

## Internal Memorandum

**Community Development and Planning Department**  
Development Division (Route 9010)

**TO:** Veronica L. Williams                      **DATE:** July 8, 2022

**FROM:** Mary Sliman

**SUBJECT:** **Appeal of City Planning Commission Action**  
**Steiner Lofts**  
**Case No. 2022-27-PC**

---

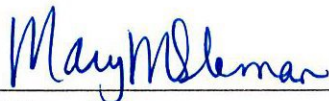
Please find enclosed an appeal of City Planning Commission Action concerning Steiner Lofts. The City Planning Commission granted Preliminary Plat approval to the development on June 20, 2022. An adjacent property owner has appealed the decision of the Planning Commission. The following information is included in your packet.

- Appeal Application
- City Planning Commission Action Letter
- Minutes
- City Planning Commission Staff Report

It is my understanding that the City Council will hear this appeal July 19, 2022. This office will notify all property owners of the City Council meeting date to hear the appeal.

Should you have any questions, or need any further information, please let me know.

Sincerely,



---

**Mary Sliman**  
*Director*

APPLICATION FOR APPEAL  
PLANNING COMMISSION  
COMMUNITY DEVELOPMENT AND PLANNING DEPARTMENT

Fee \$500.00

|   |
|---|
| <b>DEVELOPMENT USE ONLY</b><br>Date of Application: _____<br>Received by: _____ |
|---|

Case Name: STEINER RD / STEINER LOFTS

Case Number: 2022-27-PC Planning Commission Meeting Date: 6-20-2022

Planning Commission Action Being Appealed: DEVELOPMENT DENIED

Name of Appellant: TEKTON DEV. GROUP / REVIVE LLC C/O MAIL BOXES

Address: 111 INDUSTRIAL PKWY LAFAYETTE, LA 70508

Telephone # 337-573-0057 Fax # \_\_\_\_\_ Cell # 337-207-5740

Appellant Standing: Owner () Developer () Adjacent Property Owner ( ) Other ( )  
(Please Check One)

If "Other" Checked,  
Please Explain: \_\_\_\_\_

Reason(s) for Appeal: DEVELOPMENT DENIED / PRELIMINARY PLAN NOT APPROVED / ACCEPTED BY LC& PLANNING + ZONING COMMISSION. SEE ATTACHED LETTER

Appellant Signature: [Signature] Date: 6/27/22

Note that this appeal will be placed on the next available City or Parish Council Agenda.



June 27, 2022

Tenique S. Briscoe  
Development Planner II-Development Division  
Lafayette Consolidated Government  
220 West Willow St. Building B  
Lafayette, La 70502

**RE: STEINER LOFTS (2022-27 PC)  
APPEAL LETTER**

Mrs. Briscoe et al.,

I'd like to formally request this matter of appeal be placed on the agenda and heard before the Lafayette city council at the next available date and time for consideration and approval of the development. After much discussion and counsel amongst our team members we believe the opinion and vote of a one individual planning and zoning commissioner to vote against the development was both arbitrary and capricious! We'd respectfully request the city council to review the facts at hand and approve our development plan/preliminary plat. The proposed development and preliminary plat submitted was within complete compliance with the Lafayette Development code in its entirety.

The Lafayette Development Code states in Section 89-57(1) The appropriate Planning and Zoning Commission will approve the preliminary plat if –

- a. The application complies with all applicable requirements of this Chapter, and
- b. That plat is consistent with the Comprehensive Plan.

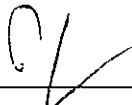
As noted in several comments during the public hearing, the preliminary plat meets both criteria above. The developer has taken great time and expense in hiring professionals knowledgeable of the Lafayette Development Code and ensuring that the preliminary plat is 100% in compliance with the ordinance that has been adopted by council. It is also noted that no waivers of any conditions were requested. The proposed development meets all requirements of the Lafayette Development Code, and checks every single box of the 388 page document, and was developed in compliance with the assigned zoning requirements Section 89-57(1) of the development code

states that the plat shall be approved in such instances. With the absence of 2 commissioners, a sole commissioner defied the above directive of the code as adopted by council, cast a single arbitrary and capricious vote to disallow a development to proceed that is 100% within the development guidelines set forth by the city through ordinance. The sole commissioner voting "no" on plat approval stated that the reasons for denial were because of a) Traffic and b) Neighborhood Continuity. With regard to those stated reasons, the developer submits the following:

- A. Traffic; The peak traffic count generated by this development falls approximately **70% BELOW** the threshold set forth by ordinance to provide a traffic study. The City Traffic Engineer stated in the hearing that this development was within the guidelines of their requirements. The rejection of these facts was arbitrary and capricious, particularly when no other evidence to the contrary was presented at the hearing.
- B. Neighborhood Continuity: Nowhere within the 388 page document of the Lafayette Development Code is the term "neighborhood continuity" found. The "use" of a landowner's property is subject to the zoning ordinance within the Lafayette Development Code. The proposed plat, as stated above, is in 100% compliance with the ordinance for the assigned zoning. To reject these facts and deny approval based on this issue is both arbitrary and capricious. The sole "no vote" commissioner inserted into the process additional criteria for plat approval not set forth anywhere in the Development Code; such addition to the process the very definition of arbitrary.

It is worth noting that LCG has spent significant funds, time, and resources to create the current development ordinance. Many professional members of our community personally served as a volunteer on a committee with approximately 80 other industry professionals to replace the UDC and helped to create the LDC. The committee was composed of volunteer planners, relevant public agents, real estate professionals, developers, landowners, architects, engineers, construction professionals, etc so as to craft an ordinance with input and concern from all spectrums of development. Each volunteer selflessly gave countless hours of their time creating this "rulebook" by which property owners are to follow when subdividing their land. To arbitrarily and capriciously deny approval of subdividing a parcel of property in compliance with all ordinances is a violation of the property owner.

It is our hope that once reviewed and the facts are considered by the City Council common sense will prevail by acknowledging that our plan was in compliance with LDC requirements thereby granting approval to proceed with the development. Our firm is a small locally owned business that employs local people and partners with local Lafayette City and Lafayette Parish businesses. Furthermore, our team members have spent the past 6 months and tens of thousands of dollars ensuring that our proposed development was well within LDC compliance prior to submission and consideration for the planning and zoning commission.



---

Jacob Landry

151 Industrial Parkway  
Lafayette, LA 70508



June 24, 2022  
Dev Rev 22-177

Shawn MacMenamin, PLS  
Duplantis Design P.C.  
1308 Camellia Blvd., Ste.300  
Lafayette, LA 70508

**RE: STEINER LOFTS (2022-27 PC) CORRECTION  
ACTION LETTER**

Dear Shawn:

Please be advised that on Monday, June 20, 2022, the City Planning Commission voted to deny Preliminary Plat approval to the above referenced development.

Should you have any questions, please let me know.

Sincerely,

Tenique S Briscoe  
Development Planner II

C: Sharon Wagner  
Travis Smith  
Troy Stelly  
Jason Miller  
Jim Moore

**Rehive Development  
Attn: Jacob Landry  
111 Industrial Pkwy.  
Lafayette, La 70508-3207**

**LAFAYETTE CONSOLIDATED GOVERNMENT  
CITY PLANNING COMMISSION  
PUBLIC HEARING  
June 20, 2022**

MINUTES OF THE {DATE} , 2021 MEETING OF THE LAFAYETTE CONSOLIDATED GOVERNMENT PARISH PLANNING COMMISSION HELD AT 5:00 P.M., 220 WEST WILLOW STREET, BUILDING B, DEVELOPMENT AND PLANNING AUDITORIUM, LAFAYETTE, LOUISIANA.

**STAFF PRESENT**

Mary Sliman  
Neil LeBouef  
Tenique Briscoe

**MEMBERS PRESENT**

Blair Green  
Mark Pritchard  
Steven Hebert

**LEGAL COUNSEL**

Paul Escott

**MEMBERS ABSENT**

Alzina Dural  
Jared Doise

**I. CALL TO ORDER**

Mark Pritchard called the meeting to order at 5:08 p.m.

**II. APPROVAL OF MEETING MINUTES**

May 16, 2022

MOTION: Blair Green moved to approve the May 16, 2022 meeting minutes.  
SECOND: Steven Hebert  
VOTE: 3-0-0-2  
AYES: Green, Hebert, Pritchard  
NAYS: None  
ABSTAIN: None  
ABSENT: Doise, Dural

MOTION CARRIES

**III. DEVELOPMENT REVIEW**

**1. Ratification of Hearing Examiner Actions**

Medical Park Center Phase 2, Lot A-1

MOTION: Steven Hebert moved for approval of the Hearing Examiner actions.

SECOND: Blair Green  
VOTE: 3-0-0-2  
AYES: Green, Hebert, Pritchard  
NAYS: None  
ABSTAIN: None  
ABSENT: Doise, Dural

## MOTION CARRIES

### **2. Mills Addition, New Lot 89-A (2022-28-HE)**

Neil LeBouef presented the staff report. Chairman Pritchard asked if the 5-foot reduction was for more than one street. Neil LeBouef stated the request was for Voorhies Street and S. Bienville Street. Andre Montagnet-engineer of record- indicated the reason for the request to reduce the easement along both streets was due to the size of the lot and the need for more buildable area.

Commissioner Hebert asked if the utilities were overhead. Kyle Froeba –LUS Engineering stated yes.

Commissioner Green asked if the 5-foot easement is granted and after some time an additional easement is required for utility upgrades, does the cost of the upgrade fall on the owner or the utility provider? Kyle Froeba LUS –Electrical Engineering- stated that the 10-foot utility easement provides enough room for all utility companies, (i.e. electric, cable, water etc.) for access and maintenance. If the easement was reduced to 5-feet, any expansion of that 5-foot easement would require a negotiation to expand the easement with the property owner at an additional cost to the service provider.

Chairman Pritchard-asked Andre Montagnet about the pavement width and right of way with of the public streets. Andre Montagnet stated the right of way width is 40-feet with a pavement width of 27-feet.

Commissioner Hebert- confirmed with Andre Montagnet about the intent of the builder to build up to the 5' utility easement. Andre Montagnet stated that because of the size of the lot, the owner is trying to gain as much buildable area a possible.

Chairman Pritchard-asked Kyle Froeba-LUS Engineering if either street is more likely to need additional repairs than the other. Kyle Froeba-stated there is no way to determine.

Commissioner Hebert asked if this requirement was an additional easement. Neil LeBouef stated this is not an additional easement. Although easement may have been acquired over time, the utility easement for this lot was not established when this property was first developed.

MOTION: Steven Hebert moved for Preliminary Plat Appeal of the reduction of the required 10-foot utility easement to 5-foot.



SECOND: Blair Green  
VOTE: 3-0-0-2  
AYES: Green, Hebert, Pritchard  
NAYS: None  
ABSTAIN: None  
ABSENT: Doise, Dural

MOTION CARRIES

**3. L. Sidney Comeaux Partition, Plot 6B-3-A (2022-24-PC)**

Tenique presented staff report Andre Montagnet explained the purpose of the development and request of a waive sidewalks along the public street. He also asked for further clarification of Condition #10 regarding the construction of streets and sub-surfaced drainage

Chairman Pritchard asked Jessica Cornay to clarify the requirement of Condition #10. Jessica Cornay stated the intent of condition is for the developer to provide documentation on how the private roadway drains and to insure there is no impact to the adjacent property owners.

Attorney Paul Escott asked Jessica Cornay if the condition states “Streets shall be constructed with adequate sub-surface drainage unless otherwise approved by the Department of Public Works...” already meets the developer’s request of “or as worked out with Public Works”. Jessica Cornay-Public Works agreed with the assessment.

Wesley Carlton 703 W24th Street Houston, Tx -also asked about Condition #10 states that there is no intention to extend the private street. Chairman Pritchard re-stated the intent of condition is for the developer to provide documentation on how the private roadway drains and to insure there is no impact to the adjacent property owners.

Commissioner Hebert asked if a Drainage Impact Analysis is required for this property. Jessica Cornay stated part of Condition #9 states: “Adequate provisions shall be made such that development activities do not adversely affect the adjacent properties” and do to the intent of the developer to build a single residence, a Drainage Impact Analysis is not required.

MOTION: Blair Green moved for Preliminary Plat approval, waiving the condition of sidewalks being required along all public streets, subject to the following conditions.

1. Owner/Developer shall install underground electric facilities at his/her expense prior to final plat approval by LUS.

2. Plot existing electric facilities (cabinets, transformers, manholes, streetlights, electric lines, down guys) and provide required 10' utility easements around these facilities.
3. Show existing utility servitude.
4. Provide 10' utility servitudes along all lots bordering public and 15' utility servitudes along all lots bordering private roadways and servitude niches at all property corners and include typical utility niche diagram.
5. Submittal of complete construction plans to the Lafayette Utilities System for review and approval is required.
6. A note on the final plat stating " Please be advised if greater than fifteen (15) lots are developed a community type sewerage disposal system may be required and all lots and/or units shall be connected to said system or tied into LUS' system. See 0-189-2011"
7. A portion of the development is located within a Special Flood Hazard Area, including a designated Floodway. Provide documentation that the development plans are in compliance with 89-42 (g) "Development within a Special Flood Hazard Area" of Article 3 of the Unified Development Code for the City and Parish of Lafayette, LA. Additionally, Article XI "Flood Damage Protection" of the Lafayette Consolidated Government Code of Ordinances establishes, respectively, certification standards and requirements that all necessary permits have been obtained from applicable federal or state governmental agencies (including Section 404 of the Federal Water Pollution Control Act amendments of 1972, 33 U.S.C. 1334). Please note that all proposed development activities within the designated Floodway must satisfy all requirements of a "No Rise Certification." However, due to potential impact of the development within a Special Flood Hazard Area, documentation of all permits from or contact with the applicable federal and/or state agencies shall be provided prior to approval of the construction plans and drainage impact analysis.
8. The citizens of Lafayette requested enhanced measures be made to prevent additional flooding, therefore as of October 2017 any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically on a one to one excavation ratio. The volume to retain is that which was present on the site on November 1, 2017 to be verified via review of aerial imagery, site conditions (i.e. existing building, etc.) or prior engineering analysis or certifications. Any fill thereafter is subject to this provision. Submittal may take place at the time of building permit application. No building permits will be issued until approval of calculations and/or a survey showing how the placement of fill will be mitigated. Upon completion of construction, a certificate of Occupancy will not be issued until a certification is received that the fill mitigation was in accordance with the approved plans. For details of this requirement, please review section 89-42 (g).

9. Adequate provisions shall be made such that development activities do not adversely affect the adjacent properties. These provisions should include an evaluation of existing and proposed conditions, capacity of roadside ditches and required drainage pipe diameter. All building permits and construction activities must be completed such that the adjacent properties are not impacted from alteration of the historical drainage patterns.
10. Streets shall be constructed with adequate sub-surface drainage unless otherwise approved by the Department of Public Works based upon the results of the drainage impact analysis and/or the requirement is waived by the Planning Commission.
11. Show the drainage servitude for Coulee Mine, which traverses the south-southwestern boundary of Plot 6B-3-A. Since the channel is identified on the Official Drainage Map, there shall be provided a drainage servitude with language that reads "30' drainage servitude from apparent top bank and inclusive of channel".
12. Show the drainage servitude for Coulee Mine (Lateral 2A), which runs north and south through eastern half of Plot 6B-3-A. Since the channel is identified on the Official Drainage Map, there shall be provided a drainage servitude with language that reads "30' drainage servitude from apparent top bank and inclusive of channel on both sides of the channel."
13. If applicable, all Subdivision Improvements Agreements associated with the construction of sidewalks shall be based on a minimum of \$20.00 per linear foot of sidewalk. Therefore, with the required additional 25% for Cost of Supervision, Contingencies and Inflation included within the Subdivision Improvements Agreements, the total minimum cost per linear foot of sidewalk construction required will be \$25.00. This cost should be included within the development construction costs and will be required to be included within a Subdivision Improvements Agreement associated with all development sidewalks.
14. Lots shall have direct access from a public or private street.
15. **A note must be placed on the final plat stating,** "The private street is not to be maintained by Lafayette Consolidated Government." Additionally, a Private Street Maintenance Agreement must be signed prior to final plat approval. LDC 89-38(c)(9) Key or flag lots are permitted, as follows:
  - a. The narrowest part of the flag lot (i.e., the "pole," or "staff portion") must be at least 20 feet wide, but no more than 30 feet wide.
  - b. The minimum pole/staff length shall be 60 feet and the maximum pole/staff length shall be 450 feet.
  - c. No building, structure, wall or fence is permitted within the pole/staff portion of the lot.

- d. The pole/staff portion of the lot must include a driveway providing access to the lot.
  - e. The restrictions above must be shown on the face of the subdivision plat in the form of a notation or as part of the dedicatory language on the plat.
16. No development shall take place in the mapped floodway without an engineer's certificate of no-rise including the supporting technical data, which is to be approved by Public Works.
17. The plans do not indicate the layout and perpetual maintenance of drainage. A note must be placed on the plat that states: "Effluent will drain to Luke Street which is a public street that is maintained by the Lafayette Consolidated Government."

**PLAT REVISIONS:**

- 1. 111 (Private Street Name TBD).
- 2. Label the private street as, "Private Street/Utility Easement" on the Final Plat.
- 3. Correct the line spacing between Min. Frontage and Min. Lot size on the final plat.

**OTHER COMMENTS/SUGGESTIONS:**

- 1. All work to be performed within public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue.
- 2. Any coulee crossings for the referenced subdivision must obtain an *Off Road Channelization Permit* from the Department of Public Works; call 291-5604.
- 3. If developing: A Storm Water Pollution Prevention Plan (SWPPP) is needed if more than one acre of land will be disturbed or if site is part of a larger development. If a SWPPP is required prior to final plat approval, EQ must receive, review and approve the SWPPP before final plat will be approved. In compliance with the Louisiana Pollution Discharge Elimination System (LPDES) permit, a Notice of Intent (NOI) is needed if five acres or more of total land area is disturbed or if site is part of a larger development. If a NOI is required prior to final plat approval, EQ must receive a copy of the NOI before final plat will be approved. Erosion control measures should be installed immediately once clearing and grading commences.

All sites, regardless of size, are subject to stormwater pollution provisions in Lafayette Consolidated Government Code of Ordinance No. O-237-2007, § 2, 10-16-07. Violation of these provisions can result in a Cease and Desist Order being issued.

4. The owner will coordinate with the Lafayette Utilities System for all required service connections.
5. Any relocation of existing electric facilities will be at the owner/developer's expense.
6. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities.
7. Add location & footprint of existing and proposed buildings on Final Plat.
8. This property is located in RM-1(granted by the City Council October 2021) & I-L Zoning District (s) and is currently under review for a re-zoning classification to RM-1.
9. This plat/development must comply all standard regulations within the Lafayette Development Code.
10. The Postal Service has determined that centralized delivery is the most efficient, cost effective and safest method of providing service to our customers. Specifically, all new delivery points should have determined Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new delivery (development). All new delivery must be established in the following order: CBU delivery to the maximum extent possible, followed by curbside and sidewalk. Please contact LaTasha L. Lewis with the USPS at 225-339-1023.

SECOND: Steven Hebert  
 VOTE: 3-0-0-2  
 AYES: Green, Hebert, Pritchard  
 NAYS: None  
 ABSTAIN: None  
 ABSENT: Doise, Dural

**MOTION CARRIES**

**4. Sugar Pointe Landing Townhomes (2022-25-PC)**

Tenique present staff report. Kevin Stewart- representing the developer-114 S Fleur Drive – requesting a reduction of the utility easement from 10-foot to 6-foot along W. Congress Street to accommodate the required landscape buffer along West Congress Street.

Kyle Froeba –LUS Engineering – stated his department needs the entire 10’ easement along West Congress Street, which is classified as Principal Arterial.

MOTION: Steven Hebert moved for Preliminary Plat approval subject to the following conditions.

1. Owner/Developer shall install underground electric facilities at his/her expense prior to final plat approval by LUS. (Attach Residential Boundary Line) Multi-family Procedures).
2. Provide 10' utility servitudes along all lots bordering public roadways and 15' utility servitudes along all lots bordering private roadways and full servitude niches at all property corners including typical utility niche diagram.
3. Owner/Developer shall install LUS approved water and wastewater facilities prior to final plat approval or provide a letter of credit after substantial construction has been completed.
4. Submittal of complete construction plans to the Lafayette Utilities System for review and approval is required. Construction plans shall include plans for any additional fire protection required by the Fire Official of Jurisdiction. Submittals may take place at the time of Codes permit application. Building permits shall not be issued until construction plans have been approved.
5. Submittal of complete construction plans to the Departments of Public Works and Traffic, Roads, and Bridges will be required. Construction plans shall include, but not be limited to, a site grading, drainage and erosion control plans and details of all tie-ins to public infrastructure. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved and constructed or Submittal may take place at the time of building permit application.
6. The citizens of Lafayette requested enhanced measures be made to prevent additional flooding, therefore as of October 2017 any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically on a one to one excavation ratio. The volume to retain is that which was present on the site on November 1, 2017 to be verified via review of aerial imagery, site conditions (i.e. existing building, etc.) or prior engineering analysis or certifications. Any fill thereafter is subject to this provision. Submittal may take place at the time of building permit application. No building permits will be issued until approval of calculations and/or a survey showing how the placement of fill will be mitigated. Upon completion of construction, a certificate of Occupancy will not be issued until a certification is received that the fill mitigation was in accordance with the approved plans. For details of this requirement, please review section 89-42 (g).
7. All development activities on property must be in compliance with 89-42 (g) "Development within a Special Flood Hazard Area" of Article 3 of the Unified Development Code for the City and Parish of Lafayette, LA. Note: Less than 5 acres of the proposed development are located within a Special Flood Hazard Area.

8. Submittal of a drainage impact analysis to the Department of Public Works for review and approval is required. Drainage impact analysis shall include, but not be limited to, a drainage area map for existing and proposed conditions, methodology, computations, lot grading plan, and summary, and if applicable, the capacity of roadside ditches and pipe sizing chart. Please note, a drainage impact analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from the Department of Public Works. Building permits shall not be issued until the analysis has been approved.
9. Please note that all residential and commercial development that results in a post development runoff that exceeds the development areas pre-development runoff rate shall be required to mitigate the increase through drainage improvements. The development drainage design shall be based on a five (5) year storm event for residential developments and a ten (10) year storm event for commercial developments.
10. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be commenced until a favorable written approval of the drainage impact analysis has been made by the Public Works Director (or his/her designee). Violation of this provision can result in a cease and desist order being issued for the development.
11. Upon reviewing the drainage impact analysis, private and/or public drainage servitudes may be required to achieve proper storm water management.
12. Comments are made per residential development. However, Multi-family developments (i.e. Townhomes, condos, etc.) are permitted as commercial developments and will require a Drainage Impact Analysis at building permit application.
13. If applicable, all Subdivision Improvements Agreements associated with the construction of sidewalks shall be based on a minimum of \$20.00 per linear foot of sidewalk. Therefore, with the required additional 25% for Cost of Supervision, Contingencies and Inflation included within the Subdivision Improvements Agreements, the total minimum cost per linear foot of sidewalk construction required will be \$25.00. This cost should be included within the development construction costs and will be required to be included within a Subdivision Improvements Agreement associated with all development sidewalks.
14. Any sidewalk panels damaged during construction must be replaced with ADA (Americans with Disabilities Act) compliant sidewalks by the owner/developer in full as a condition for the release of the certificate of occupancy.
15. Sidewalks are required along all public streets.
16. A 1' reserve strip shall be dedicated to the Lafayette Consolidated Government



along W Congress St and Emerite Dr. No driveway will be allowed on W Congress St and only one driveway will be allowed on Emerite Dr. LDC 89-44(b)(1)

17. "A single driveway shall be provided on Emerite Drive only, as far away from the intersection with Congress as possible.
18. Five feet of additional right of way for one half of a minimum 60' right of way shall be dedicated to Lafayette Consolidated Government along Emerite Drive.
19. Any structure, enclosed on three or more sides, built or placed on property in the one hundred (100) year Flood Zone (1% Annual Chance Floodplain; Flood Zones A, AE, or AH) as depicted on this plat shall be elevated so as to ensure the lowest floor of such structure and all electrical/mechanical equipment is located at a minimum of one foot (1') above the base flood elevation height for the area at that time.
20. Any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically.
21. Twenty percent (20%) open space is required and calculations must be provided on the final plat.
22. Complete plans and specifications of the Water Distribution and Sewage Collection Systems need to be submitted to DHH-OPH, Engineering Section for approval before construction is begun. Submit plans to: Office of Public Health, Acadian Regional Office, 825 Kaliste Saloom Road, Suite 100, Lafayette, LA 70508.

**PLAT REVISIONS:**

1. Show minimum Class A, B or C stamped survey (see La. Adm. Code tit. 43, § 2901 for survey classifications).
2. Show north arrow in the same orientation as the plat.
3. Show the names of abutting subdivisions.
4. Indicate public and private streets.
5. The plat title shall be, "Sugar Pointe Landing Townhomes, (Reassembly of Tract 2, Lots 44 - 49, Mrs. Lettie May Bertrand Judice)".
6. Property addresses are as follows:

| Emerite Drive |     |
|---------------|-----|
| Lot           | No  |
| 44            | 184 |

|    |     |
|----|-----|
| 45 | 186 |
| 46 | 188 |
| 47 | 190 |
| 48 | 192 |
| 49 | 194 |

**OTHER COMMENTS/SUGGESTIONS:**

1. All work to be performed within public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue.
2. It is recommended that the finish floor elevation of any structure enclosed on three or more sides be at minimum 1' (one) foot higher than the centerline of the adjacent road.
3. 0.472 acres If Developing: Erosion control measures must be installed prior to the commencement of clearing and grading activities. All sites, regardless of size, are subject to stormwater pollution provisions in Lafayette Consolidated Government Code of Ordinance No. O-237-2007, § 2, 10-16-07. Violation of these provisions can result in a Cease and Desist Order being issued.
4. The owner will coordinate with the Lafayette Utilities System for all required service connections.
5. Any relocation of existing electric facilities will be at the owner/developer's expense.
6. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities.
7. Add location & footprint of existing and proposed buildings on Final Plat.
8. This property is located in a RM-1 zoning district. RM-1 adjacent to a Principal Arterial (W Congress) will require a 10' B Buffer. No building shall encroach in a required buffer unless a variance is granted.
9. This plat/development must comply all standard regulations within the Lafayette Development Code.
10. Submit preliminary construction plans showing compliance with the Lafayette Development Code to the Development Division for review prior to application for commercial plan review/building permits.
11. The Postal Service has determined that centralized delivery is the most efficient,

cost effective and safest method of providing service to our customers. Specifically, all new delivery points should have determined Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new delivery (development). All new delivery must be established in the following order: CBU delivery to the maximum extent possible, followed by curbside and sidewalk. Please contact LaTasha L. Lewis with the USPS at 225-339-1023.

SECOND: Blair Hebert  
VOTE: 3-0-0-2  
AYES: Green, Hebert, Pritchard  
NAYS: None  
ABSTAIN: None  
ABSENT: Doise, Dural

#### MOTION CARRIES

#### **5. River Marketplace Parcels D-1, D-2, E-1, F-1 & G-1**

Tenique Briscoe presented staff report. Shawn Macmenamin-surveyor of record-explained the nature for the re-subdivision of this property. Mr. Macmenamin asked for clarity on conditions #13 regarding a traffic impact analysis and Condition 14 regarding a water & sewage collection thru DHH-sanitarian services.

Commissioner Pritchard stated #14 states that the condition only applies to new construction.

Chairman Pritchard asked for further clarification from Traffic Engineering on Condition # 13. Travis Smith-Traffic, Roads & Bridges also stated that any new development must comply with this regulation.

Commissioner Hebert asked Mr. Macmenamin if the explanations regarding the two conditions was agreeable to the developer. Mr. Macmenamin agreed with the condition as stated.

MOTION: Blair Green moved for Preliminary Plat approval subject to the following conditions.

1. Provide standard utility servitude niches (10' deep by 5' wide) at all property corners bordering public roadways and provide typical utility niche diagram.
2. Plot existing electric facilities (cabinets, transformers, manholes, street lights, electric lines, down guys) and provide required 10' utility servitudes around these facilities.
3. Show LUS as electric provider.
4. Show existing utility servitudes.

5. If there are any construction activities, submittal of complete construction plans to the Department of Public Works will be required. Construction plans shall include, but not be limited to, a site grading, drainage and erosion control plans and details of all tie-ins to public infrastructure. Submittal may take place at the time of building permit application.
6. If there are any construction activities, submittal of a drainage impact analysis to the Department of Public Works and LA DOTD for review and approval is required. Drainage impact analysis shall include, but not be limited to, a drainage area map for existing and proposed conditions, methodology, computations, lot grading plan, and summary, and if applicable, the capacity of roadside ditches and pipe sizing chart. Please note, a drainage impact analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from the Department of Public Works. Building permits shall not be issued until the analysis has been approved.

Please note, all residential and commercial development greater than 2.5 acres in size that results in a post development runoff that exceeds the development areas pre-development runoff rate shall be required to mitigate the increase and reduce the pre-development runoff rate by 15% through drainage improvements. The development drainage design shall be based on a five (5) year storm event for residential developments and a ten (10) year storm event for commercial developments. The retention/detention facility shall retain the runoff for a 25-year design storm.

7. Upon reviewing the drainage impact analysis, private and/or public drainage servitudes may be required to achieve proper storm water management. Areas of particular interest include the adjacent River Marketplace & Target Corporation properties.
8. Show the existing 40' drainage servitude, which traverses Parcels D-1 and E-1 near the Kaliste Saloom Road right-of-way.
9. If applicable, any public street light relocation needed for improvements, i.e. site storm water drainage system, driveway installation, landscaping, etc. is the responsibility of the developer. LUS Arterial Street Light Standards manual current edition requirements must be met. The developer is required to submit a street lighting analysis performed by an Electrical Engineer licensed in the State of Louisiana to certify that the minimum average maintained horizontal illumination, as set forth in the Illuminating Engineering Society of North American (IES) publication number RP-8, (American National Standard Practice for Roadway Lighting) latest edition, are met for any street light(s) required to be relocated. Additional street light standards, pending review/approval of the above street lighting analysis, may be necessary to meet IES requirements. This policy shall pertain to all street lights shown to be relocated on the developer's plans whether or not noted by LCG. Omission of any public street lighting on the construction plans does not relieve developer responsibility to relocate street

lights at his expense. (LDC Art. 3, 89-44 (a))

10. Any sidewalk panels damaged during construction must be replaced by the owner/developer in full as a condition for the release of the certificate of occupancy.
11. A 1' reserve strip shall be dedicated to the Lafayette Consolidated Government along Kaliste Saloom Road and Ambassador Caffery Parkway outside of the existing approved driveways.
12. Cross access easements are required between all adjacent property boundaries.
13. A traffic impact analysis is required if greater than 100 trips are anticipated in one hour with the addition of new development.
14. Complete plans and specifications of the Water Distribution and Sewage Collection Systems need to be submitted to DHH-OPH, Engineering Section for approval before construction is begun. Submit plans to: Office of Public Health, Acadian Regional Office, 825 Kaliste Saloom Road, Suite 100, Lafayette, LA 70508.

**PLAT REVISIONS:**

1. Correct the spelling of Louisiana on parcel labeled 2507 Kaliste Saloom Road.
2. List ownership of Parcels D-1,D-2,E-1,F-1,G-1 on Final Plat.
3. The names of abutting subdivisions and in the case of abutting unplatted property, the notation "Unplatted".
4. Utility legend, indicating source of water, sewer, electrical, etc.
5. The location, width and names of all existing public or private streets and sidewalks within or adjacent to the tract, together with easements, railroad rights-of-way, and other important features such as section lines and corners, municipal boundary lines, property lines and monuments (show section line).
6. Sufficient dimensions and information to indicate existing and proposed rights-of-way, pavement width and type, number of lanes, medians and median breaks, sidewalks, existing and proposed driveways, and easements.
7. Indicate public and private streets.
8. The plat title shall be, "River Marketplace Subdivision Resubdivision of Parcels D, E, F, & G into Parcels D-1, D-2, E-1 F-1 & G-1".
9. Provide the Access Detail A & B as shown on the original plat.
10. Please note the following address on the final plat.

|                         |                              |
|-------------------------|------------------------------|
| Ambassador Caffery Pkwy |                              |
| Parcel                  | No                           |
| D-1                     | 4401, 4403, 4405, 4407, 4409 |
| D-2                     | 4415                         |
| G-1                     | 4419                         |
| Kaliste Saloom Rd       |                              |
| E-1                     | 2512                         |
| F-1                     | 2516                         |

Comments: Identify the business locations for the addresses listed for Parcel D-1 on the Final Plat.

**OTHER COMMENTS/SUGGESTIONS:**

1. All work to be performed within public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue.
2. It is recommended that the finish floor elevation of any structure enclosed on three or more sides be at minimum 1' (one) foot higher than the centerline of the adjacent road.
3. If developing: A Storm Water Pollution Prevention Plan (SWPPP) is needed if more than one acre of land will be disturbed or if site is part of a larger development. If a SWPPP is required prior to final plat approval, EQ must receive, review and approve the SWPPP before final plat will be approved. In compliance with the Louisiana Pollution Discharge Elimination System (LPDES) permit, a Notice of Intent (NOI) is needed if five acres or more of total land area is disturbed or if site is part of a larger development. If a NOI is required prior to final plat approval, EQ must receive a copy of the NOI before final plat will be approved. Erosion control measures should be installed immediately once clearing and grading commences. All sites, regardless of size, are subject to stormwater pollution provisions in Lafayette Consolidated Government Code of Ordinance No. O-237-2007, § 2, 10-16-07. Violation of these provisions can result in a Cease and Desist Order being issued.
4. The owner will coordinate with the Lafayette Utilities System for all required service connections.
5. Any relocation of existing electric facilities will be at the owner/developer's expense.
6. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities.

7. Add location & footprint of existing and proposed buildings on Final Plat.
8. This property is located in the CH Commercial Heavy Zoning District.
9. This plat/development must comply all standard regulations within the Lafayette Development Code.
10. Submit preliminary construction plans showing compliance with the Lafayette Development Code to the Development Division for review prior to application for commercial plan review/building permits.
11. The Postal Service has determined that centralized delivery is the most efficient, cost effective and safest method of providing service to our customers. Specifically, all new delivery points should have determined Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new delivery (development). All new delivery must be established in the following order: CBU delivery to the maximum extent possible, followed by curbside and sidewalk. Please contact LaTasha L. Lewis with the USPS at 225-339-1023.

SECOND: Steven Hebert  
 VOTE: 3-0-0-2  
 AYES: Green, Hebert, Pritchard  
 NAYS: None  
 ABSTAIN: None  
 ABSENT: Doise, Dural

#### MOTION CARRIES

#### 6. Steiner Lofts (2022-27-PC)

Tenique Briscoe present the staff report.

Jimmy Ricks – engineer of record- requested or as worked out with LUS.

Steve Schexnayder -109 Kings Cove Circle-adjacent property owner. Concerned with drainage. Wanted a point of contact with Public Works. Jessica Cornay- explained the drainage conditions and the requirement for a drainage impact analysis and the requirement of a 10-year design storm. Explains the purpose of the subsurface detention within the common area and parking area. She also stated that the name of the project reviewer would be available to answer design questions moving forward.

Louis Reich-94 Settlers Trace --wanted to know if this will be owner-financed or rentals? Chairman Pritchard advised that the issue is not relevant to the development of this property. His second question was about the density requirements for this property. Neil Lebouef –Development Manager-stated the density requirements in RM-1 is a maximum



of 25-units per acre. This development meets the maximum number of units allowed for this zoning district.

Dottie Rostrayer-109 Cherbourg Circle- against the design and overall density of this development.

Ted Bertrand-109 Cherbourg Circle- Existing Elevation & drainage issues. Against the density of the development and the possibility of this development lowering the property values of the adjacent property owners.

Carol-Ann Piccione-90 Settlers Trace-Opposed to the density of the development. Steiner is a two-lane and the increased amount of traffic. She is also concerned about the garbage collection and the increased amount of receptacles.

Billy Hoffpauir-127 Jomar Rd-Concerned about the increased Traffic and Drainage issues and the impact on the property value. Mr. Hoffpauir raised a question about if the development meets all criteria for plat approval does the opposition of the adjacent property factor into the decision of the Planning Commission.

Chairman Pritchard stated this plat is granted preliminary approval per the all conditions stated in the staff report. Should the development be unable to meet any of the requirements for development they will have to adjust the number of units to meet the conditions granted in the preliminary plat approval?

Neil Lebouef further stated this development is under review for preliminary approval. Once preliminary approval is granted by the Planning Commission, all conditions of development are set on the property. Once preliminary plat approval is granted the surveyor/engineer will then perform a drainage impact analysis and provide construction plans to Public Works for review. There is still quite a bit of work to be done on this property, which includes the drainage analysis and construction plans that must be approved by Public Works prior to the issuance of a building permit. As Jessica Cornay stated once approved, the drainage analysis is public record and is available thru the Engineering division of Public Works.

Billy Hoffpauir asked about the traffic impact of the development on Steiner Road. Travis Smith- Traffic Road & Bridges stated there are several conditions of plat approval required by Traffic for this development more particularly, sidewalks along the public street one-foot reserve street only one access point is allowed, the private road must extend to the property line, a traffic impact analysis is required if the development meets the minimum criteria of 100 trips per hour, 5-feet of additional right of way to be dedicated for future road widening .

Chairman Pritchard- asked for an explanation on the criteria for the traffic impact analysis. Travis Smith stated that one criteria is the number of bedrooms, which could generate 20-30 trips during the highest peak hrs.

Billy Hoffpauir asked when these regulations were established and how often are they reviewed. Neil Lebouef stated developments are currently under the Lafayette Development Code adopted in 2020 and that City Regulations have been on the books since 1978. He further stated that regulations are amended on a regular basis to accommodate the growing development community.

Ted Bertrand-109 Cherbourg Circle- questioned the need for a Traffic impact analysis is determined. Stated that Steiner Road is a cut-thru to E. Bayou parkway. He requested an accurate traffic count along Steiner Road.

Commissioner Hebert asked Public Works if this development would be required to meet the pre-post drainage requirements. Jessica Cornay is under 2.5 acres so the 15% storm water reduction does not apply. Commissioner Hebert stated the development was mitigate the drainage so that there is no additional storm-water draining on the adjacent property owners.

Commissioner Hebert asked Tenique Briscoe to verify if the property is zoned RM-1 and the maximum units allowed per acre was 25. Tenique Briscoe verified the RM-1 zoning classification and the maximum units allowed per acre in that zoning district as 25. Commissioner Heber asked if there were any waivers requested for this development Ms. Briscoe cited no waivers requested.

**MOTION:** Steven Hebert moved for Preliminary Plat approval subject to the following conditions.

**SECOND:** Blair Green  
**VOTE:** 2-1-0-2  
**AYES:** Green, Hebert  
**NAYS:** Pritchard  
**ABSTAIN:** None  
**ABSENT:** Doise, Dural

**MOTION DENIED FOR LACK OF A QUORUM**

**7. Acadian Meadows Phase 4 (PC 2017-0067)**

Tenique Briscoe presented the staff report.

**MOTION:** Blair Green moved for 1-Yr Extension of Preliminary Plat approval  
**SECOND:** Steven Hebert  
**VOTE:** 3-0-0-2  
**AYES:** Green, Hebert, Pritchard  
**NAYS:** None  
**ABSTAIN:** None  
**ABSENT:** Doise, Dural

**MOTION CARRIES**

**8. Tract A (Infinity College) (PC2021-0007)**

MOTION: Steven Hebert moved for 1-Yr Extension of Preliminary Plat approval  
SECOND: Blair Green  
VOTE: 3-0-0-2  
AYES: Green, Hebert, Pritchard  
NAYS: None  
ABSTAIN: None  
ABSENT: Doise, Dural

MOTION CARRIES

**IV. OTHER BUSINESS**

**V. PUBLIC COMMENTARY: GENERAL**

**VI. ADJOURNMENT**

Chairman Mark Pritchard adjourned the meeting at 6:47 p.m.

Submitted by,

Neil Lebouef  
Development Manager  
Community Development and Planning Department



final plat approval or provide a letter of credit after substantial construction has been completed. (UDC 89-46 (c)(d)).

5. Submittal of complete construction plans to the Lafayette Utilities System for review and approval is required. Construction plans shall include plans for any additional fire protection required by the Fire Official of Jurisdiction. Submittals may take place at the time of Codes permit application. Building permits shall not be issued until construction plans have been approved (UDC 89-46 (c) (d)).
6. Submittal of complete construction plans to the Departments of Public Works and Traffic, Roads, and Bridges will be required. Construction plans shall include, but not be limited to, a site grading, drainage and erosion control plans and details of all tie-ins to public infrastructure. Submittal may take place at the time of building permit application. (LDC Art. 3, 89-25 (b))
7. Submittal of a drainage impact analysis to the Department of Public Works for review and approval is required. Drainage impact analysis shall include, but not be limited to, a drainage area map for existing and proposed conditions, methodology, computations, lot grading plan, and summary, and if applicable, the capacity of roadside ditches and pipe sizing chart. Please note, a drainage impact analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from the Department of Public Works. Building permits shall not be issued until the analysis has been approved. (LDC Art. 3, 89-42 (c) and (d))

Please note that all residential and commercial development that results in a post development runoff that exceeds the development areas pre-development runoff rate shall be required to mitigate the increase through drainage improvements. The development drainage design shall be based on a five (5) year storm event for residential developments and a ten (10) year storm event for commercial developments. (See LDC Art. 3, 89-42 (c) and (d)).

8. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be commenced until a favorable written approval of the drainage impact analysis has been made by the Public Works Director (or his/her designee). Violation of this provision can result in a cease and desist order being issued for the development (LDC Art. 3, 89-42 (d)).
9. Upon reviewing the drainage impact analysis, private and/or public drainage servitudes may be required to achieve proper storm water management. Areas of particular interest include the adjacent Mohammad Reza Madani/Parvin Hashemian Madani, Jason Paul Valdetero/Andrea Blake Sutton Valdetero, Thomas Boyd Dunn, Mary Euradell Broussard, Elisabeth A Buttikofer Deville/Vickey Lynn Buttikofer/Karyn Leigh Buttikofer/Sherre M Buttikofer Guilbeaux, Baltic Real Estate LLC, Woodridge Estates Resub Lots 12-20 and Marilyn Dousay Schexnayder. (LDC Art. 3, 89-30 (d) & (e))
10. If applicable, all Subdivision Improvements Agreements associated with the construction of sidewalks shall be based on a minimum of \$20.00 per linear foot of sidewalk.

Therefore, with the required additional 25% for Cost of Supervision, Contingencies and Inflation included within the Subdivision Improvements Agreements, the total minimum cost per linear foot of sidewalk construction required will be \$25.00. This cost should be included within the development construction costs and will be required to be included within a Subdivision Improvements Agreement associated with all development sidewalks. (LDC Art. 3, 89-44 (e))

11. Sidewalks are required along all public streets. LDC 89-44(e)
12. A 1' reserve strip shall be dedicated to the Lafayette Consolidated Government along Steiner Road. Only one driveway access will be allowed. LDC 89-44(b)(1)
13. The 26' right of passage and utility easement between Lots 17 and 18 shall extend to the property line. LDC 89-31 (f)
14. A traffic impact analysis is required if greater than 100 trips are anticipated in one hour. LDC 89-26 (d)1(c)
15. Five feet of additional right of way for one half of a minimum 60' right of way shall be dedicated to Lafayette Consolidated Government along Steiner Road. LDC 89-44 (a) (1) h. & 89-42 (e) (3) a.
16. The Right of Passage must be labeled as Private Street/Utility Servitude
17. Twenty percent (20%) open space is required. The calculations must be provided on the final plat.
18. A note must be placed on the final plat stating, "The private street is not to be maintained by Lafayette Consolidated Government." Additionally, a Private Street Maintenance Agreement must be signed prior to final plat approval.
19. Complete plans and specifications of the Water Distribution and Sewage Collection Systems need to be submitted to DHH-OPH, Engineering Section for approval before construction is begun. Submit plans to:

Office of Public Health  
Acadian Regional Office  
825 Kaliste Saloom Road, Suite 100  
Lafayette, LA 70508

**PLAT REVISIONS:**

1. Ensure that the roadway labeled as "26.0' Private Right of Passage & Utility Servitude between Lots I and 11 is assigned an approved name submitted thro ugh standard procedures.
2. Ensure that the roadway labeled as "26.0' Private Right of Passage & Utility Servitude between Lots 12 and 17 is assigned an approved name submitted thro ugh standard

procedures.

3. Ensure that the roadway labeled as "26.0' Private Right of Passage & Utility Servitude between Lots 28 and 30 is assigned an approved name submitted through standard procedures.
4. Add a note to the Final Plat: Common open space shall be permanently set aside for the sole benefit, use, and enjoyment of present and future occupants of the development through covenant, deed restriction, common open space servitude, or similar legal instrument. Remove shading of easements from "Common Areas".
5. Correct spelling of "Private" Right of Passage in legend.
6. Revise language to have "Private" in front of drainage instead of Utility (EX: 10.0' Utility & Private Drainage Servitude).
7. All lots and common areas in the subdivision shall be numbered.
8. Label the acreage/or square footage of private road.
9. Addresses : TBD

**OTHER COMMENTS/SUGGESTIONS:**

1. All work to be performed within public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue.
2. It is recommended that the finish floor elevation of any structure enclosed on three or more sides be at minimum 1' (one) foot higher than the centerline of the adjacent road.
3. The owner will coordinate with the Lafayette Utilities System for all required service connections.
4. Any relocation of existing electric facilities will be at the owner/developer's expense. (LUS)
5. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities. (LUS)
6. Add location & footprint of existing and proposed buildings on Final Plat.
7. This property is located in the RM-1 Residential Mixed Zoning District
8. This plat/development must comply all standard regulations within the Lafayette Development Code.
9. Submit preliminary construction plans showing compliance with the Lafayette Development Code to the Development Division for review prior to application for



commercial plan review/building permits.

10. Open space includes neither building sites for dwelling units, utility or storage purposes, vehicular parking, carports or garages, driveways, nor streets, either public or private. Open space does not include areas within required setback.
11. The Postal Service has determined that centralized delivery is the most efficient, cost effective and safest method of providing service to our customers. Specifically, all new delivery points should have determined Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new delivery (development). All new delivery must be established in the following order: CBU delivery to the maximum extent possible, followed by curbside and sidewalk. Please contact LaTasha L. Lewis with the USPS at 225-339-1023.

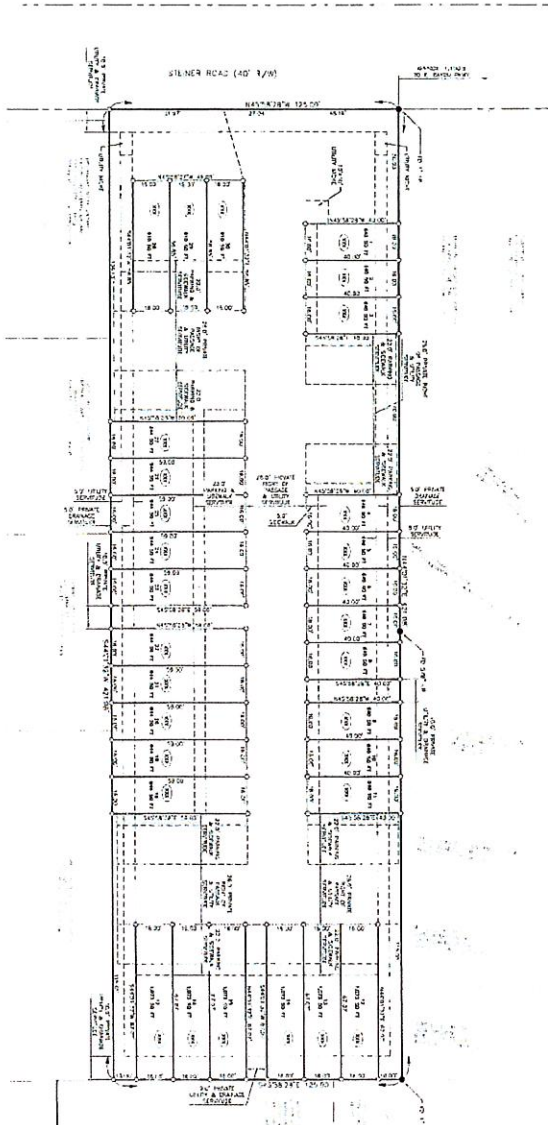
Attachments:

Plat

Aerial Photo

Adjoining Property Owners

SECTION #1, TOP-SHE  
LAVERGNE PARISH, LOUISIANA



PRELIMINARY - NOT FOR RECORDATION

**REFERENCE PLAN**  
FOR THE RECORDATION OF THIS PLAN, THE FOLLOWING PLANS AND SPECIFICATIONS SHALL BE REFERENCED:  
1. LAVERGNE PARISH, LOUISIANA, PARISH AND ZONING ORDINANCES, AS AMENDED TO DATE OF RECORDATION.  
2. ALL APPLICABLE STATE AND FEDERAL LAWS AND REGULATIONS.  
3. ALL APPLICABLE ENGINEERING STANDARDS AND PRACTICES.  
4. ALL APPLICABLE CONSTRUCTION SPECIFICATIONS AND DETAILS.  
5. ALL APPLICABLE CONTRACT DOCUMENTS AND AGREEMENTS.  
6. ALL APPLICABLE PERMITS AND APPROVALS.  
7. ALL APPLICABLE RECORD DRAWINGS AND PLANS.  
8. ALL APPLICABLE SURVEY DATA AND RECORDS.  
9. ALL APPLICABLE UTILITY RECORDS AND MAPS.  
10. ALL APPLICABLE ENVIRONMENTAL RECORDS AND DATA.  
11. ALL APPLICABLE HISTORICAL RECORDS AND DATA.  
12. ALL APPLICABLE ARCHITECTURAL RECORDS AND DATA.  
13. ALL APPLICABLE MECHANICAL, ELECTRICAL, AND PLUMBING RECORDS AND DATA.  
14. ALL APPLICABLE STRUCTURAL RECORDS AND DATA.  
15. ALL APPLICABLE GEOTECHNICAL RECORDS AND DATA.  
16. ALL APPLICABLE SOIL TEST RESULTS AND REPORTS.  
17. ALL APPLICABLE WATER QUALITY TEST RESULTS AND REPORTS.  
18. ALL APPLICABLE AIR QUALITY TEST RESULTS AND REPORTS.  
19. ALL APPLICABLE NOISE TEST RESULTS AND REPORTS.  
20. ALL APPLICABLE TRAFFIC STUDY RESULTS AND REPORTS.  
21. ALL APPLICABLE MARKET STUDY RESULTS AND REPORTS.  
22. ALL APPLICABLE DEMOGRAPHIC STUDY RESULTS AND REPORTS.  
23. ALL APPLICABLE ECONOMIC STUDY RESULTS AND REPORTS.  
24. ALL APPLICABLE SOCIAL IMPACT STUDY RESULTS AND REPORTS.  
25. ALL APPLICABLE CULTURAL IMPACT STUDY RESULTS AND REPORTS.  
26. ALL APPLICABLE HISTORIC PRESERVATION STUDY RESULTS AND REPORTS.  
27. ALL APPLICABLE ARCHITECTURAL HISTORIC PRESERVATION STUDY RESULTS AND REPORTS.  
28. ALL APPLICABLE MECHANICAL, ELECTRICAL, AND PLUMBING HISTORIC PRESERVATION STUDY RESULTS AND REPORTS.  
29. ALL APPLICABLE STRUCTURAL HISTORIC PRESERVATION STUDY RESULTS AND REPORTS.  
30. ALL APPLICABLE GEOTECHNICAL HISTORIC PRESERVATION STUDY RESULTS AND REPORTS.  
31. ALL APPLICABLE SOIL TEST HISTORIC PRESERVATION STUDY RESULTS AND REPORTS.  
32. ALL APPLICABLE WATER QUALITY HISTORIC PRESERVATION STUDY RESULTS AND REPORTS.  
33. ALL APPLICABLE AIR QUALITY HISTORIC PRESERVATION STUDY RESULTS AND REPORTS.  
34. ALL APPLICABLE NOISE HISTORIC PRESERVATION STUDY RESULTS AND REPORTS.  
35. ALL APPLICABLE TRAFFIC HISTORIC PRESERVATION STUDY RESULTS AND REPORTS.  
36. ALL APPLICABLE MARKET HISTORIC PRESERVATION STUDY RESULTS AND REPORTS.  
37. ALL APPLICABLE DEMOGRAPHIC HISTORIC PRESERVATION STUDY RESULTS AND REPORTS.  
38. ALL APPLICABLE ECONOMIC HISTORIC PRESERVATION STUDY RESULTS AND REPORTS.  
39. ALL APPLICABLE SOCIAL IMPACT HISTORIC PRESERVATION STUDY RESULTS AND REPORTS.  
40. ALL APPLICABLE CULTURAL IMPACT HISTORIC PRESERVATION STUDY RESULTS AND REPORTS.

**UTILITIES**  
1. ALL UTILITIES SHALL BE LOCATED AND DEPTH AS SHOWN ON THE UTILITY RECORDS AND MAPS.  
2. ALL UTILITIES SHALL BE PROTECTED AND AVOIDED AS MUCH AS POSSIBLE.  
3. ALL UTILITIES SHALL BE DEEPENED AND REINFORCED AS NECESSARY.  
4. ALL UTILITIES SHALL BE REPAIRED AND REPLACED AS NECESSARY.  
5. ALL UTILITIES SHALL BE MAINTAINED AND OPERATED AS SHOWN ON THE UTILITY RECORDS AND MAPS.  
6. ALL UTILITIES SHALL BE MONITORED AND MAINTAINED AS SHOWN ON THE UTILITY RECORDS AND MAPS.  
7. ALL UTILITIES SHALL BE REPORTED AND RECORDED AS SHOWN ON THE UTILITY RECORDS AND MAPS.  
8. ALL UTILITIES SHALL BE APPROVED AND PERMITTED AS SHOWN ON THE UTILITY RECORDS AND MAPS.  
9. ALL UTILITIES SHALL BE INSPECTED AND TESTED AS SHOWN ON THE UTILITY RECORDS AND MAPS.  
10. ALL UTILITIES SHALL BE AS-BUILT AND RECORDED AS SHOWN ON THE UTILITY RECORDS AND MAPS.

**NOTES**  
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING CODES.  
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING CODES.  
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL STRUCTURAL CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL GEOTECHNICAL CODES.  
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SOIL TEST CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL WATER QUALITY CODES.  
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL AIR QUALITY CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL NOISE CODES.  
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL TRAFFIC CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL MARKET CODES.  
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL DEMOGRAPHIC CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL ECONOMIC CODES.  
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SOCIAL IMPACT CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL CULTURAL IMPACT CODES.  
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL HISTORIC PRESERVATION CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL ARCHITECTURAL HISTORIC PRESERVATION CODES.  
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL, ELECTRICAL, AND PLUMBING HISTORIC PRESERVATION CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL STRUCTURAL HISTORIC PRESERVATION CODES.  
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL GEOTECHNICAL HISTORIC PRESERVATION CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL SOIL TEST HISTORIC PRESERVATION CODES.  
12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WATER QUALITY HISTORIC PRESERVATION CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL AIR QUALITY HISTORIC PRESERVATION CODES.  
13. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL NOISE HISTORIC PRESERVATION CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL TRAFFIC HISTORIC PRESERVATION CODES.  
14. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MARKET HISTORIC PRESERVATION CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL DEMOGRAPHIC HISTORIC PRESERVATION CODES.  
15. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ECONOMIC HISTORIC PRESERVATION CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL SOCIAL IMPACT HISTORIC PRESERVATION CODES.  
16. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CULTURAL IMPACT HISTORIC PRESERVATION CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL HISTORIC PRESERVATION CODES.  
17. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ARCHITECTURAL HISTORIC PRESERVATION CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL, ELECTRICAL, AND PLUMBING HISTORIC PRESERVATION CODES.  
18. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL STRUCTURAL HISTORIC PRESERVATION CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL GEOTECHNICAL HISTORIC PRESERVATION CODES.  
19. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SOIL TEST HISTORIC PRESERVATION CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL WATER QUALITY HISTORIC PRESERVATION CODES.  
20. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL AIR QUALITY HISTORIC PRESERVATION CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL NOISE HISTORIC PRESERVATION CODES.

TABLE WITH 2 COLUMNS: PROPERTY INFORMATION AND ZONING INFORMATION.

**GENERAL NOTES**  
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING CODES.  
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING CODES.  
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL STRUCTURAL CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL GEOTECHNICAL CODES.  
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SOIL TEST CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL WATER QUALITY CODES.  
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL AIR QUALITY CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL NOISE CODES.  
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL TRAFFIC CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL MARKET CODES.  
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL DEMOGRAPHIC CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL ECONOMIC CODES.  
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SOCIAL IMPACT CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL CULTURAL IMPACT CODES.  
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL HISTORIC PRESERVATION CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL ARCHITECTURAL HISTORIC PRESERVATION CODES.  
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL, ELECTRICAL, AND PLUMBING HISTORIC PRESERVATION CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL STRUCTURAL HISTORIC PRESERVATION CODES.  
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL GEOTECHNICAL HISTORIC PRESERVATION CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL SOIL TEST HISTORIC PRESERVATION CODES.  
12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WATER QUALITY HISTORIC PRESERVATION CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL AIR QUALITY HISTORIC PRESERVATION CODES.  
13. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL NOISE HISTORIC PRESERVATION CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL TRAFFIC HISTORIC PRESERVATION CODES.  
14. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MARKET HISTORIC PRESERVATION CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL DEMOGRAPHIC HISTORIC PRESERVATION CODES.  
15. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ECONOMIC HISTORIC PRESERVATION CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL SOCIAL IMPACT HISTORIC PRESERVATION CODES.  
16. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CULTURAL IMPACT HISTORIC PRESERVATION CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL HISTORIC PRESERVATION CODES.  
17. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ARCHITECTURAL HISTORIC PRESERVATION CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL, ELECTRICAL, AND PLUMBING HISTORIC PRESERVATION CODES.  
18. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL STRUCTURAL HISTORIC PRESERVATION CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL GEOTECHNICAL HISTORIC PRESERVATION CODES.  
19. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SOIL TEST HISTORIC PRESERVATION CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL WATER QUALITY HISTORIC PRESERVATION CODES.  
20. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL AIR QUALITY HISTORIC PRESERVATION CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL NOISE HISTORIC PRESERVATION CODES.

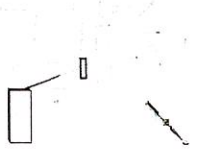
PREPARED BY:  
SHAWN MACHESON, P.L.S.  
LAVERGNE, LA 70058  
[225]278-8227



REGISTERED PROFESSIONAL ENGINEER  
LAVERGNE, LA 70058  
[225]278-8227



PROPERTY MAP









## ADJACENT PROPERTY OWNERS STEINER LOFTS

BABB SARA GWIN  
117 STONEWOOD CIR  
LAFAYETTE LA 70508-5630

MCCURLEY MICHELLERUTH  
MCCURLEY JOHN W  
105 STONEWOOD CIR  
LAFAYETTE LA 70508-5630

BROUSSARD JUDY A  
130 STEINER RD #C  
LAFAYETTE LA 70508-6002

RUSSO JOSEPH II  
RUSSO BARBARA SUE TERE  
118 STEINER RD  
LAFAYETTE LA 70508-6002

BROUSSARD MARY EURADELL  
1376 HADDON PL  
HOOVER AL 35226-6308

LAFAYETTE RENOVATIONS LLC  
830 E BAYOU PKWY  
LAFAYETTE LA 70508-4010

DEVILLE ELISABETH A BUTTIKOFER  
BUTTIKOFER VICKEY LYNN  
1157 PIN OAK DR  
LAKE CHARLES LA 70611-6718

BELAME SURESH N  
3605 GLOUCESTER RD  
RICHARDSON TX 75082-0042

HOFFPAUR WILLIAM MICHAEL  
HOFFPAUR GLENDA S WEEKS  
1812 W PINHOOK RD STE 202  
LAFAYETTE LA 70508-3743

BRIDGES JULIE CLAIRE  
132-B STEINER RD  
LAFAYETTE LA 70508-6002

VIATOR TERRY JAMES SR  
VIATOR MARGARET PRUITT  
136 PEMBROKE LN  
LAFAYETTE LA 70508-5614

OWENS REBECCA MOREAU  
132-A STEINER RD  
LAFAYETTE LA 70508-6002

LANDRY MARY  
MITCHELL SHEPHERD  
110 STONEWOOD CIR  
LAFAYETTE LA 70508-5630

MARTINA ROBERT M  
101 CHERBOURG CIR  
LAFAYETTE LA 70508-6021

LESSIE LEE WYNNE LLC  
206 PEMBROKE LN APT B  
LAFAYETTE LA 70508-5616

THIBODEAUX JOHN R  
THIBODEAUX BARBARA MCCLARD  
PO BOX 53542  
LAFAYETTE LA 70505-3542

BRUNET LUKE MICHAEL  
BRUNET SAMANTHA M K PEYTON  
128-C STEINER RD  
LAFAYETTE LA 70508-6002

TUCK BRYAN DAVID  
KIDDER ALLISON CARA  
112 STONEWOOD CIR  
LAFAYETTE LA 70508-5630

GOFORTH JEFFREY A  
GOFORTH TREVA WHITFIELD  
125 CANEBROKE LN  
LAFAYETTE LA 70508-5603

HELTERS DILLON PATRICK  
HELTERS AMANDA TINE  
138 PEMBROKE LN  
LAFAYETTE LA 70508-5614

PERRY TWILA DAVIS  
114 STONEWOOD CIR  
LAFAYETTE LA 70508-5630

DUPUY CHRISTINE LYNNE  
813 VOORHIES ST  
LAFAYETTE LA 70501-5715

HUGGINS JENNIFER  
2600 W WILLOW ST  
SCOTT LA 70583-5260

MAYNE KENNETH M  
101 STEINER RD  
LAFAYETTE LA 70508-6001

|  |  |   |
|--|--|---|
| BALTIC REAL ESTATE LLC<br>209 ACACIA DR<br>LAFAYETTE LA 70508-4004                               | BRUPBACHER ROSS ALAN<br>BRUPBACHER BARBARA JACKSON<br>200 PEMBROKE LN<br>LAFAYETTE LA 70508-5616 | MARBLE JAMES BRUCE<br>113 STONEWOOD CIR<br>LAFAYETTE LA 70508-5630                                      |
| HICKS JAMES DARRELL HICKS<br>LESLIE L<br>117 ARLETTE DR<br>LAFAYETTE LA 70503-4421               | MERHEJ RENEE WADIH<br>104 CANEBROKE LN<br>LAFAYETTE LA 70508-5604                                | VINCENT DWAYNE<br>139 PEMBROKE LN<br>LAFAYETTE LA 70508-5660  |
| RICHESON ARDELLA ENGLE<br>109 STONEWOOD CIR<br>LAFAYETTE LA 70508-5630                           | SCHEXNAYDER MARILYN DOUSAY<br>109 KINGS COVE CIR<br>LAFAYETTE LA 70508-0215                      | ROBINSON RICHARD DALE<br>115 STONEWOOD CIR<br>LAFAYETTE LA 70508-5630                                   |
| BOYLE NATALIE CONNOHR<br>111 STONEWOOD CIR<br>LAFAYETTE LA 70508-5630                            | SMITH EULA BERTRAND<br>SMITH IRA A (ESTATE)<br>137 PEMBROKE LN<br>LAFAYETTE LA 70508-5613        | MADANI MOHAMMAD REZA<br>MADANI PARVIN HASHEMIAN<br>6115 RIVERBEND LAKES DR<br>BATON ROUGE LA 70820-5051 |
| THIBEAUX DAILEY MARTIN<br>124A STEINER RD<br>LAFAYETTE LA 70508-6002                             | TAYLOR CHARLES E<br>BALDWIN LINDA<br>1613 E JOYCES RD<br>HARRISON ID 83833-8500                  | VAUGHN RODERIC JAMES<br>120 STEINER<br>RD<br>LAFAYETTE LA 70508-6002                                    |
| TIMMERMAN HELEN<br>DEMAREST (ESTATE)<br>107 STONEWOOD CIR<br>LAFAYETTE LA 70508-5630             | KELLEY SETH<br>122 STEINER RD<br>LAFAYETTE LA 70508-6002   | VEILLON SHERWIN KENT<br>119 CANEBROKE LN<br>LAFAYETTE LA 70508-5603                                     |
| WADE MARY VIRGINIA HOFFPAUIR<br>WADE KYLE MICHAEL<br>132 CANEBROKE LN<br>LAFAYETTE LA 70508-5604 | WILLIAMS MICHELLE<br>133 PEMBROKE LN<br>LAFAYETTE LA 70508-5613                                  | LEGER STEVEN KEITH<br>105 STEINER RD<br>LAFAYETTE LA 70508-6001   |
| CES PROPERTIES<br>2143 HIGHWAY 95<br>EUNICELA LA 70535-8230                                      | LEONI RICARDO R<br>WITHERS JO ELLEN<br>102 BRANTON DR<br>LAFAYETTE LA 70508-5619                 | VALDETERO JASON PAUL<br>VALDETERO ANDREA BLAKE<br>SUTTON<br>100 BAUDOIN ST<br>LAFAYETTE LA 70503-4428   |
| RUSSEL BIENVENU LLC<br>238 LEDET DR<br>NATCHITOCHE LA 71457-6151                                 | STAKES KYLE JUDE<br>113 JOMAR RD<br>LAFAYETTE LA 70508-5649                                      | RODRIGUEZ CORY LEE<br>208 WORTH AVE<br>LAFAYETTE LA 70508-6633  |

MARCOTTE MELISSA  
111 JOMAR RD  
LAFAYETTE LA 70508-5649

DUNN THOMAS BOYD  
123 JOMAR RD  
LAFAYETTE LA 70508-5649

DISCHLER KATHARINA  
102 CHERBOURG CIR  
LAFAYETTE LA 70508-6022

GACHASSIN NICHOLAS JR  
GACHASSIN JOHNNIE LEAH CLICK  
107 CHERBOURG CIR  
LAFAYETTE LA 70508-6021

VOITIER ANN TERESE  
103 CHERBOURG CIR  
LAFAYETTE LA 70508-6021

VIERA RAUL J VIERA MELLA L  
107 STONEHILL RD  
LAFAYETTE LA 70508-6010

MEJIA JOSE ALFREDO UMANZOR  
3895 JASMINE BLVD  
LAKE CHARLES LA 70605-3114

HUGGINS JENNIFER  
2600 W WILLOW ST  
SCOTT LA 70583-5260

LAFAYETTE CITY PARISH  
CONSOLIDATED GOV  
PO BOX 4017-C  
LAFAYETTE LA 70502