

NOTICE OF PUBLIC MEETING
Posted March 1, 2023

A public meeting of the Denham Springs Planning and Zoning Commission will be held as follows:

DATE: March 13, 2023
TIME: 6:00 p.m.
PLACE: Council Chambers
116 N. Range Ave
Denham Springs, LA 70726

AGENDA:
**Pursuant to La. R.S. 42:14(D) public comment or input shall be allowed at any time prior to a vote on any agenda item

PLANNING COMMISSION

#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of February 13, 2023 as sent to each member.	

ZONING COMMISSION

#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of February 13, 2023, as sent to each member.	
2.	Hold a Public Hearing on a Rezoning request from C-3 Commercial to R-1 Residential for Lot 3-A-1 located in Section 37, T7S-R3E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (RZ-444). Requested by Dulce Azua. [208 Centerville St NE]	
3.	Authorize a Public Hearing on a Rezoning request from R-1 Residential to C-1 Commercial for Parcel# 0355784 located in Section 67, T7S-R2E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (RZ-445). Requested by Blake Dufour. [585 Rushing Rd]	

City of Denham Springs
P.O. Box 1629
Denham Springs, LA 70727-1629

In accordance with the Americans with Disabilities Act, if you need special assistance, please contact the City of Denham Springs 665-8121 describing the assistance that is necessary.

346186

FILED

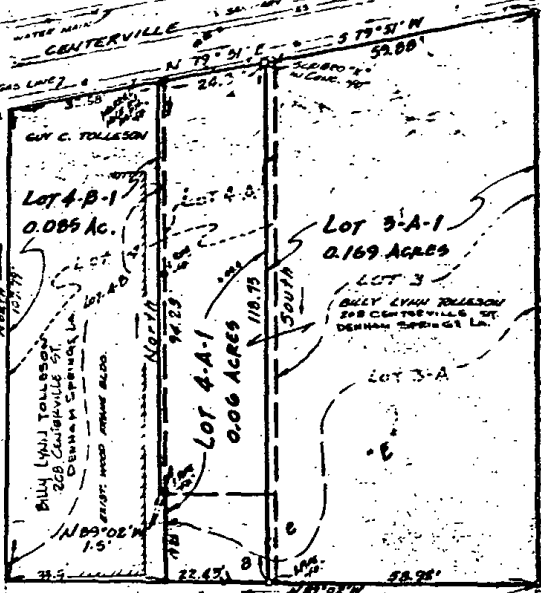
95 MAR 21 AM 8:41

DEPUTY CLERK

HUNNELL STREET

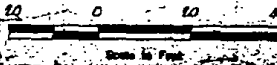
CEGAR STREET

STREET



NO PERSON SHALL FURNISH A CERTIFICATE OF FINISH OR FINAL ACCEPTANCE LAUDATORY CERTIFICATE UNTIL THE METHOD OF SURVEY TREATMENT AND EXPENSE HAS BEEN APPROVED BY THE LIVINGSTON PARISH ANGLEMAN

B. Lynn Tolleson
B. LYNN TOLLESON
208 CENTREVILLE ST.
DENHAM SPRINGS, LA.



APPROVED:
PLANNING COMMISSION
CITY OF DENHAM SPRINGS

APPROVED:
CITY OF DENHAM SPRINGS

APPROVED:
CITY ENGINEER
CITY OF DENHAM SPRINGS

Clarence Shelling 3/9/51
CLARENCE SHELLENG
CHAIRMAN
DATE

W. H. Hoover 3-10-51
V. HERBERT HOOVER
MAYOR
DATE

Alex Theriot, Jr. 3/11/51
ALEX THERIOT, JR.
CITY ENGINEER
DATE

RECOMMENDED FOR APPROVAL
FRED L. BANKS
CHAIRMAN
DATE: 3/10/51

APPROVED
W. H. Hoover
V. HERBERT HOOVER
MAYOR
DATE

NO EXCEPTIONS TAKEN
Alex Theriot, Jr. 4-10-51
ALEX THERIOT, JR.
CITY ENGINEER
DATE

Recommended for Approval
City of Denham Springs
Planning Commission

SURVEY MAP
FOR

Approved:
City of Denham Springs

Fred Banks
Chairman

B. LYNN TOLLESON
SHOWING

Alex Theriot, Jr. 3/13/51
ALEX THERIOT, JR.
CITY ENGINEER
DATE

RESUBDIVISION OF LOTS 3-A AND 3-B SQUARED
LOCATED IN SECTION 44, T6S-R36, CITY OF
DENHAM SPRINGS, LIVINGSTON PARISH, LOUISIANA

GAS, WATER & SEWERAGE: CITY OF DENHAM SPRINGS
TELEPHONE: SOUTH CENTRAL BELL
ELECTRICITY: GULF STATES UTILITIES

Map Revised 1-31-59
TO SHOW LOTS 3-A-1, 4-A-1 & 4-B-1.

MAP REVISED 1-31-59
TO SHOW LOTS 3-A-1, 4-A-1 & 4-B-1
W. J. FONTENOT, P.L.S.

Alex Theriot, Jr. P.L.S.



According to the Federal Engineering Surveying
Agency Road Insurance Rate Map dated 12-1-51
Community No. 220115, 0005 D. of the City of
Denham Springs, La. the property lies within
Road Zone "A".

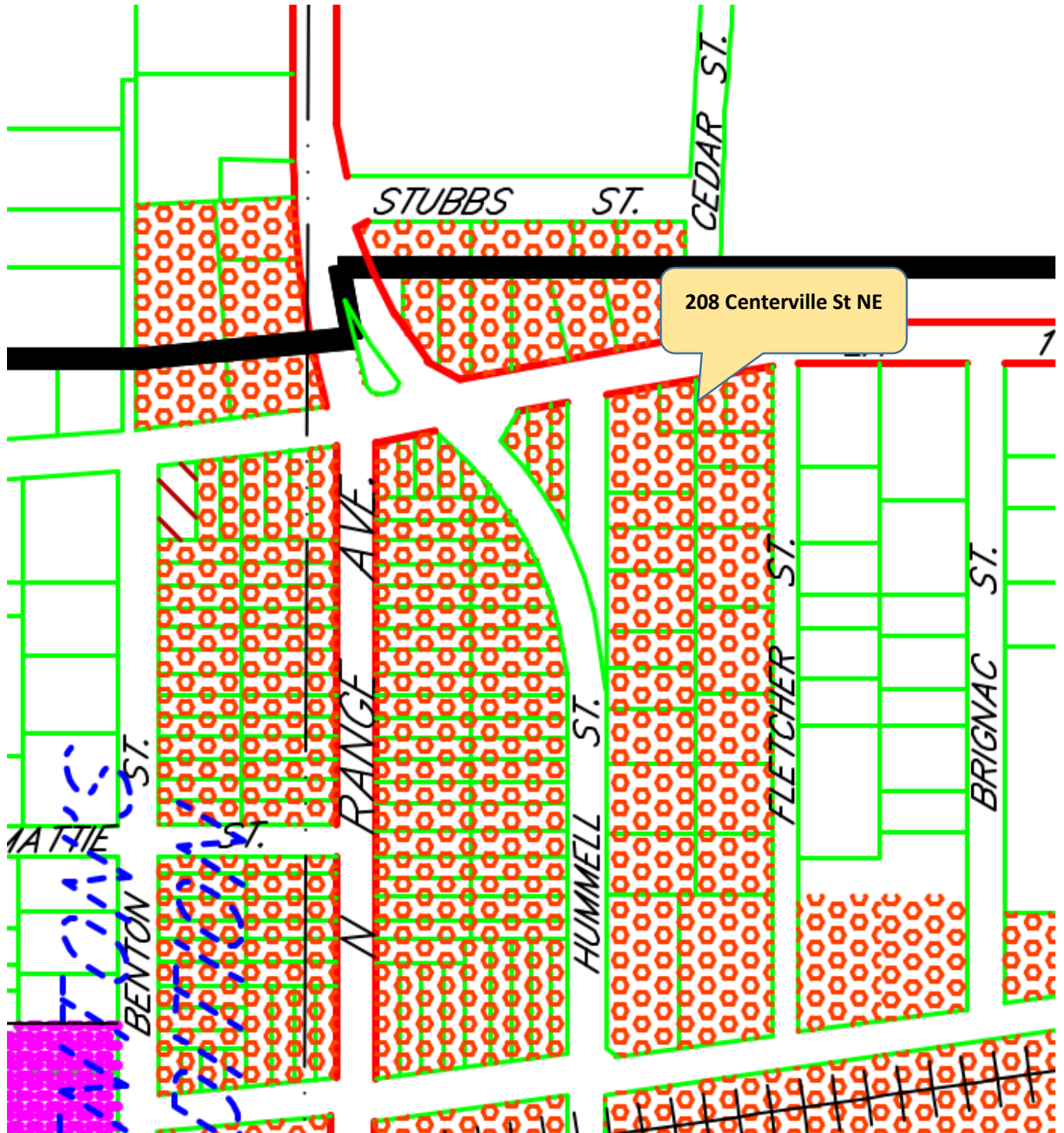
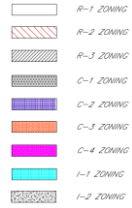
ALEX THERIOT, JR. & ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, LAND SURVEYORS
DENHAM SPRINGS, LOUISIANA

FEBRUARY 21, 1961
SCALE: 1"=20'
FILE NO. 286-57
JOB NO. 2-055-81-L-12-27-88-C-1-10-50 ZONED: C-3

RAY SCHMIEDER, L.S.

Zoning Item# 2

RZ-444



REZONE: C-3 to R-1

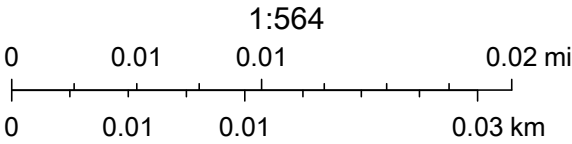


3/1/2023, 8:57:31 AM

DS_Zoning

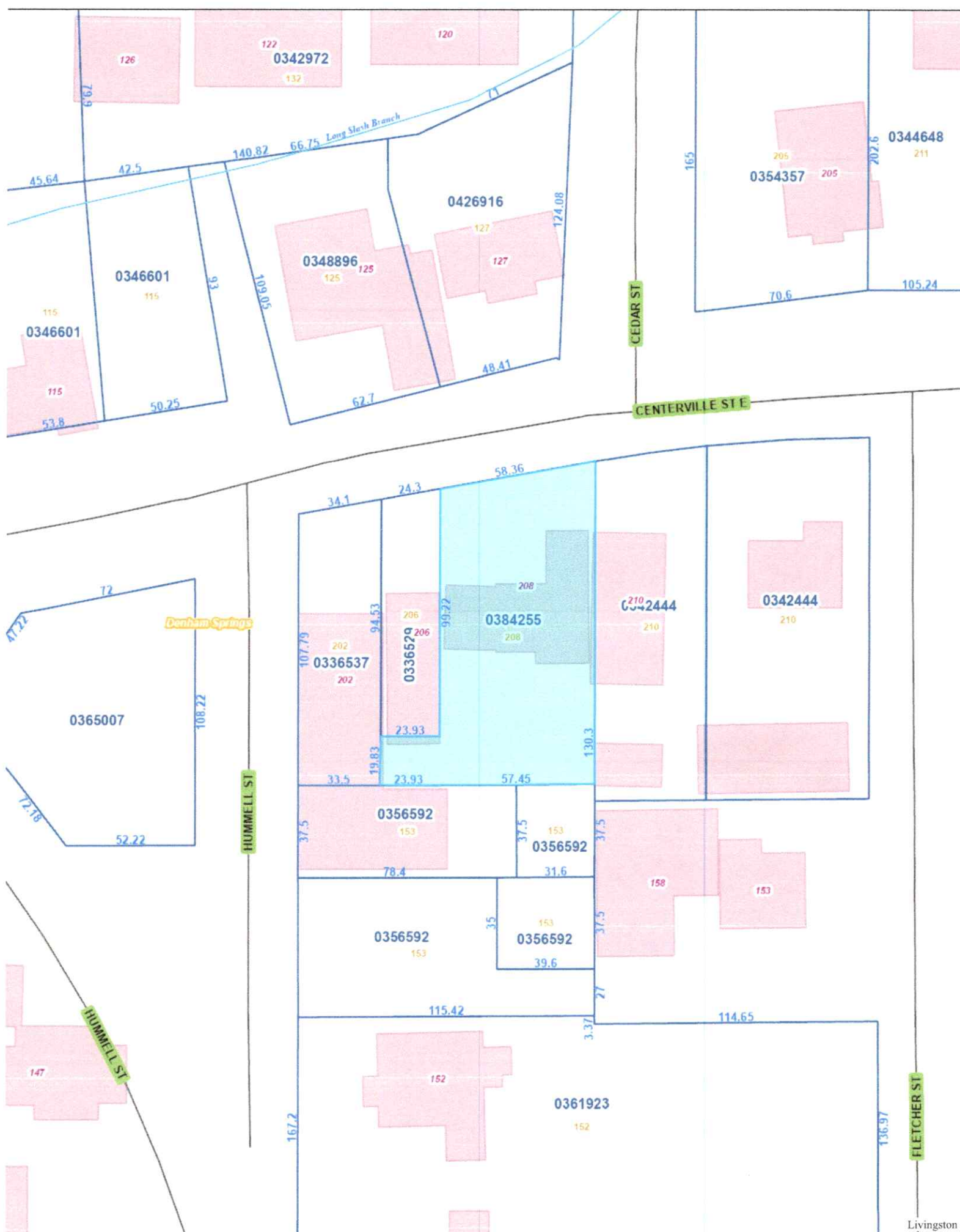
 C-3

 Livingston_Parish_Assessor_Parcels



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Geoportal Map



DISCLAIMER: Every reasonable effort has been made to assure the accuracy of the data presented. The Livingston Parish Assessors Office makes no warranties, express or implied, regarding the completeness, reliability or suitability of the site data and assumes no liability associated with the use or misuse of said data. The Assessor retains the right to make changes and update data on this site at anytime without notification. The parcel data on the base map is used to locate, identify and inventory parcels of land in the Parish of Livingston only, and is not to be used or interpreted as a legal survey or legal document. Additional data layers not originating in the Assessors Offices are also presented for informational purposes only. Before proceeding in any legal matter, all data should be verified by contacting the appropriate parish or municipal office.

A horizontal number line with arrows at both ends. It has three major tick marks labeled 0, 20, and 40. The unit is feet (ft).

OWNER(S)/BUYER(S)

BLAKE DUFOUR

BASE BEARING: N41°46'07"E (SPC S ZONE 1702)

FLOOD ZONE: "AE" BASE FLOOD ELEVATION: 43.0'

F.E.M.A. F.I.R.M. MAP NO. 22063C0205E DATE: 04/03/12

DRAWN BY: JMH
CREW CHIEF: JAB
TECHNICIAN: FDL
CHECKED BY: SSL
CHECKED BY: FDL

REFERENCE:

1. MASTER PLAT OF SOUTH WOODCREST SUBDIVISION, BY CAREY HODGES, C.E. DATED: NOVEMBER 1977, FILE#871, COB:1,PG#386.
2. CASH SALE FROM: LEON B. MILLET TO: SANI-RA LANGRASSE, FILE#123002, COB:226,PG#836
3. MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY OF A CERTAIN 4.64 ACRE TRACT OF LAND FORMERLY A PORTION OF THE MRS. HERSCHEL R. SMITH PROPERTY, BY ALVIN FAIRBURN JR. P.L.S., DATE: 10/20/2006, FILE#936951, COB:1337, PG#25.

LEGEND

- Fd. Iron
- Set 1/2" I.R.

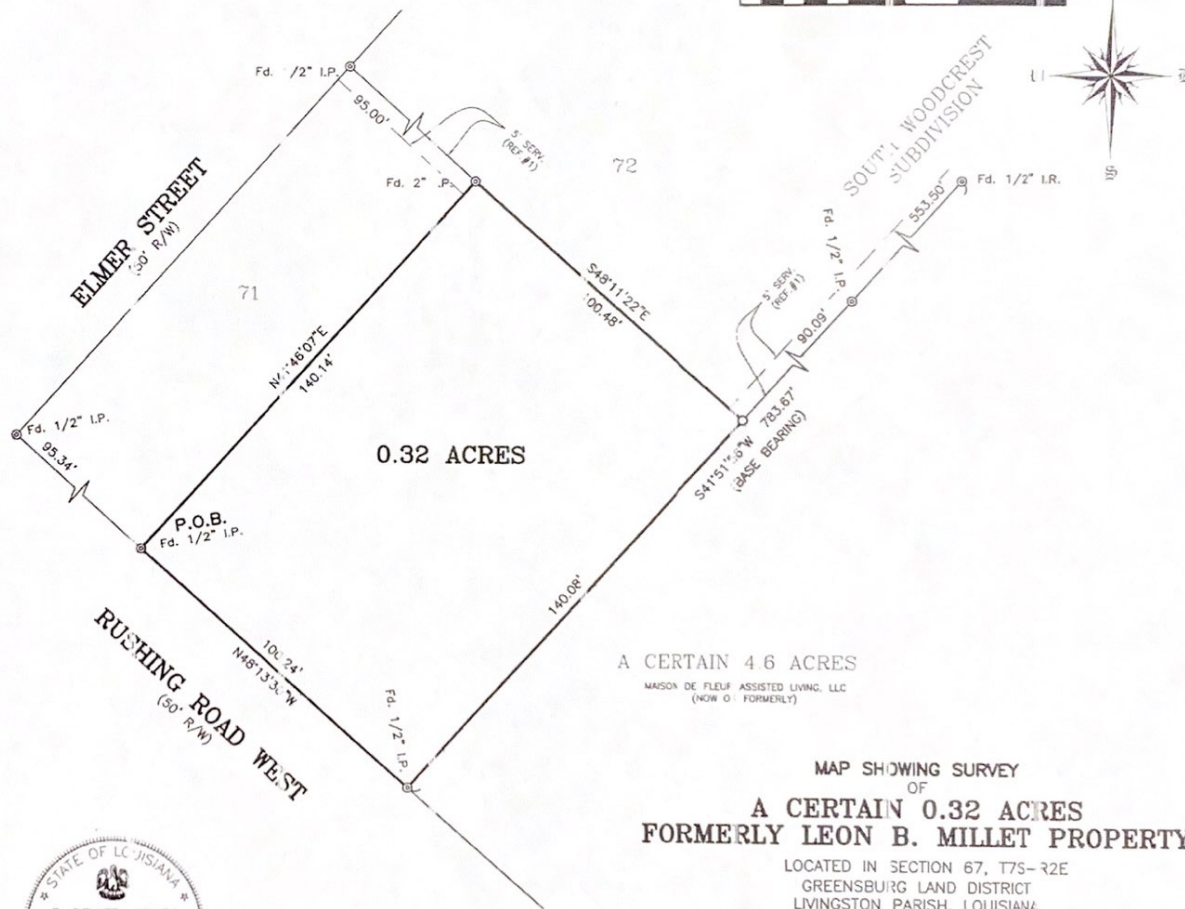
THIS SURVEY WAS PREPARED AT THE REQUEST AND FOR THE EXCLUSIVE USE OF BLAKE DUFOUR. THE PURPOSE AND INTENTION OF THIS SURVEY IS TO DETERMINE WHETHER ENCROACHMENTS EXIST ACROSS PROPERTY LINES AND IS FOR MORTGAGE PURPOSES ONLY. THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT THE SERVITUDES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY. ALSO, A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS FIRM MADE A FIELD SURVEY OF THE PROPERTY SHOWN HEREON AND THAT THIS MAP IS MADE IN ACCORDANCE WITH FIELD NOTES OF SAID SURVEY, RECORD PLATS AND/OR DESCRIPTIONS. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, UNLESS OTHERWISE SHOWN. THIS SURVEY IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS ESTABLISHED BY THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD, LOUISIANA ADMINISTRATIVE CODE TITLE 46, PART 12.2907 & 2908 AND MEETS THE REQUIREMENTS FOR A CLASS "C" SURVEY.

F. Dewitt Ladner
F. DEWITT LADNER
PROFESSIONAL LAND SURVEYOR
REG. #4983

DATE: 02/15/2013



OWNER(S)/BUYER(S)

BLAKE DUFOUR

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FLOOD ZONE: "AE" BASE FLOOD ELEVATION: 43.0'

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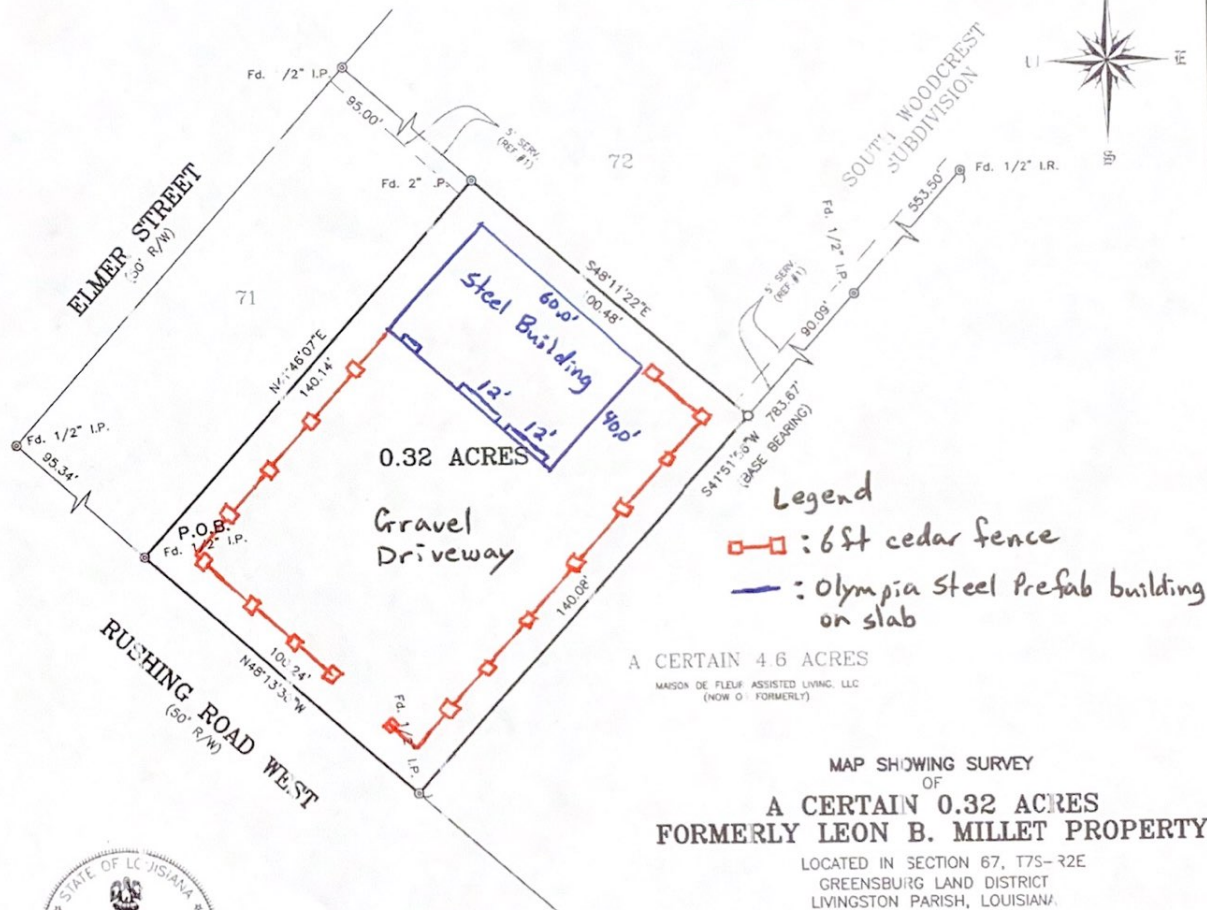
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F. Dewitt Ladner
F. DEWITT LADNER
PROFESSIONAL LAND SURVEYOR
REG. #4983

DATE: 02/15/2023



6181 PEAKS ROAD, STE. 203, BATON ROUGE, LA 70808 (504) 614-4400

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