

VERIFIED SUPPORT LETTER

August 7, 2026

Norman Planning Commission- Secretary

225 N. Webster Ave.

Norman, Oklahoma

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/26-KW

RE: Letter of Support for Rezoning of Sage Cobblestone — Case No. PD26-19

Dear Members of the Norman Planning Commission:

My name is **Dr. Timothy M. Shannon**. I have lived at 4704 Augusta Drive in Norman, Oklahoma, for the past 22 years. I also own the following properties that either abut or lie near Sage Cobblestone:

- R0105710
- R0188373
- R0188372
- R0188371
- R0188370
- R0188369
- R0188368
- R0188367
- R0188366
- R0105716
- R0188374
- R0188982

I am writing to express my **support for the proposed rezoning of Sage Cobblestone, Case No. PD26-19**, and to provide some perspective as a longtime Norman resident, nearby property owner, and owner/operator of Cobblestone Creek Golf Club.

My History with Sage Cobblestone and This Area

I was personally involved in recruiting both **Sooner Station and Sage Cobblestone to Norman**. Before Sage Cobblestone was developed, two separate senior-living market studies were conducted, and the results appeared favorable. At the time, the project seemed to make considerable sense. Norman was, and continues to be, one of the fastest-growing areas of Oklahoma, and the property is located within an Opportunity Zone.

However, the reality of operating an age-restricted active-adult community has proven considerably more difficult than the original projections suggested.

Juniper Investment Group, the owner and developer of Sage Cobblestone, initially retained **Sparrow Partners**, a management company specializing in developing and operating luxury active-adult

communities. Despite utilizing a management group with specialized expertise in this exact type of development, the community struggled.

A separate marketing firm specializing in active-adult communities was subsequently hired, yet the results remained disappointing.

If you combine those struggles along with the initial construction delays and cost overruns associated Covid, weather conditions, material shortages, etc.... you can understand how difficult this project has been. Juniper Investment Group has now spent approximately six years attempting to make the current business model work. Despite those efforts, Sage Cobblestone remains at only approximately **57% occupancy**.

It is important to understand that Juniper is not an inexperienced developer. Juniper oversees a portfolio of more than 40 properties representing approximately 8,000 multifamily units. The company also owns **Crown Ridge Apartments and Brookstone Cottages**, located just up the street from Sage Cobblestone. Those properties are not age-restricted, have only a relatively small percentage of college students, and have been successful.

I also believe it is worth recognizing the personal connection that Juniper's leadership has to Oklahoma and Norman. **Jay Rippeto, CEO of Juniper Investments, grew up in Oklahoma and has a strong affinity for Norman and the University of Oklahoma.** This is not simply an outside investment group with no connection to our community. Juniper's leadership has a genuine familiarity with Oklahoma and an interest in seeing its investments in Norman succeed over the long term.

Sage Cobblestone was Juniper's first active-adult development. After six years of experience, including the significant expense associated with specialized operators and specialized marketing, I believe it is understandable that Juniper would want to convert Sage to a multifamily model that is much more consistent with its experience and proven success.

Supporting the Property Does Not Mean Disregarding Current Residents

I also understand and respect the concerns being expressed by some of the current residents of Sage Cobblestone.

Many of the residents currently oppose removing the age restriction. At the same time, many of those same residents clearly like the community, the facilities, their homes, and the lifestyle Sage provides—and **they want to remain there**.

I believe that distinction is important.

The question before the Planning Commission is not whether Sage is a good place for seniors. Clearly,

it is. The question is whether maintaining an age restriction that has resulted in a development operating at approximately 57% occupancy is the best long-term solution for the property, its residents, its owner, and the surrounding community.

I believe it is not.

Allowing the property to become an all-ages community does not mean that seniors will no longer live there. Rather, it provides the owner with a much larger and more sustainable pool of potential residents while allowing the current residents who enjoy Sage to remain in the community they have chosen.

Intergenerational Communities Can Be a Positive

There is also a broader perspective worth considering. Some of the world's areas known for exceptional longevity—often referred to as **Blue Zones**—have social structures in which older adults remain integrated into communities that include people of different ages rather than being isolated exclusively with other seniors.

Intergenerational living can provide meaningful social interaction, family connections, activity, and a greater sense of community. Seniors do not necessarily need to live in an isolated age-restricted environment to have a high quality of life.

In my opinion, allowing Sage Cobblestone to become an all-ages community does not mean abandoning the senior population it currently serves. It simply allows seniors to live alongside other age groups while giving the property a larger and more sustainable pool of potential residents.

Who Is Likely to Rent at Sage?

I also understand the concern that removing the age restriction could fundamentally change the character of the community.

I do not believe that will happen to the degree some may fear.

Sage Cobblestone consists of **168 units—128 one-bedroom units and 40 two-bedroom units**. The design and unit mix naturally appeal to a particular type of renter.

This is not a large apartment complex dominated by three- and four-bedroom units that would naturally attract large numbers of young families or groups of college students.

While younger renters certainly could live there, the type of units and the overall character of the development are much more likely to attract professionals, empty nesters, young couples, single

adults, older adults, and other individuals who want a quality, well-maintained community.

The fact that an apartment community technically becomes available to all ages does not mean that every age group will suddenly choose to live there.

In particular, I do not believe Sage's physical design and predominantly one-bedroom unit mix make it the type of community that would naturally become a destination for large numbers of college students or young roommates.

The Long-Term Financial Health of the Development Matters

Sage Cobblestone represents an investment of more than **\$30 million**. I believe the success of that investment is important not only to Juniper Investment Group but also to the surrounding neighborhood and Norman as a whole.

A failed or financially distressed development of this size would not be good for surrounding property values.

It is also important to understand that simply lowering rents to increase occupancy is not necessarily a sustainable solution.

There is a significant difference between **filling apartments and operating a financially healthy community**.

If rents are reduced substantially simply to increase occupancy, the property may generate additional residents but not necessarily enough additional operating income to adequately maintain the property, grounds, amenities, staffing, and overall standards expected of a development of this quality.

The goal should not simply be maximum occupancy at any price. The goal should be a **sustainable occupancy level that produces sufficient operating income to maintain Sage Cobblestone as a high-quality property for decades to come**.

Traffic Concerns

I also understand the concerns regarding traffic.

However, I believe the traffic impact of students and retirees is likely to be substantially less than some of the concerns suggest.

Traditional working residents tend to generate traffic during the morning and afternoon/evening peak periods—when people are leaving for work and returning home.

Retirees generally have much more flexible schedules and are less likely to generate traffic during those peak periods. Students also have schedules that vary significantly from day to day and from semester to semester. Their travel patterns are not necessarily concentrated in the traditional 8-to-5 commuter periods.

In other words, adding some younger residents does not automatically translate into a proportional increase in peak-hour traffic.

I would also point out that many of the traffic and parking concerns being expressed today are very similar to concerns that were raised when Sage Cobblestone was originally proposed and zoned. After watching the development operate for years, many of those anticipated problems have simply **not materialized to the degree that was feared.**

Sage Cobblestone and Cobblestone Creek Golf Club

The success of Sage Cobblestone is also personally important to me because of its relationship with **Cobblestone Creek Golf Club** and, more broadly, to the financial health of our entire neighborhood.

One of the things that is often misunderstood by people who live near Cobblestone, and even by some newer homeowners within Cobblestone, is the **sympiotic financial relationship between Sage Cobblestone and the golf course.**

Cobblestone Creek is a relatively unusual community. We have only **78 residential lots** helping support the maintenance and upkeep of more than **20 acres of common area associated with the golf course.** Every homeowner within Cobblestone Creek pays homeowner dues, and those dues help sustain the golf course and common areas that are an important part of the character and value of our neighborhood.

That is a significant financial responsibility for only 78 homeowners.

I have personally lived through the financial difficulties and eventual bankruptcy and collapse of Cobblestone Creek Golf Course from approximately **2008 through 2012.** I understand firsthand how difficult it can be to maintain a golf course and more than 20 acres of common area when the number of homeowners sharing that financial responsibility is relatively small.

When Sage Cobblestone was developed, it provided an important opportunity to **increase the density of the surrounding community and create an additional source of financial support for the golf course and common areas.** That relationship has benefited both developments.

Sage Cobblestone currently provides approximately **\$35,000 annually** through its social membership

arrangement with Cobblestone Creek. Those funds help support the maintenance of our common areas and the overall viability of the golf course.

Despite Sage's own financial struggles, they have remained consistent in providing this financial support.

In fact, despite COVID, inflation, and the significant increase in the cost of maintaining a golf course and common areas, **we have not had to increase Cobblestone Creek homeowner dues in more than 10 years.** Sage's continued financial support has been an important part of our ability to maintain that stability.

I believe this relationship is important for the Planning Commission to understand because the financial success of Sage Cobblestone has implications beyond the boundaries of the Sage property itself. A financially healthy Sage helps support a financially healthier Cobblestone Creek, while a struggling or failed Sage development could place additional financial pressure on the relatively small number of homeowners responsible for maintaining our common areas.

Many of the neighbors surrounding Cobblestone, and even some newer homeowners within Cobblestone itself, are simply unaware of this relationship. They see Sage Cobblestone as a neighboring development, but they may not realize that its success contributes directly to the long-term sustainability of the golf course and the common areas that help define our neighborhood.

For me, this is not simply about protecting a business interest. I have invested in this community for more than two decades. I have lived through the golf course's bankruptcy, I have seen what happens when the financial model does not work, and I understand the importance of having enough people and enough economic activity within the surrounding community to support the infrastructure and amenities we all enjoy.

A Long-Term Perspective

I love this area. I love my neighbors. I have invested heavily in this community, and I want nothing more than to see this entire area of Norman thrive.

I also understand many of the concerns being expressed today because I heard many of the same concerns years ago when we were working to obtain the original zoning and approvals for Sage Cobblestone.

Traffic.

Parking.

The impact on surrounding properties.

Changes to the character of the neighborhood.

Those concerns were very real at the time. Yet, after watching Sage operate for years, many of those anticipated problems have simply **not materialized to the degree that was feared.**

That experience has shaped my perspective.

Change and fear are incredibly powerful motivators. They can cause us to focus primarily on what might go wrong rather than on what could go right.

But our responsibility as community leaders and property owners is to think beyond the immediate moment and consider the **best long-term outcome for Norman.**

I believe Norman needs to be a community that is willing to adapt when a particular development model has not worked as intended. The fact that a project was originally designed for one purpose does not mean that purpose should remain permanently fixed when market conditions and experience demonstrate that another model may be more successful.

I believe the proposed rezoning represents an opportunity to take a struggling development and give it a much better chance of becoming a successful, sustainable part of the Norman community.

Allowing Sage Cobblestone to transition to an all-ages community provides the best opportunity to:

- Stabilize a \$30+ million development;
- Protect surrounding property values;
- Preserve the quality and long-term viability of the Sage property;
- Allow current senior residents who love Sage to remain there;
- Create a broader and more sustainable pool of prospective residents;
- Maintain Sage's important financial support of Cobblestone Creek;
- Reduce the potential financial burden on Cobblestone's 78 homeowners;
- Preserve and maintain more than 20 acres of common area and golf course property; and
- Strengthen the long-term health and sustainability of this portion of Norman.

I believe that is a better outcome for everyone involved.

Change does not always produce the outcome we fear, just as maintaining the status quo does not always produce the outcome we hope for. In this case, I believe **forward thinking and a willingness to adapt provide the best opportunity for a positive long-term outcome.**

For all of these reasons, I respectfully ask the **Norman Planning Commission to approve the**

rezoning request for Sage Cobblestone, Case No. PD26-19.

Thank you for your time, consideration, and service to our community.

Respectfully,



Timothy M. Shannon, DDS, MS

Orthodontist

Owner/Operator, Cobblestone Creek Golf Club

1350 Cobblestone Creek Dr. - clubhouse

4704 Augusta Dr. - personal residence

Norman, Oklahoma 73072

RE: Letter of Support for Rezoning of Sage Cobblestone — Case No. PD26-19

I, Timothy M. Shannon, DDS, MS, am a longtime Norman resident, property owner, and owner/operator of Cobblestone Creek Golf Club.

I further confirm that I am the **Owner, Operator, and/or Managing Member** of the following entities:

Shannon Family Trust

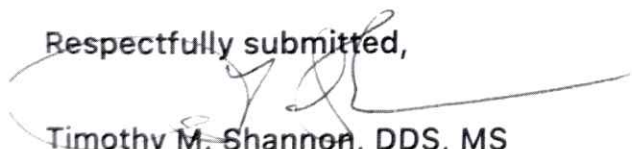
CCDG, LLC

Cobblestone Event Center, LLC

I have a significant personal and financial interest in the long-term success, stability, and viability of the Cobblestone Creek and Sage Cobblestone communities. My support for the proposed rezoning of Sage Cobblestone is based on my more than 22 years as a Norman resident, my ownership of property in and around the area, my experience as the owner/operator of Cobblestone Creek Golf Club, and my firsthand knowledge of the history and financial challenges affecting this community.

I respectfully submit this letter to the Norman Planning Commission in support of **Case No. PD26-19** and respectfully request consideration of the information and perspective provided herein.

Respectfully submitted,


Timothy M. Shannon, DDS, MS

Date: 8/16/26

Orthodontist

Owner/Operator, Cobblestone Creek Golf Club

Owner / Operator / Managing Member of:

Shannon Family Trust

CCDG, LLC

Cobblestone Event Center, LLC

Norman, Oklahoma

VERIFIED

PROTEST LETTERS

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

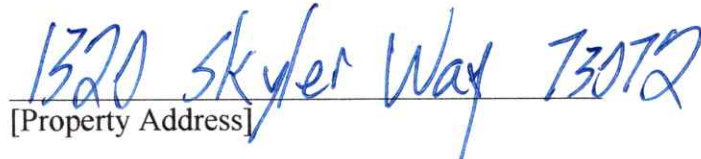
Sincerely,



(Signature)



[Printed Name]



[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK

ON 08/03/26 -FW

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,


(Signature)

Karen L Cole
[Printed Name]

1404 Skyler Way
[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26 *lw*

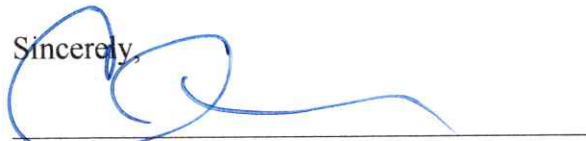
Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

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Dear Planning Commission Staff

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Sincerely,


(Signature)

Clint Robinson
[Printed Name]

1309 SAWGRASS Dr.
[Property Address] NORMAN, OK

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/2014 gwn

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,


(Signature)

STEVEN GIUTARIE
[Printed Name]

1312 SAWGRASS DR.
[Property Address]

1400 SKYLER WAY

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26-gw

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,

Garland Pack Jr.
(Signature)

Garland Pack Jr. - TRUSTEE GARLAND PACK JR- TRUST
[Printed Name]

4601 Augusta Dr.
[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26-LW

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,

(Signature)

SAMUEL NOTT - TRUSTE SAMUEL LEE NOTT REV. TRUST
[Printed Name]

4551 AUGUSTA DR.
[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26 EW

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

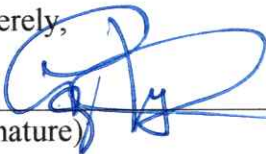
FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26 *ew*

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,


(Signature)

Gary Tyler
[Printed Name]

4316 Spyglass Dr. Norman 73074
[Property Address]

NOTE: HOME SOLD ON 7/6/2026
~~NEW OWNER NOT LISTED~~
~~YET ON CLEVELAND CO.~~
~~APPRAISAL SITE YET.~~
COPY OF DEED ATTACHED

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

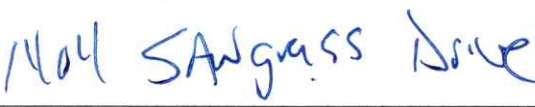
Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,


(Signature)


[Printed Name]


[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26-RW

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,

Darrel Schreiner
(Signature)

Darrel Schreiner
[Printed Name]

4651 Augusta Dr
[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26-RW

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,



(Signature)

Roy DONOVAN

[Printed Name]

4312 Spyglass drive 73072

[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK

ON 08/03/26-JW

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,

Sally E Ellis
(Signature)

FILED IN THE OFFICE
OF THE CITY CLERK

ON 08/03/26-RW

Sally Ellis
[Printed Name]

1413 Sawgrass dr. Norman OK 73072
[Property Address]

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,



(Signature)

BRADEN FISHER

[Printed Name]

1308 SAWGRASS NORMAN, OK 73072

[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/2019 *ew*

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,

Wendy Oldham
(Signature)

WENDY OLDHAM
[Printed Name]

1313 SAWGRASS DR.
[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK

ON 08/03/26 *ew*

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,

Karen Miyamura
[Signature]

Karen Miyamura
[Printed Name]

1400 Sawgrass Dr
[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26-ew

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,



(Signature)

Daniel Michael

[Printed Name]

4412 Snowy Owl Cir, 73072

[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26 - EW

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,


(Signature)

Julie Yocom
[Printed Name]

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26 *sw*

1112 Caracara Dr. ~~1112 Caracara Dr.~~
[Property Address] Norman, OK 73072

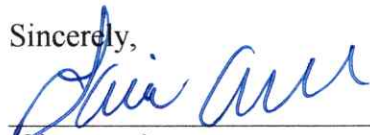
Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,



(Signature)

Laurie Andrews

[Printed Name]

1309 Monterey Dr.

[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK

ON 08/03/26 *fw*

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,

Denise Fuchs
[Signature]

Denise Fuchs
[Printed Name]

1205 Monterey Drive
[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26 *fw*

Secretary
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

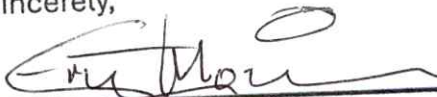
FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26-XW

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff,

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,


(Signature)

ERIC MORRISON
(Printed Name)



LISA E BARNES

1209 SAWGRASS DR., NORMAN, OK 73072
(Address of Property)

Norman Planning Commission
225 N. Webster
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-3-26

August 2, 2026

Re: Protest of Rezoning Request to Remove Age-Restricted Occupancy Requirements
at: Sage Cobblestone 4404 12th Ave SE

To the Honorable Members of the Norman Planning Commission:

I am writing to express my opposition to the requested rezoning that would remove the age-restricted occupancy designation for the apartment community adjoining my property.

I want to begin by stating that my comments are not a criticism of the ownership or management of this development. Since its construction, I have viewed the community as a positive addition to the area. It has been well maintained, professionally operated, and, in my experience, a good neighbor. I appreciate the investment that has been made in the property and the quality of the development.

My concern is not with the apartment complex itself, but with the proposed change to one of the primary characteristics that formed the basis for neighborhood support when the project was originally approved.

As an adjoining property owner, I distinctly recall that the development was presented as housing intended for residents age 55 and older. That commitment significantly influenced the level of support from neighboring property owners in comparison to the previous development proposal that was considered. The expectation was that the age-restricted nature of the community would result in a quieter residential environment with fewer impacts typically associated with conventional multifamily housing. Whether one agrees with those assumptions or not, they were an important part of the discussion and the public understanding of the project.

While the physical buildings and site layout may remain unchanged, this request represents a significant change in the development concept that was originally presented to the public. Zoning decisions are based not only on architecture and site design, but also on the anticipated operation and character of a development. In this case, the age-restricted nature of the community was repeatedly emphasized as a defining feature that distinguished it from a conventional apartment complex. That distinction played an important role in building neighborhood support. Removing that characteristic after the project has been approved and occupied changes a fundamental aspect of the development that neighboring property owners reasonably relied upon during the original zoning process.

ON 8-3-24

What makes this request particularly difficult to support is that federal law already provides considerable flexibility through the Housing for Older Persons Act (HOPA). A community may continue to qualify as "55 and older" provided that at least **80 percent of the occupied units** are occupied by at least one person who is 55 years of age or older. Up to **20 percent of the occupied units** may be occupied by households that do not meet the age requirement while still preserving the community's status as housing for older persons.

This existing flexibility appears to provide a meaningful opportunity to address leasing challenges while preserving the character and purpose of the community as it was originally approved. It is not evident from the application that the owner has fully utilized—or even seriously attempted to utilize—this flexibility before requesting that the age-restricted designation be eliminated entirely. In particular, the applicant has not demonstrated that it has actively marketed the allowable 20 percent of units to qualified households under the age of 55 while maintaining compliance with the federal 80 percent occupancy standard. Before asking the City to remove a defining element of the zoning approval, the applicant should first demonstrate that it has made a good-faith effort to operate successfully within the flexibility already afforded under federal law.

In my opinion, removing the restriction should be considered only after demonstrating that reasonable efforts have been made to operate successfully within the existing regulatory framework. No such demonstration has been provided.

The issue before you is larger than this individual property. It concerns the expectations established during the original zoning process. Adjacent property owners relied upon the representations made regarding the nature of this development. Altering those representations after the fact undermines confidence in the zoning process. If applicants are permitted to obtain neighborhood support by emphasizing specific operational characteristics and later remove those characteristics through a rezoning request, it becomes more difficult for residents to place confidence in similar commitments made during future land use cases.

I continue to support the apartment community and sincerely hope it remains successful. However, I respectfully ask that the Planning Commission and City Council deny the requested rezoning and encourage the owner to fully utilize the flexibility already available under federal law for 55-and-older communities before considering such a significant change.

Thank you for your consideration of my comments.

Respectfully submitted,



Lisa D. Krieg
Owner, 1208 Sawgrass Drive
Norman, OK 73072

Secretary
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 07/30/26-LW

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff,

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,

* REVOCABLE TRUST TRUSTEES

(Signature)

(Printed Name)

(Address of Property)

James Taylor

Carmen L. Taylor

JAMES TAYLOR Carmen L. Taylor

1204 SAWGRASS DRIVE NORMAN, OK 73072

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.


Sincerely,


(Signature)

STANLEY D. BURGESS
~~WAYNE BURGESS~~
[Printed Name]

1305 MONTENEY DR.
[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/24 

(1305)

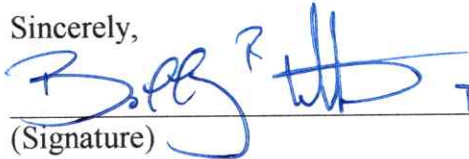
Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,

 TRUSTEE
(Signature)

BOBBY WILLIAMS
[Printed Name]
WILLIAMS REVOCABLE TRUST
4212 SPYGLASS DR.
[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26 GW

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

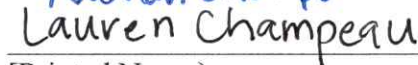
Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

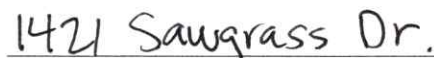
Sincerely,



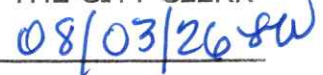
(Signature)

[Printed Name]



[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK
ON 

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

[optional discussion]

Sincerely,

Tracey I. Veal Trustee
(Signature)

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26-LW

Tracey I. Veal Revocable Trust
[Printed Name]

1404 Pebble Beach Dr Norman, OK 73072
[Property Address]

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,

Charles E. Rawell Trustee

(Signature)

Charles E. Rawell

[Printed Name]

*Charles & Kathryn
Living Trust*

1701 Sawgrass Drive

[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK

ON 08/03/26 *RW*

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26 YW

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,

GARY CRAIG TURNER
(Signature)

GARY CRAIG TURNER
[Printed Name] THE TURNER FAMILY
REVOCABLE TRUST

4650 PEBBLE BEACH
[Property Address]

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/05/26-LW

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,

Mary A. Dobbins
(Signature)

Mary Dobbins
[Printed Name]

4417 Spyglass Dr
[Property Address]

Secretary
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/05/26-LW

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff,

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,

The George R. + Marisa D. Kolar Family Trust

George R. Kolar, Trustee, Marisa D. Kolar, Trustee
(Signature)

George R. Kolar Marisa D. Kolar

(Printed Name)

1301 Sawgrass Dr, Norman, OK 73072

(Address of Property)

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/06/26-LW

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,

x Dante B. Helmer

x Brenda A. Helmer

(Signature)

Dante B. Helmer Trustee/
Brenda A. Helmer Trustee

[Printed Name]

1117 Caracara Dr. Norman OK 73072
[Property Address]

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/2019 *rw*

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,

Christine Bacci
(Signature)

Christine Bacci
[Printed Name]

1300 Sawgrass Dr
[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/26 *lw*

DATED: 08/04/2026

REF: Rezoning Request of 4403 12th Ave S.E. Norman, OK

To Whom it may concern,

I am writing this letter to express my opposition to the requested rezoning made by Juniper Sage at Cobblestone Creek, LLC. I believe permitting the removal of the 55+ age restriction will negatively affect the peace and wellbeing of current residents of Sage Cobblestone and the surrounding neighborhood.

Thank you for your consideration.



Mitchell B. Gulliver
mbgulliver2@gmail.com
405-323-1663
1602 Zayden Ln
Norman, OK 73072

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/26 JW

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,



(Signature)

Joshua Lockett

[Printed Name]

4308 Spyglass Dr.

[Property Address]

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/26-LW

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,

Angela Hernandez
(Signature)

ANGELA HERNANDEZ
[Printed Name]

4217 Snowy Owl
[Property Address]

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/20-xu

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,

Andrea Parsons
(Signature)

Andrea Parsons
[Printed Name]

1109 Falco Concolor
[Property Address]

City of Norman Secretary
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/26-RW

RE: Sage Cobblestone Rezoning Request (Case Number PD26-19)

Dear Planning Commission Staff,

I am writing to express my opposition to the proposed removal of the 55+ age restriction for Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

I work in geriatric care. I believe the original decision to have the zoning for 55+ living is essentially important to this city as we honor this age group and that we meet their specific needs. The City has done an exceptional job at meeting many of the other age but this is an area that still needs attention and support. Sage has been designed for active seniors. This is vitally important. Please do not neglect appropriate living space for them. I am against the proposal for these reasons.

Thank you for your attention to this matter.

Angela Magarian 7/30/2026

Angela Magarian
1200 Sawgrass Drive
Norman, OK 73072
405-4473-0317

August 3, 2026

Secretary
Norman Planning Commission
225 N Webster
Norman Oklahoma 73069

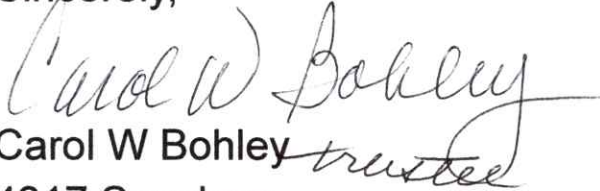
FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/26-RW

Re: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff,

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,


Carol W Bohley *trustee*
4217 Spyglass
Norman Ok 73072

The Carol Bohley Living Trust

August 9, 2026

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/26-LW

Norman Planning Commission
Attention: Secretary
225 N. Webster Ave.
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Committee Staff:

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Committee and City Council to reject this request.

I live on the other side of 12th in Eagle Cliff South. I personally do not support this rezoning. Traffic is heavy enough as it is. Rezoning will open it up to younger people and families who are more active and around. This opens a whole new set of issues.

There should have been better projections before they built. I could have predicted it wouldn't fill up, and I am not a business-minded person. They should be made to stay 55+ and lower their rates to make it more affordable to seniors. There will be a whole mess of problems in our quiet laid-back community if this is allowed.

Sincerely,



Michelle Barron
913 Caracara Drive
Norman, OK 73072

MB

Norman Planning Commission
Case Number PD26-19

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/26-LW

I am a homeowner who lives west of Sage Cobblestone Senior Living. Before becoming disabled I frequently ran through the Cobblestone neighborhood and golf course. Working 24 hour shifts I did a significant portion of my running at night as I would frequently need to sleep in the morning after getting off work. This is a beautiful neighborhood and I appreciate the residents being willing to put up with a woman needing a safe place to run at night, especially in the heat of summer when I would be doing my long distance runs leading up to Half Ironman distance races.

I was excited to hear of a planned senior living community at Cobblestone. Disappointment ensued when I learned it would not include assisted. I envisioned this as a potential place for my aging mother who lived in Kansas to move to. I deployed to Iraq with my Army National Guard unit as construction began.

My mom began actively looking for a senior living community this year. I urged her to consider Sage. She loves that it has a pool. This is an amenity few senior living communities offer. A pool offers on site exercise opportunities for seniors with arthritis and promotes an active lifestyle. Mobility is the number one factor in determining overall quality of life and independence in seniors. ***Read that again – mobility is the number one factor in determining quality of life and independence in seniors.*** My mom has toured multiple senior living facilities in Norman. Most have only one vacancy. The senior living facilities in Norman don't have a problem maintaining an almost 100% occupancy rate.

I find it hard to believe Sage Cobblestone cannot get occupancy above 55% per the investment group when they are the only property in town with such a highly desirable amenity. Sage Cobblestone residents on Facebook estimate occupancy at 86%.

After being medically retired from the Army I started my own small business. I also have an MBA. My MBA was completed with a dual track in leadership and marketing. I have graduate certificates in business and project management. Looking at the website for Sage Cobblestone on mobile and desktop, comparing it to other senior living facilities in Kansas and Oklahoma, it is clear the website is not geared towards individuals aged 55+. The information I have seen on their marketing also does not indicate targeted marketing towards the 55+ age group in general much less the active 55+ market, an understanding of SEO, or an understanding of marketing in general.

Sage Cobblestone has either failed to market a very viable product based on the high occupancy rate of other senior living communities in Norman, or they have intentionally marketed their

product in a manner guaranteed to fail with the long term plan of requesting removal of the age restriction. Expecting local residents to put up with a change for either of these reasons is ridiculous. Sage Cobblestone is not built to handle the number of vehicles a change in zoning would bring; residents did not approve a project that would bring the amount of traffic and noise associated with a standard apartment complex among other differences.

I protest the request for rezoning of Sage Cobblestone. All the available information indicates this property should be successful as it is currently zoned. Do not change the community because the investment company wants a higher return and has been inept.



Jolene Davis
Property Owner
3602 Truman Dr
Norman, OK 73072

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/26-RW

Christiona & Zachary Cejda

4213 Snowy Owl Drive

405-532-5449

christiona_reid@yahoo.com

August 7, 2026

To the Members of the Planning Commission and City Council,

RE: Formal Opposition to Rezoning Request of Sage Cobblestone

I am writing to formally voice my opposition to the proposed rezoning request for Sage Cobblestone, situated directly adjacent to/behind my residence at 4213 Snowy Owl Drive, Norman, OK 73072. The applicant is requesting a change from a 55+ senior housing overlay/designation to a general multi-family (all ages) designation.

While I recognize the ongoing need for housing within our city, removing the senior housing designation at this location creates several significant land-use, infrastructure, and livability concerns for the surrounding single-family neighborhood:

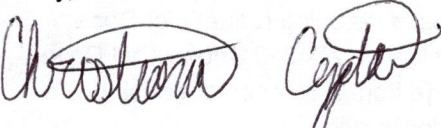
- **Traffic Impact and Pedestrian Safety:** A 55+ community inherently generates lower vehicle trip volumes, with traffic spread evenly throughout off-peak hours. Transitioning this complex to all-ages residential will drastically increase daily vehicle trips, particularly during peak morning and evening commute hours. Our immediate street network—specifically SE 12th Street/ Cedar Lane area—is not designed to absorb this influx of vehicular traffic safely.
- **Loss of Dedicated Senior Housing Stock:** Senior housing (55+) is a critical and increasingly scarce asset in our municipality. Removing this restriction reduces dedicated housing options for older residents who wish to age in place within a quiet, predictable setting, running counter to the city's broader housing diversity goals.
- **Neighborhood Scale and Compatibility:** The surrounding neighborhood consists of quiet residential homes. The existing 55+ facility has operated as an ideal transitional buffer between higher-density housing and single-family residences due to its low noise levels, low evening activity, and minimal street parking demands. Removing the age restriction alters the character and operational impact of the property on adjacent property owners.
- **On-Site Parking and Infrastructure Demands:** Senior developments are typically approved with lower parking ratios based on lower vehicle ownership rates among older adults. Converting the property to all-ages multi-family housing will likely lead to an

overflow of street parking into neighboring residential blocks, restricting visibility and emergency vehicle access.

When we purchased our home in 2020, we were not aware that apartments were planned to be built directly behind us, but it eased our minds when we found out it was a senior community. This community has been a wonderful addition to our neighborhood. It shocked me to find out that the residents were not notified of this request which says a lot about the management company. A management company that doesn't inform its vulnerable residents of very impactful changes is very underhanded and feels like a bait-and-switch for all residence in the building and around.

I respectfully ask the Planning Commission and City Council to **deny** the requested rezoning application and maintain the current 55+ senior housing designation for this property. Thank you for your time, consideration, and service to our community.

Sincerely,


Christiona Cejda
Eagle Cliff south resident

**UNVERIFIED
PROTEST LETTERS:
TRUST/TRUSTEE
AND/OR LLC NOT
LISTED, NOT OWNER
OF PROPERTY ON
RECORD**

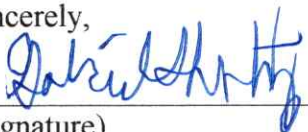
Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,



(Signature)

Gabriel Shultz

[Printed Name]

1112 Glen Eagles Ct

[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26 *sw*

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,


(Signature)

Sonathan Mota
[Printed Name]

1132 Glen Eagles Ct
[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26 -LW

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,


(Signature)


[Printed Name]


[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26 *rw*

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

[optional discussion]

Sincerely,



(Signature)

Wayne B. Vena

[Printed Name]

1404 Pebble Beach Dr. Norman, OK 73072

[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26-JW

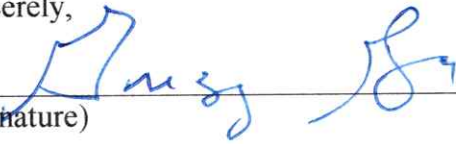
Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,


(Signature)

Gregg Garn
[Printed Name]

4420 Spyglass Dr.
[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26-gw

RESIDENT

PROTEST LETTERS

July 28, 2026

Planning Commission
City of Norman, OK

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26-LW

Dear Commission members,

I am a resident of Sage Cobblestone 55+ community. Four years ago I moved from southeastern Oklahoma and leased an apartment at Sage in December 2022.

I am writing to protest the rezoning of Sage from a 55+ community. I have found a home here. I've made new friends and also enjoy being close to family who live in Norman and Edmond. I think the idea of community that we have here will change with rezoning.

Sincerely yours,



Linda Roop

4403 12th Ave SE, apt 2304

Norman, OK. 73072

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-3-26

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

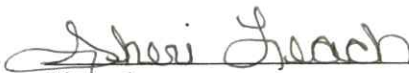
RE: **Case #: PD26-19**
Rezoning of Sage Cobblestone property

To Whom It May Concern:

Only 2 weeks ago did I learn that Juniper Sage at Cobblestone, LLC, the company that owns Sage Cobblestone, was planning to ask for rezoning to change the apartment complex where I live from 55+ active adult to multi-family.

I moved to Sage Cobblestone because it was 55+ active adult and because it was NOT multi-family. And while there are other reasons why I want Sage Cobblestone to remain 55+ active adult, I ask that you note that **I am opposed to rezoning Sage Cobblestone to multi-family.**

Sincerely,
Sage Cobblestone resident


Signed


Print

4403 12th Ave. SE
Apt. 5107
Norman, OK 73072
Phone: 580-521-1995

ON 8-3-26

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
Rezoning of Sage Cobblestone property

To Whom It May Concern:

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I moved to Sage Cobblestone because it was 55+ active adult and because it was NOT multi-family. And while there are other reasons why I want Sage Cobblestone to remain 55+ active adult, I ask that you note that **I am opposed to rezoning Sage Cobblestone to multi-family.**

Sincerely,

Cynthia Gyuse

4403 12th Ave. SE
Apt. 5307
Norman, OK 73072

Phone: 804-214-8802

FILED IN THE OFFICE
OF THE CITY CLERK

ON 8-3-26

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
Rezoning of Sage Cobblestone property

To Whom It May Concern:

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I moved to Sage Cobblestone because it was 55+ active adult and because it was NOT multi-family. And while there are other reasons why I want Sage Cobblestone to remain 55+ active adult, I ask that you note that **I am opposed to rezoning Sage Cobblestone to multi-family.**

Sincerely,



4403 12th Ave. SE

Apt. 5201

Norman, OK 73072

Phone: 602 5452778

FILED IN THE OFFICE
OF THE CITY CLERK

ON 8-3-26

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
Rezoning of Sage Cobblestone property

To Whom It May Concern:

Only 2 weeks ago did I learn that Juniper Sage at Cobblestone, LLC, the company that owns Sage Cobblestone, was planning to ask for rezoning to change the apartment complex where I live from 55+ active adult to multi-family.

I moved to Sage Cobblestone because it was 55+ active adult and because it was NOT multi-family. And while there are other reasons why I want Sage Cobblestone to remain 55+ active adult, I ask that you note that **I am opposed to rezoning Sage Cobblestone to multi-family.**

Sincerely,



4403 12th Ave. SE

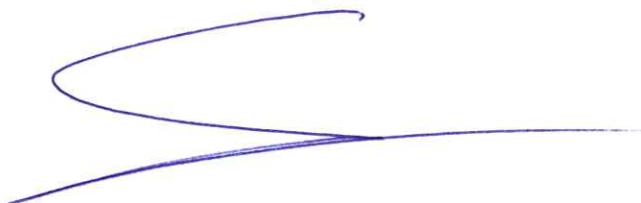
Apt.

Norman, OK 73072

Phone:

#5301

405-205-2615



FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-3-26

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
Rezoning of Sage Cobblestone property

To Whom It May Concern:

Only 2 weeks ago did I learn that Juniper Sage at Cobblestone, LLC, the company that owns Sage Cobblestone, was planning to ask for rezoning to change the apartment complex where I live from 55+ active adult to multi-family.

I moved to Sage Cobblestone because it was 55+ active adult and because it was NOT multi-family. And while there are other reasons why I want Sage Cobblestone to remain 55+ active adult, I ask that you note that **I am opposed to rezoning Sage Cobblestone to multi-family.**

Sincerely,



4403 12th Ave. SE

Apt. 2113

Norman, OK 73072

Phone: 703-283-1271

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-3-26

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

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Sincerely,



4403 12th Ave. SE

Apt. 3201

Norman, OK 73072

Phone: 405-371-1811

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-3-26

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

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Sincerely,

Debra Williams

4403 12th Ave. SE
Apt. *2216*
Norman, OK 73072

Phone:

405 898-7008

FILED IN THE OFFICE
OF THE CITY CLERK

ON 8-3-26

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: Case #: PD26-19
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Sincerely,



4403 12th Ave. SE

Apt. 5303

Norman, OK 73072

Phone: 405-606-5613

FILED IN THE OFFICE
OF THE CITY CLERK

ON 8-3-26

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

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Sincerely,



4403 12th Ave. SE
Apt. 6304
Norman, OK 73072
Phone: 580-714-5490

FILED IN THE OFFICE
OF THE CITY CLERK

ON 8-3-24

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

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Sincerely,



4403 12th Ave. SE

Apt. 6306

Norman, OK 73072

Phone: 405-361-9234

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-3-26

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

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Sincerely,



4403 12th Ave. SE
Apt. 2208
Norman, OK 73072
Phone:

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-3-26

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

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Sincerely,



4403 12th Ave. SE

Apt. 2206

Norman, OK 73072

Phone: 912-890-7200

FILED IN THE OFFICE
OF THE CITY CLERK

ON 8-3-26

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

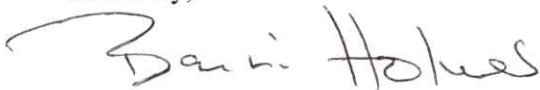
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Sincerely,



4403 12th Ave. SE
Apt. 6203
Norman, OK 73072
Phone: 972 626 5090

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

FILED IN THE OFFICE
OF THE CITY CLERK

ON 8-3-26

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Sincerely,



4403 12th Ave. SE

Apt. 2105

Norman, OK 73072

Phone: (817) 528-8298

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-3-24

RE: Case #: PD26-19
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Sincerely,

Bettie Cantrell Mathes

4403 12th Ave. SE

Apt. 2105

Norman, OK 73072

Phone: (817) 528-8298

FILED IN THE OFFICE
OF THE CITY CLERK

ON 8-3-20

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
Rezoning of Sage Cobblestone property

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Sincerely,
Sage Cobblestone resident



Signed



Print

4403 12th Ave. SE

Apt. 5102

Norman, OK 73072

Phone: 405 446 4181

FILED IN THE OFFICE
OF THE CITY CLERK

ON 8-3-24

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: Case #: PD26-19
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Sincerely,



4403 12th Ave. SE

Apt. 6203

Norman, OK 73072

Phone: 972-890-5005

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-3-24

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
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Sincerely,

Delva Clark
4403 12th Ave. SE
Apt. 2203
Norman, OK 73072
Phone: 405-990-0834

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-3-26

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

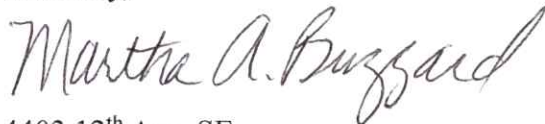
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Sincerely,



4403 12th Ave. SE

Apt. 6301

Norman, OK 73072

Phone: 405-435-8123

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-3-26

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

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Sincerely,

Wicki Debter

4403 12th Ave. SE
Apt. 5101
Norman, OK 73072

Phone: *918-729-4523*

FILED IN THE OFFICE
OF THE CITY CLERK

ON 8-3-26

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

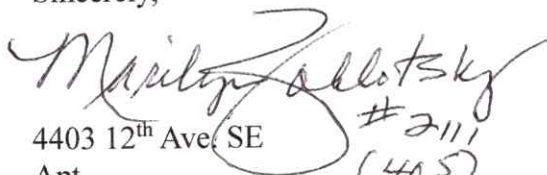
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Sincerely,


4403 12th Ave. SE #2111
Apt. (405)
Norman, OK 73072 312-8099
Phone:

FILED IN THE OFFICE
OF THE CITY CLERK

ON 8-3-20

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

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Sincerely,

Marie Hankin

4403 12th Ave. SE

Apt. 3104
Norman, OK 73072

Phone: 405-850-1303

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

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Sincerely,

Ken Ellinger, Apt 2204, Sage Cobblestone

4403 12th Ave. SE
Apt.
Norman, OK 73072
Phone:

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-3-26

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

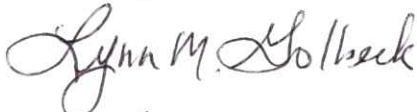
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Sincerely,



4403 12th Ave. SE
Apt. 3311
Norman, OK 73072

Phone: 479-321-9037

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-3-26

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

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Sincerely,



Cynthia Darity
4403 12th Ave. SE
Apt. 4312
Norman, OK 73072
Phone: (512) 574-2026

FILED IN THE OFFICE
OF THE CITY CLERK

ON 8-3-24

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

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Sincerely,



Luanne Alexander
4403 12th Ave. SE
Apt. 4101
Norman, OK 73072
Phone: (918) 823-6785

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-3-20

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

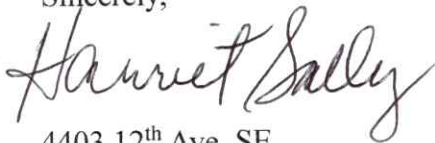
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Sincerely,



4403 12th Ave. SE

Apt. 2211

Norman, OK 73072

Phone: 404-772-2599

FILED IN THE OFFICE
OF THE CITY CLERK

ON 8-3-26

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

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Sincerely,



Eldie Lois Morris
4403 12th Ave. SE
Apt. 5110
Norman, OK 73072
(918) 851-1080

ON 8-3-26

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
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Sincerely,
Sage Cobblestone resident

Deborah Davis
Signed

Deborah Davis
Print

4403 12th Ave. SE
Apt. 2312
Norman, OK 73072
Phone: (405) 820-5410

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-3-26

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

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Sincerely,
Sage Cobblestone resident

Gail McCarty
Signed

Gail McCarty
Print

4403 12th Ave. SE

Apt. 5203

Norman, OK 73072

Phone: 505-453-6802

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-3-24

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
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Sincerely,
Sage Cobblestone resident

Beverly Dahlgren
Signed

Beverly Dahlgren
Print

4403 12th Ave. SE
Apt. 2109
Norman, OK 73072
Phone: 480-399 5644

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-3-20

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
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Sincerely,
Sage Cobblestone resident

Christian Remling
Signed
Christian Remling
Print

4403 12th Ave. SE
Apt. 3306
Norman, OK 73072
Phone: _____

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-3-24

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
Rezoning of Sage Cobblestone property

To Whom It May Concern:

Only 2 weeks ago did I learn that Juniper Sage at Cobblestone, LLC, the company that owns Sage Cobblestone, was planning to ask for rezoning to change the apartment complex where I live from 55+ active adult to multi-family.

I moved to Sage Cobblestone because it was 55+ active adult and because it was NOT multi-family. And while there are other reasons why I want Sage Cobblestone to remain 55+ active adult, I ask that you note that **I am opposed to rezoning Sage Cobblestone to multi-family.**

Sincerely,
Sage Cobblestone resident

Linda Brown
Signed

Linda Brown
Print

4403 12th Ave. SE
Apt. 3209
Norman, OK 73072
Phone: 540 308 1039

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-3-26

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
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Sincerely,
Sage Cobblestone resident


Signed

PAT TRAIL
Print

4403 12th Ave. SE
Apt. 4203
Norman, OK 73072
Phone: 513-500-1499

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/26-LW

August 9, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
Rezoning of Sage Cobblestone property

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Sincerely,

Bernadette Flax
Signed

Bernadette Flax
Print Name

4403 12th Ave. SE

Apt. _____

Norman, OK 73072

Phone: 702-575-3256

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/26-ZW

August 9, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
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Sincerely,

Edward Flax

Signed

Edward Flax

Print Name

4403 12th Ave. SE

Apt. _____

Norman, OK 73072

Phone: 702-575-3256

FILED IN THE OFFICE
OF THE CITY CLERK

ON 08/10/26-XW

August 4, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

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Sincerely,



Signed



Print Name

4403 12th Ave. SE
Apt. _____
Norman, OK 73072
Phone: _____

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/26-xw

August 4, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

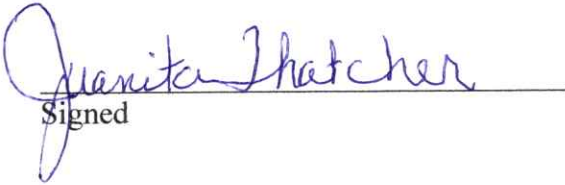
RE: **Case #: PD26-19**
Rezoning of Sage Cobblestone property

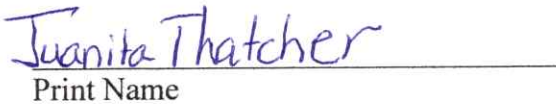
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Sincerely,


Signed


Print Name

4403 12th Ave. SE

Apt. _____

Norman, OK 73072

Phone: _____

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/26 *fw*

August 4, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

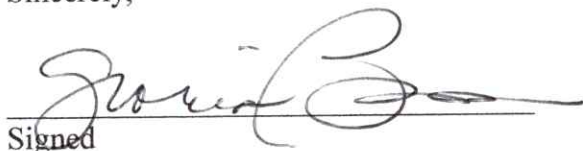
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Sincerely,


Signed

Gloria Burrus
Print Name

4403 12th Ave. SE
Apt. 6309
Norman, OK 73072
Phone: _____

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/26-LW

August 4, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
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Sincerely,

Mitchell L Burrus,
Signed

Mitchell BARRUS
Print Name

4403 12th Ave. SE
Apt. 6309
Norman, OK 73072
Phone: _____

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/26-ew

August 4, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
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Sincerely,

Lori Mouse
Signed

LOR, Mouse
Print Name

4403 12th Ave. SE

Apt. 3101

Norman, OK 73072

Phone: 418-607-2132

FILED IN THE OFFICE
OF THE CITY CLERK

ON 08/10/26-xw

August 4, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
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Sincerely,

Mike Gasbill

Signed

MIKE GASBILL

Print Name

4403 12th Ave. SE

Apt. 6104

Norman, OK 73072

Phone: 850/507-7963

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/26-rw

August 4, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
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Sincerely,



Signed



Print Name

4403 12th Ave. SE

Apt. 6104

Norman, OK 73072

Phone: 850-460-5576

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/26-XW

August 4, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

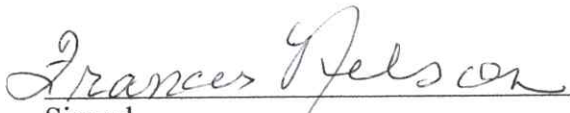
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Sincerely,


Signed

FRANCES NELSON
Print Name

4403 12th Ave. SE
Apt. 6101
Norman, OK 73072
Phone: 405-570 4297

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/26-XW

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

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Sincerely,



4403 12th Ave. SE
Apt. 6208
Norman, OK 73072
Phone:

Michelle Harvey
44-330-7080

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/26-XW

August 4, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

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Sincerely,

Takiko Tate

Signed

TAKIKO TATE

Print Name

4403 12th Ave. SE
Apt. 6107
Norman, OK 73072
Phone: _____

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/26-RW

August 4, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

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Sincerely,

Curtis Tate
Signed

Curtis Tate
Print Name

4403 12th Ave. SE
Apt. 6107
Norman, OK 73072
Phone: _____