

ADMINISTRATIVE COMMENT

May 2, 2024

Department of Planning & Development

CASE NO.: REV24-03-001

NAME OF STREET OR ROAD: Unopened portion of 6th Avenue, 7th Avenue, 8th Avenue, and 7th Street

NAME OF SUBDIVISION: Paillet First Subdivision

WARD: 10 PARISH COUNCIL DISTRICT: 6

PROPERTY LOCATION: The property is located east of 6th Street, south of LA Highway 435 in the Paillet First Subdivision (as delineated on Map #169B), Ward 10, District 6.

SURROUNDING ZONING: A-2 Suburban District & A-4 Single Family Residential District

PETITIONER/REPRESENTATIVE: Russell Armstrong & Raymond Lang

STAFF COMMENTARY:

Department of Planning & Development Comments:

The petitioners are requesting to revoke several portions of right-of-way in the Paillet First Subdivision. The petitioners plan to assimilate the unopened portions of 6th Avenue, 7th Avenue, 8th Avenue, and 7th Street right-of-ways into their adjacent properties in order to create two (2) large parcels.

Recommendation:

Staff believes that the proposal is consistent relative to the Louisiana Revised Statutes governing the revocation of immovable property since the right-of-way does not appear to serve any public use or benefit, other than to the applicant. Therefore, staff has no objections to the requested revocation request subject to the applicant assimilating the portions of the right-of-way into their adjacent properties through the parish's resubdivision process.

NOTE: THIS IS NOT A BOUNDARY SURVEY MAP

*A REVOCATION MAP OF A PORTION OF 6TH AVENUE, 7TH AVENUE, 8TH AVENUE & 7TH STREET, PAILET FIRST SUBDIVISION, SECTION 38, T-6-S, R-12-E, ST. TAMMANY PARISH, LOUISIANA

Reference:
 1. Recorded Plat of Pailet First Subdivision, Map No. 169B, Clerk of Courts Office
 2. A Survey Plat of a Portion of Block 38, by Herbert Sanders dated 10-11-78, Job No. ST-78-811

LINE TABLE:

- L1=S33°19'02"E-52.84'
- L2=N33°28'39"W-55.25'
- L3=S33°39'13"E-49.90'
- L4=N33°54'30"W-49.90'
- L5=S56°44'11"W-50.04'
- L6=N56°40'09"E-50.08'
- L7=N57°49'11"E-49.61'



SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A BOUNDARY SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LX1.
 THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

R. Lang

BRUCE M. BUTLER III
 LA. PROFESSIONAL LAND SURVEYOR
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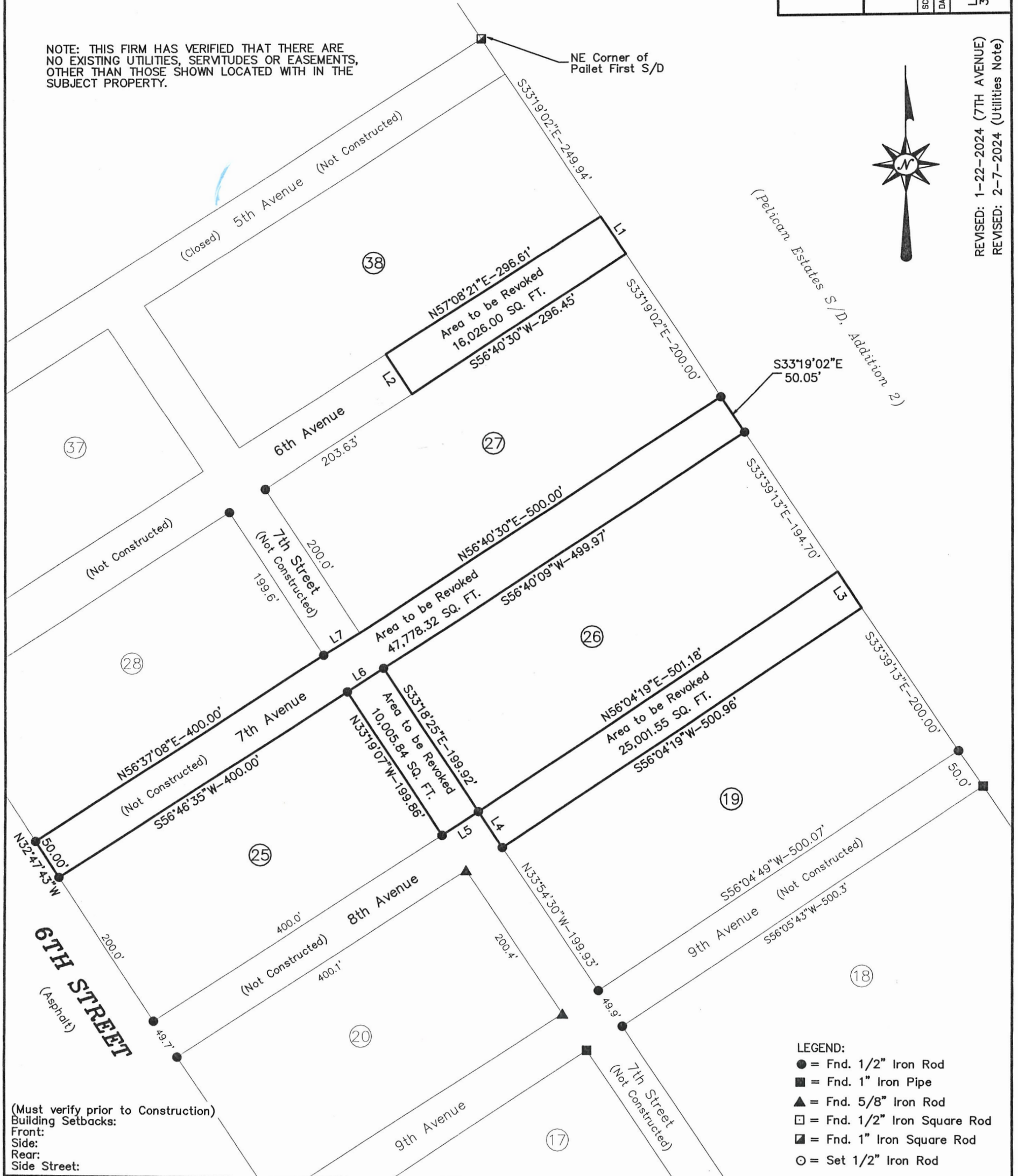
MAP PREPARED FOR

RICKEY R. LANG

SCALE: 1" = 120'
 DATE: 8-10-2023
 DRAWN BY: JWG

Located in Pailet First Subdivision, in Section 38, T-6-S, R-12-E, St. Tammany Parish, La.
 SURVEY NUMBER: 21381

NOTE: THIS FIRM HAS VERIFIED THAT THERE ARE NO EXISTING UTILITIES, SERVITUDES OR EASEMENTS, OTHER THAN THOSE SHOWN LOCATED WITH IN THE SUBJECT PROPERTY.



REVISED: 1-22-2024 (7TH AVENUE)
 REVISED: 2-7-2024 (Utilities Note)