



# Planning Commission

TO: Mayor Staci Albritton Mitchell  
Alderman Morgan Buxton  
Alderman James Polk Brian  
Alderman Ben Westerburg  
Alderman Thomas Hamilton  
Alderman Rodney Welch  
Doug Caldwell, City Attorney  
Lydia Holland, City Attorney  
Andrea Pate, City Clerk  
Courtney Hornsby, Chief of Staff  
City Engineer

FROM: Jonathan Kaufman, Building & Development Director  
318-397-6720 or 318-397-6722

DATE: Enclosed please find the packet from the October 21, 2024  
Planning Commission meeting, for your review:

A handwritten signature in blue ink, appearing to read "J. R. H.", is written over the "FROM:" section of the letter.

**Case for Review to be heard by City Council on 11-12-2024:**

**ZC-24-45000012** by Bailey Properties of N LA LLC. Requesting Zone Change from R-1 (Single Family Residential) District to B-1 (Transitional Business) District for property located at 1209 Tulane Ave (Parcel #41482) to build a multi-family development per West Monroe Code of Ordinances Sec. 12: 5014. Jonathan Kaufman confirmed that sewer and water were available for this project. The main concern was that the zone change should be changed to a R-2 (Multi-family Residential) instead of a B-1. Gail Caldwell (1210 Tulane Ave.) & Trevor Land (1306 Ridge Ave.) both spoke. They both expressed concern about whether the duplexes would be low-income housing or not. Brian Bendily explained that they would not be. Both Gail Caldwell & Trevor Land thought it would be a great addition to the neighborhood. Brian Bendily stressed that more information would be needed in order to move forward. Judy Poole asked about a Drainage Impact Statement and a full set of plans. Kelvin Bailey did not have any other additional information for this project. Melody Olson motioned to deny. Judy Poole seconded. **This application was DENIED and will not be sent to The West Monroe City Council.**

**PA-24-10000001** by Bailey Properties of N LA LLC for property owned by Bailey Properties of N LA LLC located at 1209 Tulane Ave (Parcel #41482) and 1211 Tulane Ave (Parcel #133446). Requesting Planning Approval to allow dwelling, multi-family in a B-1 (Transitional Business) District per West Monroe Code of Ordinances Section 12-5014 (a)(2). **This application was not heard due to the deny of the ZC-24-45000012 and will not be sent to The West Monroe City Council.**

**SUB-24-55000002** by Bailey Properties of N LA LLC for property located at 1209 Tulane Ave (Parcel #41482) and 1211 Tulane Ave (Parcel #133446). Requesting Subdivision Review for Bailey Properties Resub Division per West Monroe Code of Ordinances Section 12-2001. The West Monroe City Council will hear this case on November 12, 2024. **This application was not heard due to the deny of the ZC-24-45000012 and will not be sent to The West Monroe City Council.**

Kelvin Bailey  
1209/1211 Tulane Ave.  
West Monroe, LA 71291

West Monroe City Council  
2305 N 7<sup>th</sup> St.  
West Monroe, LA 71291

Dear Members of the West Monroe City Council,

Subject: Appeal for Zone Change and Request for Planning Approval at 1209 & 1211 Tulane Avenue.

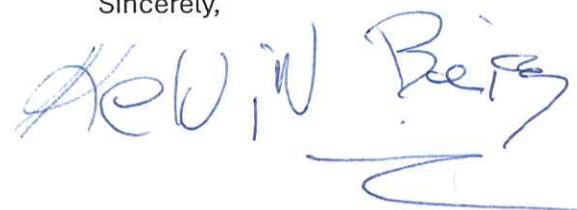
I am writing to formally appeal the recent decision by the West Monroe Planning Commission to deny the requested Zoning Change for the property located at 1209 Tulane Avenue. In addition to the appeal, I respectfully request that the City Council consider the approval of a Planning Review to allow a multi-family dwelling in a B-1 (Transitional Business) district, as well as a Subdivision Review for the Re-Subdivision of the property at both 1209 Tulane Avenue and 1211 Tulane Avenue.

The proposed Zoning Change from R-1 (Single Family Residential) to B-1 (Transitional Business) would enable us to pursue development that could bring new opportunities for affordable housing, increased neighborhood vitality, and convenient living options for our community. Allowing a multi-family dwelling within the B-1 zoning category would provide a balanced approach, maintaining the character of the neighborhood while addressing the need for the varied housing options.

Additionally, a subdivision review for a re-subdivision of the property would ensure that development proceeds in alignment with community standards and city planning requirements. By addressing the specific needs for multi-family housing and orderly subdivision planning, this project has the potential to positively impact the neighborhood by improving property values, increasing access to housing, and revitalizing the area.

Thank you for your time and consideration. I look forward to discussing this matter further and am available to provide additional information or attend any meetings necessary to assist in the review of this appeal.

Sincerely,

A handwritten signature in blue ink that reads "Kelvin Bailey". The signature is stylized with a large, sweeping "K" and a long horizontal line extending from the end of the name.

PLANNING COMMISSION MINUTES  
Monday, October 21, 2024

MEMBERS PRESENT: Tom Malmay  
Judy Poole  
Brian Bendily  
AJ Word  
Melody Olson

OTHERS PRESENT: Jonathan Kaufman, Director, Building & Development  
Chessi Alexander, Building & Development  
Doug Caldwell, West Monroe City Attorney  
Lydia Holland Baugh, West Monroe City Attorney  
Trevor Land, 1306 Ridge Avenue  
Maria Gonzalez, 105 Boyd Street  
Alex Nieves, 105 Boyd Street  
Kelvin Bailey, 1209/1211 Tulane Avenue  
Sharon Bailey, 1209/1211 Tulane Avenue  
Scott Zeuch, Pelican River Homes of Bossier City, LA  
Marty Bailey, 210 Height Street  
Gail Caldwell, 1210 Tulane Avenue

The Monday, October 21, 2024, Planning Commission Meeting was called to order by Brian Bendily. The Commission approved the minutes of the Monday, August 19, 2024, Planning Commission meeting.

The cases for review were:

**PASE-24-15000003** by Maria Gonzalez for property owned by Maria Gonzalez & Alex Chavez located at 105 Boyd Street (Parcel #4895). Requesting Planning Approval / Special Exception for Class B Mobile Home (Year 2001/Size 16ftx80ft) in an R-1 (Single Family Residential) District per West Monroe Code of Ordinances Section 12-5012 (3). Tom Malmay made a motion to **send this application to the Board of Adjustments with a FAVORABLE Recommendation**. Judy Poole seconded. All in Favor. The West Monroe Board of Adjustments will hear this case on October 28, 2024, Board of Adjustments Meeting.

**ZC-24-45000012** by Bailey Properties of N LA LLC. Requesting Zone Change from R-1 (Single Family Residential) District to B-1 (Transitional Business) District for property located at 1209 Tulane Ave (Parcel #41482) to build a multi-family development per West Monroe Code of Ordinances Sec. 12: 5014. Jonathan Kaufman confirmed that sewer and water were available for this project. The main concern was that the zone change should be changed to a R-2 (Multi-family Residential) instead of a B-1. Gail Caldwell (1210 Tulane Ave.) & Trevor Land (1306 Ridge Ave.) both spoke. They both expressed concern about whether the duplexes would be low income housing or not. Brian Bendily explained that they would not be. Both Gail Caldwell & Trevor Land thought it would be a great addition to the neighborhood. Brian Bendily stressed that more information would be needed in order to move forward. Judy Poole asked about a Drainage Impact Statement and a full set of plans. Kelvin Bailey did not have any other additional information for this project. Melody Olson motioned to deny. Judy Poole seconded. **This application was DENIED and will not be sent to The West Monroe City Council.**

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**SUB-24-55000002** by Bailey Properties of N LA LLC for property located at 1209 Tulane Ave (Parcel #41482) and 1211 Tulane Ave (Parcel #133446). Requesting Subdivision Review for Bailey Properties Resub Division per West Monroe Code of Ordinances Section 12-2001. The West Monroe City Council will hear this case on November 12, 2024. **This application was not heard due to the deny of the ZC-24-45000012 and will not be sent to The West Monroe City Council.**

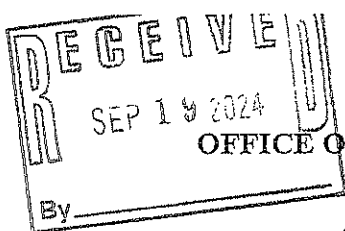
PLANNING COMMISSION MINUTES  
Monday, October 21, 2024

In Other Business:

The Commission had an open discussion regarding designating a “Use-By-Right” district for mobile homes. Brian Bendily motioned to entertain the idea. Jonanthan Kaufman explained that the process would be lengthy. Several locations were discussed. Jonathan Kaufman will speak with the mayor and draw up a list of questions for the Commissioners to look over. **This discussion was TABLED till further notice.**

As there was no further business, the meeting was adjourned.





CITY OF WEST MONROE  
OFFICE OF BUILDING & DEVELOPMENT: ZONING PROCESS APPLICATION

2305 N 7<sup>th</sup> Street, West Monroe, LA 71291 318 396-2600 318-397-6722

Jonathan Kaufman, Building & Development Director

CASE TITLE & NO.:

24-15000003

DATE RECEIVED:

9.18.2024

Complete Items Indicated for the following:

<input type="checkbox"/>	Planning Approval	FEE	\$200	1,2,3,4,5,6,10,15,16
<input checked="" type="checkbox"/>	Planning Approval/Special Exception	FEE	\$300	1,2,3,4,5,6,10,11,15,16
<input type="checkbox"/>	Variance	FEE	\$200	1,2,3,4,5,6,11,15,16
<input type="checkbox"/>	Planning Approval - Parking Plan	FEE	\$200	1,2,3,4,5,6,7,10,15,16
<input type="checkbox"/>	Planned Building Group Approval	FEE	\$200/1 AC+\$10/ADDL ACRE	1,2,3,5,6,8,9,10,15,16
<input type="checkbox"/>	Planned Unit Development	FEE	\$200/1 AC+\$10/ADDL ACRE	1,2,3,4,6,8,9,10,15,16
<input type="checkbox"/>	Zoning Ordinance Amendment	FEE	\$300	1,2,3,10,12,13,14,15,16
<input type="checkbox"/>	Zoning Ordinance Map Amendment	FEE	\$300/1 AC+\$10/ADDL ACRE	1,2,3,10,12,13,14,15,16
<input type="checkbox"/>	Revocation	FEE	\$300	1,2,3,6,10,14,15,16
<input type="checkbox"/>	Subdivision Review (Preliminary, Final)	FEE	\$200/1 AC+\$10/ADDL ACRE	1,2,3,4,6,10,15,16
<input type="checkbox"/>	Annexation	FEE	\$-0-	1,2,3,10,12,13,14,15,16
<input type="checkbox"/>	Dedication	FEE	\$-0-	1,2,3,4,5,6,10,14,15,16

1. Applicant's Name:

Maria Gonzalez

Phone:

318-557-993

Mailing Address:

EMAIL Address:

gonzalelala80@gmail.com

Interest in Application:

2.

Site: Municipal Address:

105 Boyd St., Wm, LA 71292

Location Legal Description if no municipal number:

MUST ATTACH COPY OF DEED OR MORTGAGE FOR LEGAL DESCRIPTION OF PROPERTY

Existing Zoning:

R-1

Proposed Zoning:

Tax R#:

4895

Existing Use:

3.

REQUEST (Be specific in description):

2001 16'x80' ft

4.

Use by Planning Approval. Indicate any existing deed restrictions:

Previous Applications on File:

Approximate cost of work involved:

Plot Plan attached ( )

Copies of Drainage plan attached ( )

Floor Plan and elevation attached ( )

Subdivision plat attached ( )

5.

Names and mailing address of ADJACENT property owners.

ZONING OFFICE WILL SUPPLY

6.

For Planning Approval & Parking Plans:

Number of Parking Spaces Required:

( ) Parking Layout attached

Number of Parking Spaces Provided:

7.

For Planning Approval: Plan of Combined Sharing of Parking Facilities

8.

For Planned Building Group or Planned Residential Development. Provide site plans which shall include:

( ) Land use of adjoining properties ( ) Public and private easements and rights-of-ways ( ) Location of existing structures on adjacent property ( ) Location, number of stories and gross floor area of proposed principal buildings and accessory structures ( ) Curb cuts ( ) Driveways ( ) Off-street parking area ( ) Off-street loading areas ( ) Walks ( ) Special purpose open areas ( ) Location and height of fences, walls and screen planting ( ) Types of paving or other surfaces.

9.

For Planned Residential Development:

( ) Location of proposed commercial facilities, if any, for sole use of residents of the proposed PRD (from B-1 and B-2 uses) ( ) Submit subdivision application concurrent with the application for RPD if required for proposed development.

10.

PLANNING COMMISSION HEARING DATE:

Oct. 21, 2024

TIME: 5:00 P.M.

11.

BOARD OF ADJUSTMENTS HEARING DATE:

Oct. 28, 2024

TIME: 5:00 P.M.

- ( ) 12. For Zoning Ordinance or Ordinance Map Amendments (Zone Changes), if the proposed use would require an amendment to the Zoning Ordinance or Map Indicate reasons for amendment; this ordinance including the Zoning Map is based on comprehensive planning studies and is intended to carry out the objectives of a sound, stable and desirable development. It is recognized that casual change or amendment to the ordinance would be detrimental to the achievement of that objective, and it is therefore declared to be the public policy to amend this ordinance only when one or more of the following conditions prevail:
- A. Error; there is a manifest error in the ordinance;
  - B. Change in conditions; changed or changing conditions in a particular area or in the metropolitan area generally make a change in the ordinance necessary and desirable.
  - C. Increase in need for sites for business or industry; increased or increasing needs for business or industrial sites in addition to sites that are available make it necessary and desirable to rezone an area or to extend the boundaries of an existing district;
  - D. Subdivision of land; the subdivision or imminent subdivision of open land into urban building sites makes reclassification necessary and desirable.

**ALL PROPERTY OWNERS WITHIN 300 FEET IN ALL DIRECTIONS (NORTH, SOUTH, EAST & WEST) FROM THE PROPOSED CHANGE WILL BE NOTIFIED OF THIS APPLICATION.**

Indicate name and address of every person, firm or corporation represented by the applicant.

Signatures of Owners of entire land area included within proposed map amendment and Signatures of Owners of all existing structures within proposed map amendment are required.

List All encumbrances of the land structures.

- ( ) 13. **PLAT:** If the proposed amendment would require a change in the Zoning Map, a plat showing the land area which would be affected, the present zoning classification of the area, the land area of all abutting districts and the present zoning classification thereof, public rights-of-ways and easements bounding and intersecting the designated area and the abutting districts, the locations of all existing and proposed structures with supporting open facilities, and the specific ground area to be provided and continuously maintained for the proposed structure or structures.
- DEVELOPMENT SCHEDULE:** The time schedule for the beginning and completing of development planned; if the development is planned in stages, the time schedule shall indicate the successive stages and the development planned for each stage.
- MARKET INFORMATION:** If the proposed amendment would require a change in the Zoning Map by rezoning an area from an existing Residential District to a free-standing Business District, would require more than double the area of an existing business district entirely surrounded by residential districts, or would enlarge the area of a written description of the market area to be served by the development, the population thereof, the effective demand for the proposed facilities and any other information describing the relationship of the proposed development to the needs of the applicable area.
- PUBLIC NEED:** The change or changing conditions in the applicable area, or in metropolitan area generally, that make the proposed amendment necessary and desirable for the promotion of the public health, safety or general welfare.
- EFFECT OF AMENDMENT:** A report giving the nature, description and effect of the proposed amendment; if the proposed amendment would require a change in the zoning map, a description of the probable effect on the surrounding land use and properties.
- ERROR:** The error (if error be alleged) in this ordinance that would be corrected by the proposed amendment.

- ( ) 14. **CITY COUNCIL PUBLIC HEARING DATE:** \_\_\_\_\_, 20\_\_\_\_  
**TIME:** 6:00 P.M.

- X 15. **Signature of Applicant:** Maria Gonzalez [Signature]  
PRINT NAME SIGNATURE
- Signature of Property Owner:** Maria Gonzalez [Signature]  
PRINT NAME SIGNATURE

- X 16. **REQUIRED FEE:** \$300 (MUST BE PAID PRIOR TO PROCESSING OF THIS APPLICATION)

**DEADLINE DATE FOR SUBMITTING THIS APPLICATION:**

NOON ON THURSDAY, Sept. 19th, 2024

**A COMPLETE WRITTEN DESCRIPTION  
OF YOUR REQUEST AND A DETAILED SITE PLAN  
MUST BE ATTACHED TO APPLICATION AT TIME OF  
SUBMITTAL TO ZONING DEPT.**

**NOTE:** Applicant, Owner and/or Representative is REQUIRED to attend the meeting to answer questions regarding this application.



SETBACKS 25' Front  
25' Rear  
5' Side

20ft

2014-11-22 10:00 Degrees







Bailey Properties of  
North Louisiana, LLC

CITY OF WEST MONROE  
OFFICE OF BUILDING & DEVELOPMENT: ZONING PROCESS APPLICATION  
2305 N 7<sup>th</sup> Street, West Monroe, LA 71291 318 396-2600 318-397-6722  
Jonathan Kaufman, Building & Development Director

RECEIVED

CASE TITLE & NO.:

ZC-24-45000012

DATE RECEIVED:

AUG 13 2024

Complete Items Indicated for the following:

<input type="checkbox"/>	Planning Approval	FEE	\$200	1,2,3,4,5,6,10,15,16
<input type="checkbox"/>	Planning Approval/Special Exception	FEE	\$300	1,2,3,4,5,6,10,11,15,16
<input type="checkbox"/>	Variance	FEE	\$200	1,2,3,4,5,6,11,15,16
<input type="checkbox"/>	Planning Approval - Parking Plan	FEE	\$200	1,2,3,4,5,6,7,10,15,16
<input type="checkbox"/>	Planned Building Group Approval	FEE	\$200/1 AC+S10/ADDL ACRE	1,2,3,5,6,8,9,10,15,16
<input type="checkbox"/>	Planned Unit Development	FEE	\$200/1 AC+S10/ADDL ACRE	1,2,3,4,6,8,9,10,15,16
<input type="checkbox"/>	Zoning Ordinance Amendment	FEE	\$300	1,2,3,10,12,13,14,15,16
<input checked="" type="checkbox"/>	Zoning Ordinance Map Amendment	FEE	\$300/1 AC+S10/ADDL ACRE	1,2,3,10,12,13,14,15,16
<input type="checkbox"/>	Revocation	FEE	\$300	1,2,3,6,10,14,15,16
<input type="checkbox"/>	Subdivision Review (Preliminary, Final)	FEE	\$200/1 AC+S10/ADDL ACRE	1,2,3,4,6,10,15,16
<input type="checkbox"/>	Annexation	FEE	S-0-	1,2,3,10,12,13,14,15,16
<input type="checkbox"/>	Dedication	FEE	S-0-	1,2,3,4,5,6,10,14,15,16

1. Applicant's Name: Velvin Bailey Phone: 318-450-2421  
Mailing Address: 294 Cheniere Station Rd. W-M, 71292  
EMAIL Address: info@teesn-things.net  
Interest in Application: Velvin Bailey  
2. Site: Municipal Address: 1209 Tulane Ave.  
Location Legal Description if no municipal number:

MUST ATTACH COPY OF DEED OR MORTGAGE FOR LEGAL DESCRIPTION OF PROPERTY

Existing Zoning: R-1 Proposed Zoning: B-1 Tax R#: 41482  
Existing Use: Residential Home

3. REQUEST (Be specific in description):  
Zone Change from R-1 to B1 for multi-family development per Sec 12-5014.  
4. Use by Planning Approval. Indicate any existing deed restrictions:  
Previous Applications on File:  
Approximate cost of work involved:

Plot Plan attached (☐)  
Copies of Drainage plan attached (☐)

Floor Plan and elevation attached (☐)  
Subdivision plat attached (☐)

5. Names and mailing address of ADJACENT property owners.  
ZONING OFFICE WILL SUPPLY  
6. For Planning Approval & Parking Plans: Number of Parking Spaces Required: \_\_\_\_\_  
( ) Parking Layout attached Number of Parking Spaces Provided: \_\_\_\_\_  
7. For Planning Approval: Plan of Combined Sharing of Parking Facilities  
8. For Planned Building Group or Planned Residential Development. Provide site plans which shall include:  
( ) Land use of adjoining properties ( ) Public and private easements and rights-of-ways ( ) Location of existing structures on adjacent property ( ) Location, number of stories and gross floor area of proposed principal buildings and accessory structures ( ) Curb cuts ( ) Driveways ( ) Off-street parking area ( ) Off-street loading areas ( ) Walks ( ) Special purpose open areas ( ) Location and height of fences, walls and screen planting ( ) Types of paving or other surfaces.  
9. For Planned Residential Development:  
( ) Location of proposed commercial facilities, if any, for sole use of residents of the proposed PRD (from B-1 and B-2 uses) ( ) Submit subdivision application concurrent with the application for RPD if required for proposed development.  
10. PLANNING COMMISSION HEARING DATE: Oct. 21, 20 24  
TIME: 5:00 P.M.  
11. BOARD OF ADJUSTMENTS HEARING DATE: \_\_\_\_\_, 20\_\_\_\_\_  
TIME: 5:00 P.M.



12. For Zoning Ordinance or Ordinance Map Amendments (Zone Changes), if the proposed use would require an amendment to the Zoning Ordinance or Map Indicate reasons for amendment; this ordinance including the Zoning Map is based on comprehensive planning studies and is intended to carry out the objectives of a sound, stable and desirable development. It is recognized that casual change or amendment to the ordinance would be detrimental to the achievement of that objective, and it is therefore declared to be the public policy to amend this ordinance only when one or more of the following conditions prevail:
- A. Error; there is a manifest error in the ordinance;
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  - C. Increase in need for sites for business or industry; increased or increasing needs for business or industrial sites in addition to sites that are available make it necessary and desirable to rezone an area or to extend the boundaries of an existing district;
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- PUBLIC NEED: The change or changing conditions in the applicable area, or in metropolitan area generally, that make the proposed amendment necessary and desirable for the promotion of the public health, safety or general welfare.
- EFFECT OF AMENDMENT: A report giving the nature, description and effect of the proposed amendment; if the proposed amendment would require a change in the zoning map, a description of the probable effect on the surrounding land use and properties.
- ERROR: The error (if error be alleged) in this ordinance that would be corrected by the proposed amendment.

14. CITY COUNCIL PUBLIC HEARING DATE: Nov. 5, 20 24  
TIME: 6:00 P.M.

15. Signature of Applicant: Kelvin Bailey Kelvin Bailey  
PRINT NAME SIGNATURE  
Signature of Property Owner: Kelvin Bailey Kelvin Bailey  
PRINT NAME SIGNATURE

16. REQUIRED FEE: \$300 (MUST BE PAID PRIOR TO PROCESSING OF THIS APPLICATION)  
Paid ck # 35155

DEADLINE DATE FOR SUBMITTING THIS APPLICATION:

NOON ON THURSDAY, Sept. 19<sup>th</sup>, 20 24

**A COMPLETE WRITTEN DESCRIPTION  
OF YOUR REQUEST AND A DETAILED SITE PLAN  
MUST BE ATTACHED TO APPLICATION AT TIME OF  
SUBMITTAL TO ZONING DEPT.**

**NOTE:** Applicant, Owner and/or Representative is REQUIRED to attend the meeting to answer questions regarding this application.



CITY OF WEST MONROE  
OFFICE OF BUILDING & DEVELOPMENT: ZONING PROCESS APPLICATION  
2305 N 7<sup>th</sup> Street, West Monroe, LA 71291 318 396-2600 318-397-6722  
Jonathan Kaufman, Building & Development Director

RECEIVED

CASE TITLE & NO.:

PA 24-10000001

DATE RECEIVED:

AUG 19 2024

10

Complete Items Indicated for the following:

<input checked="" type="checkbox"/>	Planning Approval	FEE	\$200	1,2,3,4,5,6,10,15,16
<input type="checkbox"/>	Planning Approval/Special Exception	FEE	\$300	1,2,3,4,5,6,10,11,15,16
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<input type="checkbox"/>	Dedication	FEE	S-0	1,2,3,4,5,6,10,14,15,16

1. Applicant's Name: Kelvin Bailey Phone: 318-450-2421  
Mailing Address: 294 Cheniere Station Rd. W.M. 71292  
EMAIL Address: info@teesnthings.net  
Interest in Application: Kelvin Bailey
2. Site: Municipal Address: 1209 + 1211 Pulane Ave.  
Location Legal Description if no municipal number:

MUST ATTACH COPY OF DEED OR MORTGAGE FOR LEGAL DESCRIPTION OF PROPERTY

Existing Zoning: R-1+B-1 Proposed Zoning: B-1 Tax R#: 41482  
Existing Use: Residential Home / Vacant Lot + 133446

3. REQUEST (Be specific in description):  
Planning Approval to Allow Dwelling multiple family  
in a B-1 (Transitional Business) District per SEC. 12-5014  
(a)(2)
4. Use by Planning Approval. Indicate any existing deed restrictions:  
Previous Applications on File:  
Approximate cost of work involved:
5. Names and mailing address of ADJACENT property owners.  
ZONING OFFICE WILL SUPPLY
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10. PLANNING COMMISSION HEARING DATE: Oct 21, 2024  
TIME: 5:00 P.M.
11. BOARD OF ADJUSTMENTS HEARING DATE: \_\_\_\_\_, 20\_\_\_\_\_  
TIME: 5:00 P.M.



- ( ) 12. For Zoning Ordinance or Ordinance Map Amendments (Zone Changes), if the proposed use would require an amendment to the Zoning Ordinance or Map Indicate reasons for amendment; this ordinance including the Zoning Map is based on comprehensive planning studies and is intended to carry out the objectives of a sound, stable and desirable development. It is recognized that casual change or amendment to the ordinance would be detrimental to the achievement of that objective, and it is therefore declared to be the public policy to amend this ordinance only when one or more of the following conditions prevail:
- A. Error; there is a manifest error in the ordinance;
  - B. Change in conditions; changed or changing conditions in a particular area or in the metropolitan area generally make a change in the ordinance necessary and desirable.
  - C. Increase in need for sites for business or industry; increased or increasing needs for business or industrial sites in addition to sites that are available make it necessary and desirable to rezone an area or to extend the boundaries of an existing district;
  - D. Subdivision of land; the subdivision or imminent subdivision of open land into urban building sites makes reclassification necessary and desirable.

**ALL PROPERTY OWNERS WITHIN 300 FEET IN ALL DIRECTIONS (NORTH, SOUTH, EAST & WEST) FROM THE PROPOSED CHANGE WILL BE NOTIFIED OF THIS APPLICATION.**

Indicate name and address of every person, firm or corporation represented by the applicant.

Signatures of Owners of entire land area included within proposed map amendment and Signatures of Owners of all existing structures within proposed map amendment are required.

List All encumbrances of the land structures.

- ( ) 13. **PLAT:** If the proposed amendment would require a change in the Zoning Map, a plat showing the land area which would be affected, the present zoning classification of the area, the land area of all abutting districts and the present zoning classification thereof, public rights-of-ways and easements bounding and intersecting the designated area and the abutting districts, the locations of all existing and proposed structures with supporting open facilities, and the specific ground area to be provided and continuously maintained for the proposed structure or structures.
- DEVELOPMENT SCHEDULE:** The time schedule for the beginning and completing of development planned; if the development is planned in stages, the time schedule shall indicate the successive stages and the development planned for each stage.
- MARKET INFORMATION:** If the proposed amendment would require a change in the Zoning Map by rezoning an area from an existing Residential District to a free-standing Business District, would require more than double the area of an existing business district entirely surrounded by residential districts, or would enlarge the area of a written description of the market area to be served by the development, the population thereof, the effective demand for the proposed facilities and any other information describing the relationship of the proposed development to the needs of the applicable area.
- PUBLIC NEED:** The change or changing conditions in the applicable area, or in metropolitan area generally, that make the proposed amendment necessary and desirable for the promotion of the public health, safety or general welfare.
- EFFECT OF AMENDMENT:** A report giving the nature, description and effect of the proposed amendment; if the proposed amendment would require a change in the zoning map, a description of the probable effect on the surrounding land use and properties.
- ERROR:** The error (if error be alleged) in this ordinance that would be corrected by the proposed amendment.

- ( ) 14. **CITY COUNCIL PUBLIC HEARING DATE:** \_\_\_\_\_, 20\_\_\_\_  
**TIME:** 6:00 P.M.

- X 15. **Signature of Applicant:** Kelvin Bailey Kelvin Bailey  
PRINT NAME SIGNATURE
- Signature of Property Owner:** Kelvin Bailey Kelvin Bailey  
PRINT NAME SIGNATURE
- X 16. **REQUIRED FEE:** \$200 (MUST BE PAID PRIOR TO PROCESSING OF THIS APPLICATION)  
Paid ck # 3515 @

**DEADLINE DATE FOR SUBMITTING THIS APPLICATION:**

NOON ON THURSDAY, Sept. 19<sup>th</sup>, 2024

**A COMPLETE WRITTEN DESCRIPTION  
OF YOUR REQUEST AND A DETAILED SITE PLAN  
MUST BE ATTACHED TO APPLICATION AT TIME OF  
SUBMITTAL TO ZONING DEPT.**

**NOTE:** Applicant, Owner and/or Representative is REQUIRED to attend the meeting to answer questions regarding this application.



CITY OF WEST MONROE  
OFFICE OF BUILDING & DEVELOPMENT: ZONING PROCESS APPLICATION  
2305 N 7<sup>th</sup> Street, West Monroe, LA 71291 318 396-2600 318-397-6722  
Jonathan Kaufman, Building & Development Director

CASE TITLE & NO.: SUB 24-55000002 DATE RECEIVED: AUG 19 2024

Complete Items Indicated for the following:

<input type="checkbox"/>	Planning Approval	FEE	\$200	1,2,3,4,5,6,10,15,16
<input type="checkbox"/>	Planning Approval/Special Exception	FEE	\$300	1,2,3,4,5,6,10,11,15,16
<input type="checkbox"/>	Variance	FEE	\$200	1,2,3,4,5,6,11,15,16
<input type="checkbox"/>	Planning Approval - Parking Plan	FEE	\$200	1,2,3,4,5,6,7,10,15,16
<input type="checkbox"/>	Planned Building Group Approval	FEE	\$200/1 AC+S10/ADDL ACRE	1,2,3,5,6,8,9,10,15,16
<input type="checkbox"/>	Planned Unit Development	FEE	\$200/1 AC+S10/ADDL ACRE	1,2,3,4,6,8,9,10,15,16
<input type="checkbox"/>	Zoning Ordinance Amendment	FEE	\$300	1,2,3,10,12,13,14,15,16
<input type="checkbox"/>	Zoning Ordinance Map Amendment	FEE	\$300/1 AC+S10/ADDL ACRE	1,2,3,10,12,13,14,15,16
<input type="checkbox"/>	Revocation	FEE	\$300	1,2,3,6,10,14,15,16
<input checked="" type="checkbox"/>	Subdivision Review (Preliminary, Final)	FEE	\$200/1 AC+S10/ADDL ACRE	1,2,3,4,6,10,15,16
<input type="checkbox"/>	Annexation	FEE	S-0-	1,2,3,10,12,13,14,15,16
<input type="checkbox"/>	Dedication	FEE	S-0-	1,2,3,4,5,6,10,14,15,16

1. Applicant's Name: Kelvin Bailey Phone: 318-450-2421

Mailing Address: 294 Cheniere Station Rd W. m 71292

EMAIL Address: info@teesnthings.net

Interest in Application: Kelvin Bailey

2. Site: Municipal Address: 1209 + 1211 Twane Ave

Location Legal Description if no municipal number:

MUST ATTACH COPY OF DEED OR MORTGAGE FOR LEGAL DESCRIPTION OF PROPERTY

Existing Zoning: B-1 + R-1 Proposed Zoning: B-1 Tax R#: 41482  
Existing Use: Residential Home / Vacant Lot 133446

3. REQUEST (Be specific in description):

Subdivision Review

4. Use by Planning Approval. Indicate any existing deed restrictions:

Previous Applications on File:

Approximate cost of work involved:

Plot Plan attached (☐)  
Copies of Drainage plan attached (☐)

Floor Plan and elevation attached (☐)  
Subdivision plat attached (☐)

5. Names and mailing address of ADJACENT property owners.  
ZONING OFFICE WILL SUPPLY

6. For Planning Approval & Parking Plans: Number of Parking Spaces Required: \_\_\_\_\_  
( ) Parking Layout attached Number of Parking Spaces Provided: \_\_\_\_\_

7. For Planning Approval: Plan of Combined Sharing of Parking Facilities

8. For Planned Building Group or Planned Residential Development. Provide site plans which shall include:  
( ) Land use of adjoining properties ( ) Public and private easements and rights-of-ways ( ) Location of existing structures on adjacent property ( ) Location, number of stories and gross floor area of proposed principal buildings and accessory structures ( ) Curb cuts ( ) Driveways ( ) Off-street parking area ( ) Off-street loading areas ( ) Walks ( ) Special purpose open areas ( ) Location and height of fences, walls and screen planting ( ) Types of paving or other surfaces.

9. For Planned Residential Development:  
( ) Location of proposed commercial facilities, if any, for sole use of residents of the proposed PRD (from B-1 and B-2 uses) ( ) Submit subdivision application concurrent with the application for RPD if required for proposed development.

10. PLANNING COMMISSION HEARING DATE: Oct. 21, 20 24  
TIME: 5:00 P.M.

11. BOARD OF ADJUSTMENTS HEARING DATE: \_\_\_\_\_, 20 \_\_\_\_\_  
TIME: 5:00 P.M.



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**PUBLIC NEED:** The change or changing conditions in the applicable area, or in metropolitan area generally, that make the proposed amendment necessary and desirable for the promotion of the public health, safety or general welfare.  
**EFFECT OF AMENDMENT:** A report giving the nature, description and effect of the proposed amendment; if the proposed amendment would require a change in the zoning map, a description of the probable effect on the surrounding land use and properties.  
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- ( ) 14. **CITY COUNCIL PUBLIC HEARING DATE:** \_\_\_\_\_, 20\_\_\_\_  
**TIME:** 6:00 P.M.

- X 15. **Signature of Applicant:** Kelvin Bailey Kelvin Bailey  
PRINT NAME SIGNATURE  
**Signature of Property Owner:** Kelvin Bailey Kelvin Bailey  
PRINT NAME SIGNATURE

- X 16. **REQUIRED FEE:** \$200 (MUST BE PAID PRIOR TO PROCESSING OF THIS APPLICATION)  
Paid OK # 35154

**DEADLINE DATE FOR SUBMITTING THIS APPLICATION:**

NOON ON THURSDAY, Sept. 19th, 2024

**A COMPLETE WRITTEN DESCRIPTION  
OF YOUR REQUEST AND A DETAILED SITE PLAN  
MUST BE ATTACHED TO APPLICATION AT TIME OF  
SUBMITTAL TO ZONING DEPT.**

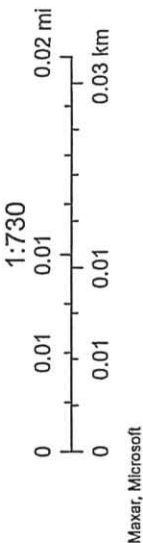
**NOTE:** Applicant, Owner and/or Representative is REQUIRED to attend the meeting to answer questions regarding this application.



West Monroe Zoning



8/14/2024

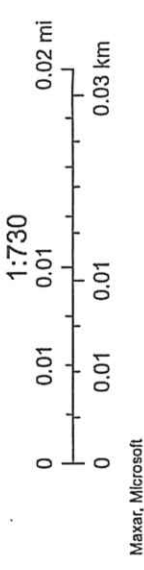




West Monroe Zoning

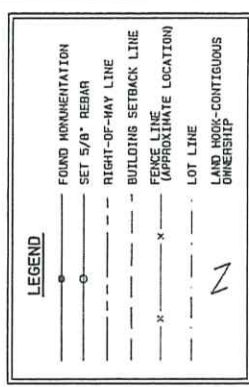
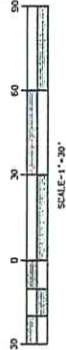
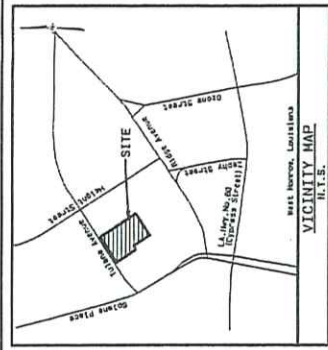


8/14/2024





SECTION 39, TOWNSHIP 18 NORTH, RANGE 3 EAST  
LAND DISTRICT NORTH OF RED RIVER  
OUACHITA PARISH, LOUISIANA



**SURVEYOR'S NOTES:**

1) BEARINGS SHOWN HEREON HAVE BEEN DETERMINED BY G. P. S. MEASUREMENTS. THE PARCEL BEING 370' WIDE AT THE NORTH LINE, THE NORTH LINE OF THE 370' WIDE REFERENCE BEARING ALONG THE NORTH LINE OF SUBJECT TRACT).

2) RESEARCH FOR RIGHTS-OF-WAYS, EASEMENTS & SERVITUDES HAS NOT PERFORMED NOR REQUESTED. THE SURVEYOR MAKES NO GUARANTEE THAT ALL RIGHTS-OF-WAY, EASEMENTS & SERVITUDES THAT EFFECT THIS PARCEL ARE SHOWN ON THIS PLAN.

BOUNDARY SURVEY  
CLIENT: KELVIN BAILEY  
2817 TULANE AVENUE  
WEST THIBODAUX, LOUISIANA 70081  
BEING  
LOT B OF THE RESUBDIVISION OF LOT 9 AND  
A PORTION OF LOTS 7 & 8 OF  
BLOCK 8 OF THE SPLINNE PLACE  
AND  
LOT 10 OF BLOCK 8 OF THE SPLINNE PLACE  
SECTION 39, TOWNSHIP 33 N, RANGE 3 E, AS  
SHOWN ON THE PLAT OF THE  
TOWNSHIP 33 NORTH, RANGE 3 EAST  
LAND DISTRICT NORTH OF RED RIVER  
OUACHITA PARISH, LOUISIANA

TONY J. GEMMIS, JR.  
 PROFESSIONAL LAND SURVEYING CO., INC.  
 P.O. BOX 24263 WEST MONROE, LOUISIANA 70224  
 (504) 951-5041

CHECKED T.A.S.	DATE 05/11/2024	CONTACT: KELVYN BAILEY
JOB NO.	SCALE 1" = 30'	

**REFERENCE PLATS:**

1) PLAT OF THE SPURLINE PLACE IN SECTIONS 38, 39, 5, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 86

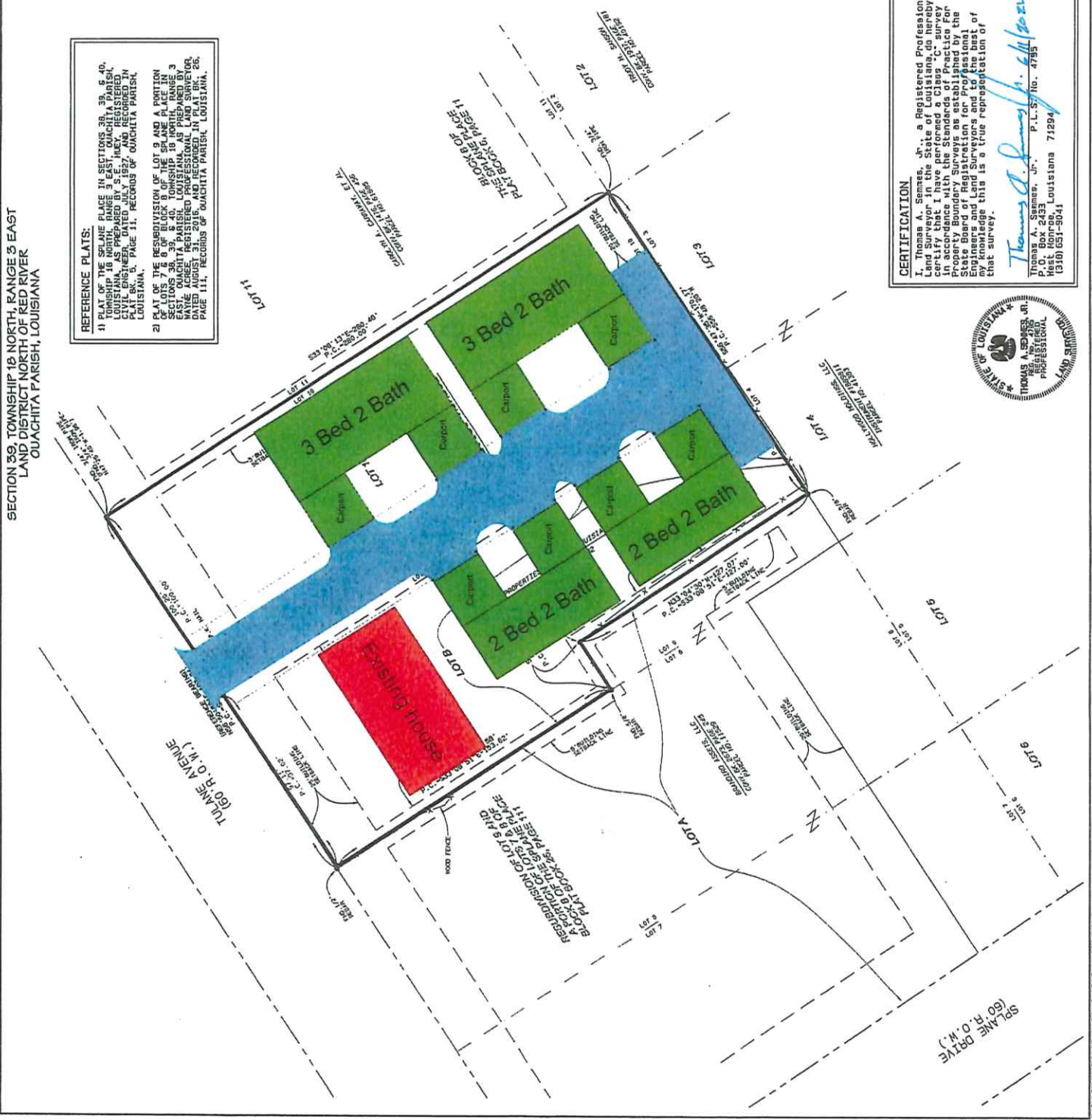
**CERTIFICATION**

I, Thomas A. Semmes, Sr., a Registered Professional Engineer, State of Alabama, have personally and directly participated in the performance of a "C" survey in accordance with the Standards of Practice For Property Boundary Surveys as established by the Alabama Board of Registered Professional Engineers and Land Surveyors, and to the best of my knowledge this is a true representation of that survey.

*Thomas A. Semmes, Jr.* 6/11/2024

THOMAS A. SEMMES, JR.  
P.O. Box 2433  
West Monroe, Louisiana 71294  
(337) 651-3041

P.L.S. No. 4795

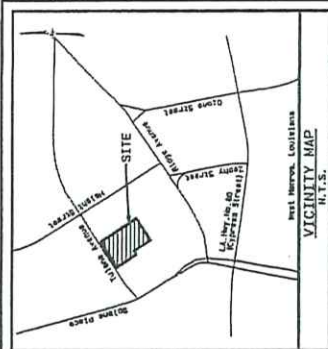




SECTION 39, TOWNSHIP 19 NORTH, RANGE 3 EAST  
LAND DISTRICT NORTH OF RED RIVER  
OUACHITA PARISH, LOUISIANA

REFERENCE PLATS:

- 1) PLAT OF THE SPUR PLATE IN SECTIONS 39, 38, 6, 40, TOWNSHIP 19 NORTH, RANGE 3 EAST, LAND DISTRICT NORTH OF RED RIVER, LOUISIANA, AS PREPARED BY S.E. MEYER, REGISTERED CIVIL ENGINEER, DATED JULY 1927, AND RECORDED IN PLAT BOOK 11, PAGE 11, RECORDS OF OUACHITA PARISH, LOUISIANA.
- 2) PLAT OF THE RESUBDIVISION OF LOT 9 AND A PORTION OF LOTS 7 & 8 OF BLOCK 8 OF THE SPUR PLATE IN SECTIONS 39, 38, 6, 40, TOWNSHIP 19 NORTH, RANGE 3 EAST, LAND DISTRICT NORTH OF RED RIVER, LOUISIANA, AS AGREED, REGISTERED PROFESSIONAL LAND SURVEYOR, WAYNE A. SEMMES, JR., DATED AUGUST 2016, AND RECORDED IN PLAT BOOK 28, PAGE 111, RECORDS OF OUACHITA PARISH, LOUISIANA.



**LEGEND**

- FOUND MONUMENTATION
- SET 5/8" REBAR
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- FENCE LINE (APPROXIMATE LOCATION)
- LOT LINE
- LAND HOOK-CONTIGUOUS OWNERSHIP

**SURVEYOR'S NOTES:**

1) BEARINGS SHOWN HEREON HAVE BEEN DETERMINED BY G.P.S. OBSERVATION TAKEN AT SITE BASED ON NAD 83 DATUM, LOUISIANA NORTH ZONE 1701. REFERENCE BEARINGS ALONG THE NORTH LINE OF SUBJECT TRACT.

2) RESEARCH FOR RIGHTS-OF-WAYS, EASEMENTS & SERVITUDES HAS BEEN CONDUCTED AND NO EVIDENCE OF SUCH RIGHTS OR SERVITUDES HAS BEEN FOUND. THE SURVEYOR MAKES NO GUARANTEE THAT NO RIGHTS-OF-WAY, EASEMENTS & SERVITUDES THAT AFFECT THIS PARCEL ARE SHOWN ON THIS PLAT.

**BOUNDARY SURVEY**

**CLIENT: KELVIN BAILEY**

BEING  
LOT 9 OF THE RESUBDIVISION OF LOT 9 AND  
A PORTION OF LOTS 7 & 8 OF  
BLOCK 8 OF THE SPUR PLATE  
AND  
LOT 10 OF BLOCK 8 OF THE SPUR PLATE  
SITUATED IN  
SECTIONS 39, 38 & 40  
TOWNSHIP 19 NORTH, RANGE 3 EAST  
LAND DISTRICT NORTH OF RED RIVER  
OUACHITA PARISH, LOUISIANA

**TOMMY SEMMES, JR.**  
PROFESSIONAL LAND SURVEYING CO., INC.  
PARISH PARCELS, LOUISIANA 71254

CHECKED T.A.S. DATE 06/11/2024  
JOB NO. SCALE 1" = 30'

CONTACT:  
KELVIN BAILEY

**CERTIFICATION**

I, Thomas A. Semmes, Jr., a Registered Professional Land Surveyor in the State of Louisiana, do hereby certify that I have performed a Class "C" survey in accordance with the Standards of Practice for Registered Professional Land Surveyors of the State Board of Registration for Professional Engineers and Land Surveyors and to the best of my knowledge this is a true representation of that survey.

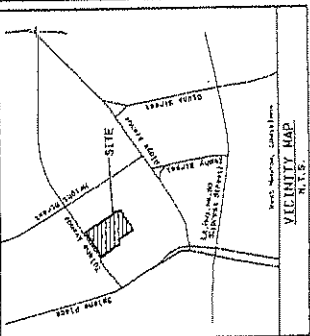
*Thomas A. Semmes, Jr.* 6/11/2024  
Thomas A. Semmes, Jr. P.L.S. No. 4795  
Met: Nongong, Louisiana 71254  
(318) 651-8041



SECTION 39, TOWNSHIP 19 NORTH, RANGE 2 EAST  
LAND DISTRICT NORTH OF RED RIVER  
OUACHITA PARISH, LOUISIANA

REFERENCE PLATS:

1) PLAT OF THE SPUR LINE PLACE IN SECTIONS 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



**LEGEND**

- FOUND MONUMENTATION
- SET 5/8" REDMAP
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- FENCE LINE
- APPROXIMATE LOCATION
- LOT LINE
- LAND UNDER CONTIGUOUS OWNERSHIP

**SURVEYOR'S NOTES:**

1) BEARINGS SHOWN HEREIN HAVE BEEN DETERMINED BY G.P.S. OBSERVATION TAKEN AT SITE BASED ON NAD 83 DATA. LOUISIANA NORTH ZONE 1701 (REFERENCE BEARING ALONG THE NORTH LINE OF SUBJECT TRACT).

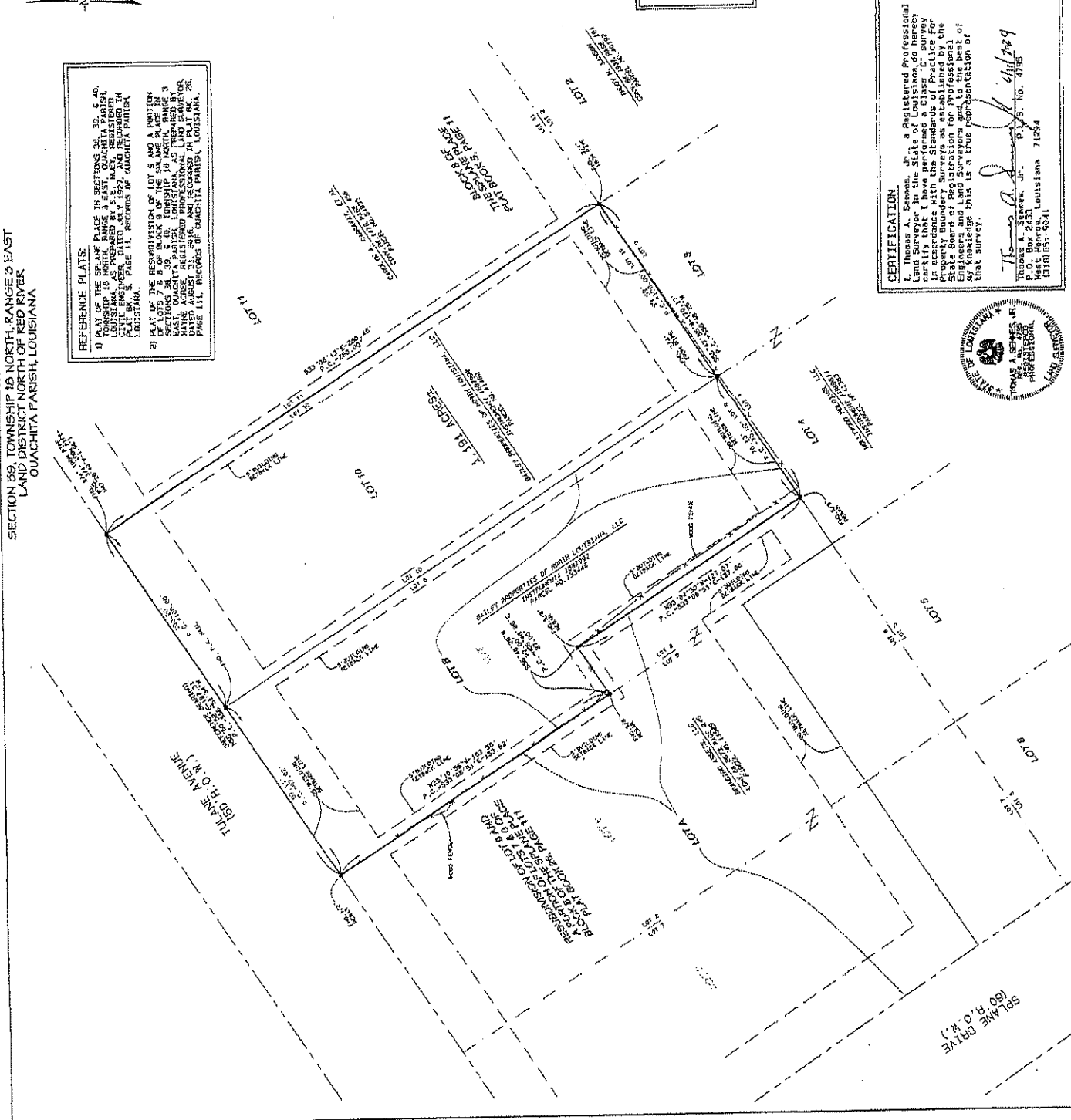
2) RESEARCH FOR RIGHTS-OF-WAY, EASEMENTS, SERVITUDES, ENCUMBRANCES, AND OTHER INTERESTS HAS BEEN MADE. NO GUARANTEE THAT ALL RIGHTS-OF-WAY, EASEMENTS, SERVITUDES, ENCUMBRANCES, AND OTHER INTERESTS ARE SHOWN ON THIS PLAT.

**BOUNDARY SURVEY**  
CLIENT: KELVIN BAILEY  
BEING  
LOT 9 OF THE RESUBDIVISION OF LOT 9 AND A PORTION OF LOTS 7 & 8 OF BLOCK 9 OF THE SPLANE PLACE  
LOT 10 OF BLOCK 9 OF THE SPLANE PLACE  
SITUATED IN  
SECTIONS 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**CERTIFICATION**

L. Thomas A. Semmes, Jr., a Registered Professional Land Surveyor in the State of Louisiana, do hereby certify that the foregoing is a true and correct representation of the land surveyed and shown on this plat, in accordance with the Standards of Practice for Property Boundary Surveys as established by the State Board of Registration and to the best of my knowledge this is a true representation of that survey.

Thomas A. Semmes, Jr. P.L.S. No. 4758  
P.O. Box 2433  
Bossier Parish, Louisiana 71581-0433







Example











