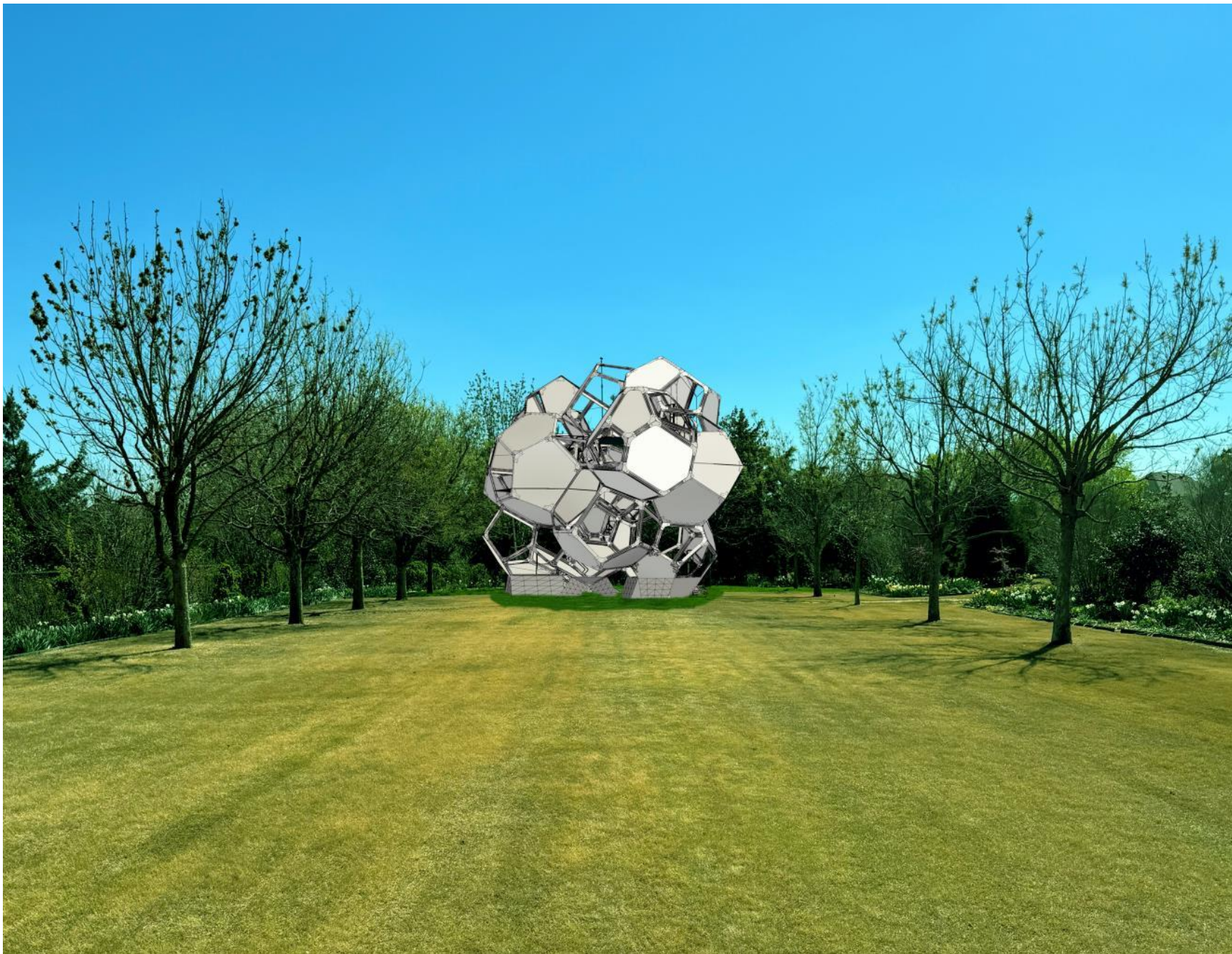
Southwest view from Grand Blvd.



South view from Grand Blvd.



Southeast view from Grand Blvd.



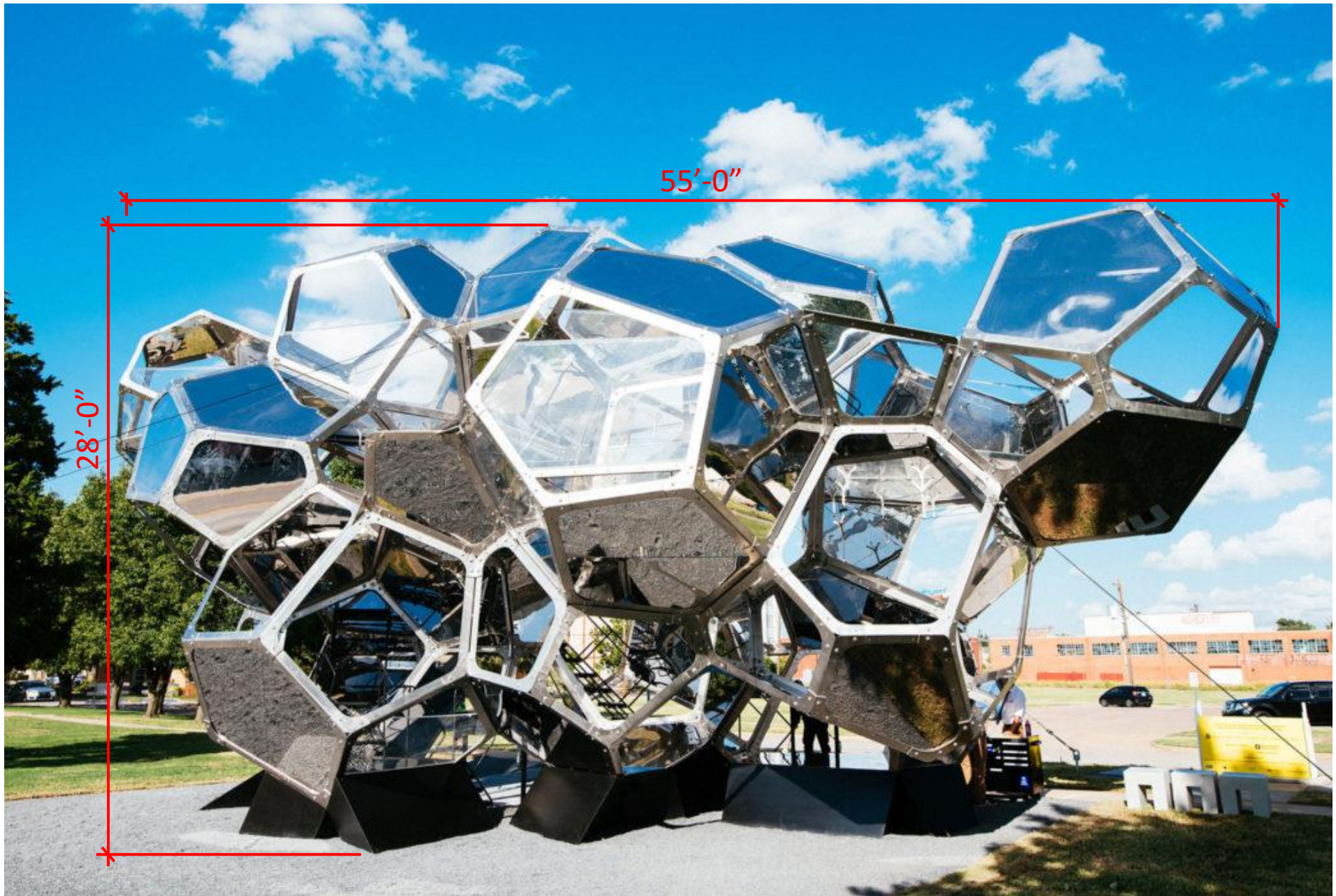
View from backyard at 1800 W. Wilshire with rendered image of cloud city.



Installation in Central Park, NYC



Installation in Green Mountain Falls, CO.



Installation at Oklahoma Contemporary Arts, OKC.