

NOTICE OF PUBLIC MEETING
Posted October 27, 2021

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

DATE: November 8, 2021
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 October 11, 2021 as sent to each member.	

ZONING COMMISSION

#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of October 11, 2021, as sent to each member.	
2.	Hold a Public Hearing to consider a Rezoning request from C-4 Commercial to R-1 Residential for Lot JP-1 and Lot JP-2, Block 13 located in Sec 58, T6S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RZ-438). Requested by JP Real Estate LA, LLC [105 Third St]	

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.

SITE DATA:
TOTAL AREA BEING SUBDIVIDED -- 37,497.49 SQ. FT. (0.8631 ACRES)
TOTAL NUMBER OF LOTS ----- 2
STREET ---- 3RD STREET (APPARENT 50' RIGHT OF WAY)

ZONING AND SETBACK REQUIREMENTS:
ZONING: C-4 COMMERCIAL DISTRICT - HEAVY COMMERCIAL
FRONT YARD - 30 FEET
REAR YARD - 20 FEET
SIDE YARD - 4 FEET

UTILITY & CITY SERVICES
SEWAGE DISPOSAL: CITY OF DENHAM SPRINGS
WATER SUPPLY: CITY OF DENHAM SPRINGS
GAS SUPPLY: CITY OF DENHAM SPRINGS
SCHOOL DISTRICTS: DENHAM SPRINGS
ELECTRIC: ENTERGY
TELEPHONE: AT&T
DRAINAGE DISTRICT: 1
FIRE DISTRICT: 5
RECREATION DISTRICT: DENHAM SPRINGS

WETLANDS:
A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT PART OF THIS SURVEY

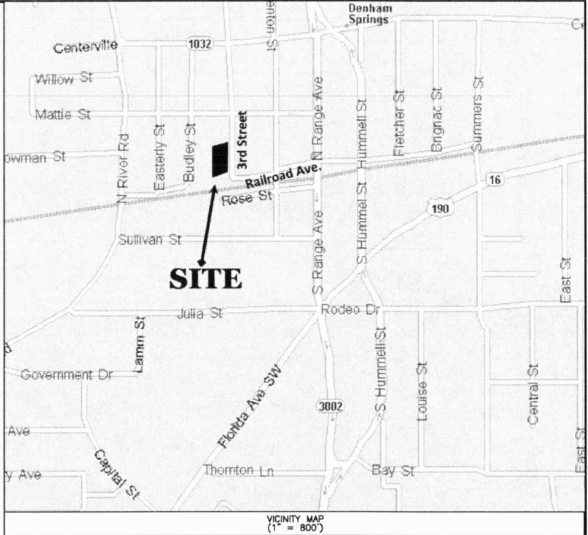
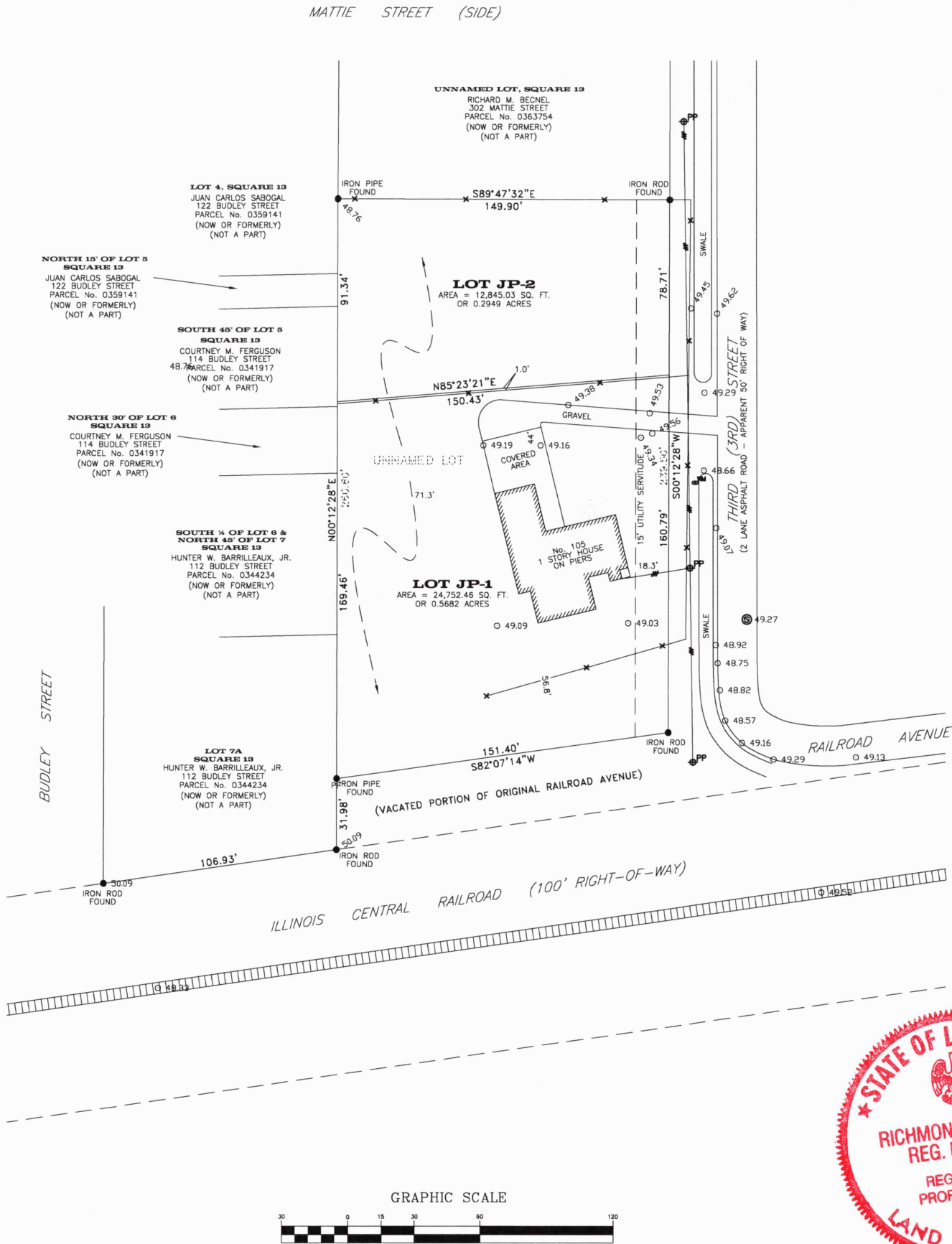
DEDICATION OF SERVITUDE:
THE SERVITUDES, EASEMENTS, AND/OR DRAINAGE RIGHTS-OF-WAYS SHOWN HEREON AND DEDICATED FOR THE USE BY ANY PUBLIC OR PRIVATE ENTITY RELATING TO HEALTH, UTILITY SERVICES, SAFETY AND THE LIKE. NO TREES, SHRUBS OR OTHER PLANTS SHALL BE PLANTED, NOR BUILDING STRUCTURE OR FENCE CONSTRUCTED WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVITUDE IS GRANTED.

BUYER BEWARE:
"STREETS, SERVITUDES AND RIGHT-OF-WAYS IN THE SUBDIVISION WHICH DO NOT JOIN OR CONNECT WITH PUBLICLY MAINTAINED STREETS, ROADS, SERVITUDES OR RIGHTS-OF-WAY SHALL "NOT" BE MAINTAINED BY THE LIVINGSTON PARISH COUNCIL OR ANY OTHER PUBLIC BODY"

OWNER:
JP REAL ESTATE LA, LLC
6822 OAK CLUSTER DRIVE
GREENWELL SPRINGS, LA 70739

JAMES M. PURSIFULL, JR., MANAGING MEMBER

DATE



LEGEND	
	S SEWER MANHOLE, SEWER LINE
	PP POWER POLE / OVERHEAD LINES
	E T V ELECTRIC, TELEPHONE, CABLE TV
	D CULVERT, DRAIN LINE
	WM WATER METER
	WV WATER VALVE
	FH FIRE HYDRANT
	A ANCHOR
	F FENCE

RECOMMENDED FOR APPROVAL CITY OF DENHAM SPRINGS PLANNING COMMISSION	
FRED BANKS CHAIRMAN	DATE
ACTING CITY ENGINEER	DATE
APPROVED: CITY OF DENHAM SPRINGS	
GERALD LANDRY MAYOR	DATE

NOTE:
ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

ELEVATION NOTES	GENERAL NOTES
THIS IS TO CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM) DATED: APRIL 3, 2012 FLOOD ZONE: X BASE FLOOD ELEVATION: N/A COMMUNITY PANEL #: 220116 0205 E	THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY. THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR. THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

REFERENCE NOTES
BEARINGS BASED ON GPS OBSERVATIONS USING TOPCON TOPNET LIVE NETWORK DISTANCES BASED ON SUBJECT LEGAL DESCRIPTION
DATE: JUNE 2, 2021 SCALE: 1" = 30' JOB #: 210413
DRAWN BY: RWK CHECKED BY:

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE: 46:140, CHAPTER 20 FOR A CLASS "C" (SUBURBAN) SURVEY. FURTHER, THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

BY:

RICHMOND W. KREBS, SR., PLS. NO. 4836

RWK Richmond W. Krebs
& Associates, LLC
PROFESSIONAL LAND SURVEYING
1211 NORTH RANGE AVENUE | SUITE B
DENHAM SPRINGS, LA 70726
PH. (225) 435-7010 | FAX (225) 435-7011
www.rwkrebssurvey.com

RESUBDIVISION OF
AN UNNAMED LOT
INTO
LOT JP-1 & LOT JP-2
BLOCK 13
EASTERLY ADDITION
SECTION 58, T6S - R2E, GLD
CITY OF DENHAM SPRINGS
LIVINGSTON PARISH, LA
FOR
JP REAL ESTATE LA, LLC.