

McALESTEROK

Small Town. Big Frontier.

Community Development Department

Request for Written Zoning Verification

This form is provided to verify the current zoning district of a parcel within the incorporated limits of McAlester. This zoning verification will not address development regulations, variances, the status of buildings, or uses on the property. It also cannot certify conformance or nonconformance of existing uses or structures. To obtain a zoning verification, the following form must be completed. Each separate property requires a separate form. When a complete request is received, a minimum processing time of three (3) business days is required. The verification will either be mailed, e-mailed or faxed based on the selected method of delivery.

Property Information

Location: 1 W Choctaw Ave, McAlester, OK 74501

Legal: LOTS 1, 2, 3, 4 &; 7 BLK 351 SO MCALESTER &; ALLEY LYG BETWEEN LOTS 1, 2, THE E 15' LOT 3 &; E 175.8' OF LOT 7 &; N 20' OF VAC CHOCTAW AVE LYG ADJ TO LOT 7 LESS THE N 30' OF LOTS 1, 2, 3 &; 4 FOR HWY (1 W. CHOCTAW)

Parcel ID: 0100-00-351-001-0-001-00

Property Owner Name(s): TOLSON, TROYCE & PATRICIA

Applicant Contact Information

Name: Kristy Balch

Company: Leader Group Realty

Address: 1301 S 2nd, McAlester, OK , 74501

Zoning

Subject to Current Zoning Designation(s), Overlays & the Applicable Zoning Ordinance Section(s):

C-4, Restricted Commercial district (Se. 62-263),

Overlay District (If Applicable)

Verified By: Patti Hobbs

March 3, 2026