



SHEILA N. ROSE
DEPARTMENT DIRECTOR

November 15, 2012

The Planning & Zoning Resource Corporation
100 NE 5th Street
Oklahoma City, OK 73104
Attn: Jeff Huff

**RE: Zoning Verification for Westcreek Plaza, Ref No. 64192-1
4800 West Hillsboro Boulevard ("The Property")**

To Whom It May Concern:

This letter is in response to a request for information regarding the Westcreek Plaza property located at 4800 West Hillsboro Boulevard. Please find below our response to your request as outlined in your letter:

1. The Property is zoned B-3 (Community Shopping District)
2. The abutting zoning districts include; P (Parks and Recreation) to the north, PCD (Planned Unit Development) to the south, B-3 (Community Shopping District) to the east, and P (Parks and Recreation) to the west.
3. The Property is not part of a PUD (Planned Unit Development).
4. The Property is not part of an overlay district of any kind.
5. The Property is in compliance with the applicable zoning ordinances and land use regulations pertaining to the B-3 zoning.
6. At this time, the City is not aware of any non-conforming uses or structures on the Property.
7. The property was developed consistent with the design standards of B-3 zoning. No variances have been granted on the property.
8. Currently there are three open or expired building permits pending for the property. These are permit numbers 09001950, 12001177, and 12002200. For more information regarding these permits please contact the Building Division at (954) 973-6750. Permits that are not closed or voided remain outstanding building code compliance issues.
9. Currently there are two open code compliance cases on The Property. These cases relate to the handling of garbage on the property. The case numbers are C12100737 and C12110171. Contact the Code Compliance Division at (954) 973-6756 for more information.
10. The Property was site plan approved in 2003. A digital copy of the site plan is enclosed.

If you have any questions regarding this matter, please contact me at (954) 973-6756.

Sincerely,

Heidi Solano
Planner

Enc: CD containing digital copy (tiff images) of requested site plan
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