

**City Planning Commission Meeting**  
**Tuesday, May 12, 2015**

**CPC Deadline: 06/26/15**  
**CC Deadline: 07/28/15**  
**Council District: C**  
**Council Member: Ramsey**

**PRELIMINARY STAFF REPORT**

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**To:** City Planning Commission  
**Zoning Docket:** 045/15

**Prepared By:** Kelly G. Butler  
**Date:** April 29, 2015

**I. GENERAL INFORMATION**

**Applicant:** BROTHERS NEWTON, LLC

**Request:** This is a request for a Conditional Use to permit an automobile service center in an existing structure in a B-1 Neighborhood Business District.

**Location:** The petitioned property is located on Square 173, Lots 1-4 or 12-15, in the Fifth Municipal District, bounded by L.B. Landry Avenue and Newton, Le Boeuf, and Diana Streets. The municipal address is 1531 Newton Street. (PD 12)

**Description:** The petitioned property is a rectangular parcel consisting of four lots measuring one hundred seventy-five (175) feet in width by approximately one hundred sixteen (116) feet in depth, for a total area of 20,300 square feet (0.47 acre). The property is occupied by a one story structure constructed with a combination of masonry and metal materials with a total floor area of approximately two thousand, four hundred (2,400) square feet. Two (2) standard parking spaces and one (1) handicapped parking space are shown on the site plan along with two (2) existing non-functional gas pump islands. The applicant proposes to use the existing structure, formerly an auto service center, to establish a new auto service center.

**Why is City Planning Commission action required?**

**Article 5, Section 5.4.5** *Conditional Uses* of the Comprehensive Zoning Ordinance states that automobile service centers are conditional uses in the B-1 Neighborhood Business District. The City Planning Commission is required to make a recommendation on all conditional use applications prior to City Council action, in accordance with **Article 16, Section 16.6.4.-Procedures for Conditional Use Permits**, of the Comprehensive Zoning Ordinance.

## **II. ANALYSIS**

### **A. What is the zoning of the surrounding areas? What is the existing land use and how are the surrounding areas used?**

The subject site frames the corner where Newton Street and LB Landry Avenue intersect. Newton Street becomes General Meyer Avenue past Behrman Avenue four (4) blocks from the subject site. There is a multi-tenant building containing a health clinic, a pharmacy and offices located adjacent to the property on the Le Boeuf Street side of the site, a record store, a sno-ball stand and a food mart are located directly across Newton Street, a pawn and payday loan center are located across LB Landry Avenue framing the opposite corner from the site, and a vacant residential structure is adjacent to the property located behind the site along LB Landry Avenue.

The subject site is located within a B-1 Neighborhood Business District extending across nearly all lots fronting on Newton Street/General Meyer Avenue between Thayer Avenue, to the upriver side, and Farragut Street, to the downriver side. Some lots fronting on streets running perpendicular to Newton Street/General Meyer Avenue are included in this B-1 District, as well. Uses within the B-1 District include a number of pedestrian-oriented commercial uses; including day care centers, barber shops, a clothing store, a cultural center, a social club, and a cocktail lounge as well as some auto-oriented uses like gasoline service stations. Several of these uses are located within structures dating to the early 20th Century. There are also a few examples of commercial uses in more recently constructed buildings, including a gasoline station, a check-cashing business and an auto service station, which typically have significant setbacks and off-street parking spaces located within the front yard.

Bounding the B-1 District on all sides are large RD-2 and RD-3 Two Family Residential Districts. Single- and two-family residences dating from the mid-20th Century set beyond shallow setbacks are the dominant building form in these districts. There is a roughly even mix of properties that provide off-street parking spaces and those that do not. Non-residential uses within these districts include the Adolph Meyer Elementary School and Adolph Meyer Annex, both located at the intersection of General Meyer and Behrman Avenues. A large LI District, spanning the area between Thayer and Atlantic Avenues, abuts the upriver-side edge of the B-1 District. Varieties of industrial uses, as well as large swaths of undeveloped land, are located within this District.

**B. What is the zoning and land use history of the site?**

*Zoning:*

1929 – “E” Commercial  
1959 – “F” Heavy Commercial District  
1970 – B-1 Neighborhood Business District

*Land Use:*

1929 – Residence Single-Family  
1949 – Commercial  
1999 – Commercial<sup>1</sup>

**C. Have there been any recent zoning actions in the area, and if so, do these changes indicate any particular pattern or trends as per land uses?**

There have been three (3) land use requests within a five (5) block radius of the site in the past five (5) years:

**Zoning Docket 124/14** was a request for a Conditional Use to permit a private club in a B-1 Neighborhood Business District, for a property located on Square 168, Lot N1, in the Fifth Municipal District, bounded by Behrman Avenue, Homer, Newton and Sumner Streets. The municipal address is 1906-08 Newton Street. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *The location is approximately four blocks from the petitioned site and is the same property referenced in ZD 55/11.*

**Zoning Docket 119/12** was a request for a conditional use to permit a fast food restaurant in a B-1 Neighborhood Business District for a property located on Square 167, Lot 3A, in the Fifth Municipal District, bounded by Newton, Homer, Sumner, and Hendee Streets. The municipal addresses are 1820 and 1832-34 Newton Street. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *The location is approximately three blocks from the petitioned site.*

**Zoning Docket 55/11** was a request for a Conditional Use to permit a private club in a B-1 Neighborhood Business District for a property located on Square 168, Lots O and N or Lot 1 Pt. 2 and Pt. 2 Lot 3 or Lots 20 and 21, in the Fifth Municipal District, bounded by Behrman Avenue, Homer, Newton and Sumner Streets. The municipal address is 1906-08 Newton Street. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *The location is approximately four blocks from the petitioned site.*

These requests do not show evidence of a discernable trend in the area.

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<sup>1</sup> The 1999 Land Use Plan presented a generalized indication of land uses, and was not lot-specific.

**D. What are the comments from the design review staff?**

The petitioned site measures one hundred seventy-five (175) feet wide at its frontage on Newton Street by, generally, one hundred sixteen (116) feet deep on the LB Landry Avenue side. The site has a total lot area of 20,300 square feet (0.47 acre). The applicant is requesting a Conditional Use for an automobile service center in an existing 2,400 square foot building. The structure, setback approximately eighty (80) feet from the Newton street right-of-way and eighty-five (85) feet from the LB Landry Avenue right-of-way, consists of two (2) mechanical service bays, an office, restrooms, an employee break room, a tool room and a lobby/receptionist area. Two (2) non-functioning gas pump islands are located in front of the building and three (3) parking spaces, including one (1) handicapped space are proposed to be located adjacent to the building along the LB Landry Avenue side. The remainder of the site consists of a concrete pad with grass covered strips located between the concrete and the sidewalks bordering the property. To ensure the requirements of the conditional use are fulfilled prior to the issuance of building permits by the Department of Safety and Permits, the staff recommends the following standard proviso:

- The Department of Safety and Permits shall issue no building permits or licenses until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 16, Section 16.9.11** of the Comprehensive Zoning Ordinance will void the conditional use approval.

The site is comprised of four (4) lots of record and the staff recommends that the applicant resubdivide the lots into a single lot of record.

- The applicant shall resubdivide all lots into a single lot of record. The resubdivision shall be finalized prior to the issuance of a Certificate of Use and Occupancy by the Department of Safety and Permits.

*Compliance with Supplementary Use Standards*

The proposed development of the auto service center is subject to Supplementary Use Standards of the Comprehensive Zoning Ordinance listed in **Article 11, Section 11.3 – Automobile Service Center**. The standards are copied below for reference. In addition, Automobile Service Centers are defined in **Article 2, Section 2.2.12** of the Comprehensive Zoning Ordinance as:

*An establishment which provides general maintenance service for automobiles such as engine tune-ups, oil change, lubrication, front end alignment, brake service and similar maintenance services, and/or offers retail sales and installation of lubricants, tires, batteries and similar*

*accessories in a completely enclosed building. An automobile service center does not include activities such as body and fender repairs and major engine repairs.*

**Article 11, Section 11.3 – Automobile Service Center**

3.1. In all districts in which such use is authorized, the following standards apply:

- a) Facilities must provide one (1) off-street parking space for every 300 square feet of floor area;
- b) Where the property abuts a residential use, the facility must install an opaque fence at least six (6) feet high on the property line to buffer the residential use;
- c) The use must be carried out in a completely enclosed building;
- d) The use does not include activities such as body and fender repairs and major engine repairs.

3.2. In the B, C-1A and SC Districts the following standards apply to conditional uses:

- a) Standards in subsection 3.1;
- b) The sale of used or new automobiles is not permitted.

To ensure compliance with these standards and the regulations listed in the definition of an Auto Service Center, the staff has addressed parking and fencing requirements elsewhere in the report, but recommends the following proviso:

- The applicant shall adhere to all operational standards in accordance with in **Article 11, Section 11.3** and **Article 2, Section 2.2.12** of the Comprehensive Zoning Ordinance.

*Landscaping, Screening, Site Enhancements*

The submitted site plan does not include site enhancement plans, such as landscaping and fencing. A site visit indicated that the front yard area of the property is paved throughout with the exception of the existing grass areas along the perimeter and is partially fenced with a combination of wooden and chain link fences. The exterior of the building is in need of minor repairs and fresh paint would enhance the appearance. On the application, the applicant stated that they intend to renovate both the interior and exterior of the building. It was also noted that there are two (2) existing islands in front of the structure that were once used to service the previous use as a gas station. The staff recommends that these islands be removed as the site will no longer be used as a gas service station. The chain link fence follows the rear property line while the wooden fence is built along the side property line along Le Beouf Street. The chain link fence should be removed or replaced with a more decorative fence. To address these issues, the staff recommends the following provisos:

- The applicant shall install a minimum six (6) foot opaque masonry or wooden fence along the site's rear and interior property lines, subject to review and approval of the City Planning Commission staff. At no time shall chain link fencing be permitted.
- The applicant shall remove the existing concrete islands and posts, currently located in the front yard area in front of the existing structure.

In terms of landscaping, the staff believes that there is an opportunity to improve the proposed site condition by adding landscaping along the front, side and rear property lines. Furthermore, the areas where previous curb-cuts existed should be filled in with landscaping along the Newton Street and LB Landry Avenue sides of the property. Street trees should be planted within the street rights-of-way, subject to review and approval by the Department of Parks and Parkways. Therefore, the staff recommends following provisos:

- The applicant shall submit a landscape plan prepared by a licensed Louisiana landscape architect indicating the following:
  - a. The landscaping of the front yard and installation of landscaping strips along the rear and LB Landry Avenue side of the site, with a combination of trees, shrubs, and/or groundcover. Street trees shall be planted within the Newton Street and LB Landry right-of-way in sections not used for vehicular access. The landscaping plan shall be submitted for review and approval by the staff of the City Planning Commission and the Department of Parks and Parkways for trees proposed within the public right-of-way.
  - b. The genus, species, size, location, quantity, and irrigation of all proposed plant materials within both the site and the street rights-of-way adjacent to the site, with applicable remarks, size of planting areas, and details, subject to review and approval of the staff of the City Planning Commission and the Department of Parks and Parkways for trees proposed with the public right-of-way.
- The applicant shall provide a continuous landscape hedge at a minimum height of thirty (30) inches along the perimeter of all vehicular use areas adjacent to the public right-of-way. Alternatively, masonry wall, metal fence and a hedge, or any combination thereof meeting the same height requirements may be substituted.

### *Trash Storage/Litter Abatement*

The site plan does not indicate the provision of a trash dumpster. Should a dumpster be located on the exterior of the site, the dumpster should be enclosed by a completely opaque fence of no less than six (6) feet in height. The staff recommends that the applicant submit a litter abatement program letter to CPC staff, which indicates the method of handling of trash and automobile fluids, to keep on file in case of any violations.

- The applicant shall revise the site plans to indicate the location of the dumpster/trash area. Should the applicant provide a dumpster/trash area on the exterior of the site, the dumpster/trash area shall be enclosed with an opaque fence reaching a minimum of six (6) feet in height and inclusive of a gate latch. Except for pick-up times, the dumpster and/or trash bins must remain in the designated trash area.
- The applicant shall provide to the City Planning Commission a litter abatement program letter, approved by the Department of Sanitation, inclusive of the stated location of trash storage, the type and quantity of trash receptacles, the frequency of trash pickup by a contracted trash removal company, and the clearing of all litter from the sidewalks and the street rights-of-way. The name and phone number of the owner/operator of the development shall be included in this letter to be kept on file in case of any violation.

### *Lighting*

The applicant has not indicated any outdoor lighting plan for the site.

- The lighting of the parking lot and outdoor entry areas shall be directed in such a way as to reduce glare on nearby properties. In addition, all light poles and wall-mounted fixtures should be designed with fully shielded luminaries and should not exceed twenty-five (25) feet in height.

### *Signage*

The signage at the site is limited by the signage standards of the B-1 District, enumerated in **Article 5, Section 5.4.6** of the Comprehensive Zoning Ordinance. No signage plans have been submitted as a part of this application.

- All signage shall comply with **Article 5, Section 5.4.6 Permitted Signs** of the Comprehensive Zoning Ordinance.

**E. What is the potential traffic impact? What are the off-street parking and off-street loading requirements? Can the required number of off-street parking spaces be provided on site, or would a waiver be required?**

Newton Street begins at the end of General Meyer Avenue which is a major street according to the *Plan for the 21<sup>st</sup> Century: New Orleans 2030 Major Streets Plan*. Newton Street is two-way with two undivided traffic lanes and on-street parking on either side. LB Landry is also a major street. It is a four-lane divided avenue moving traffic in north and southerly directions with a neutral ground separating the lanes. It is also a public transit route with a stop adjacent to the subject site. Le Boeuf and Diana Streets are minor collector streets. Both Le Boeuf and Diana Streets are one-lane two-way street with parking on either side. Both Newton Street and LB Landry Avenue experience moderate traffic throughout the day, with the heaviest traffic during morning and evening rush hour.

Many of the businesses located near the subject site have off-street parking, including the mixed-use building adjacent to the site, the pawn store and check cashing business, and the food mart located across Newton Street and LB Landry Avenue. The applicant's proposal includes off-street parking spaces in the side yard area, accessed from an existing driveway.

*Access*

Vehicles would enter/exit the site through one of the two (2) two-way curb-cuts located on Newton Street and LB Landry Avenue. Previously, it appears the site had additional curb-cuts on both Newton Street and LB Landry Avenue as evidenced by the lot configuration. Both of these areas have been made non-functional with the inclusion of curbing and wheel stops. All adjustments to curb cuts will require the approval of the Department of Public Works.

- The applicant shall secure the approval of the Department of Public Works for any new curb cuts along Newton Street and LB Landry Avenue. Any unused existing curb cuts shall be restored with curbs and the extension of a landscape strip along the sidewalk.

*Parking*

For the purposes of off-street parking requirements, an auto service center must meet the requirements of **Article 11, Section 11.3.a** of the CZO, which requires that one (1) off street parking space be provided for every 300 square feet of floor area. The structure has a floor area of 2,400 square feet, requiring eight (8) off street parking spaces. The applicant proposes two (2) standard parking spaces and one (1) handicapped parking space, for a total of three (3) off-street parking spaces, which is deficient. The site is large enough to accommodate all eight (8) of the required spaces; however, due to the existing building being located in the rear corner of the site, any additional parking would have to be located in front of

the structure in accordance with **Article 15, Section 15.2.3(4) –Parking in Front Yards**, which permits off-street parking spaces to be located between the street line and the nearest point of the front façade of any building provided that the area is completely enclosed and covered with a roof area that is landscaped. As mentioned, the site is large enough to accommodate the additional required off-street parking spaces; however, the requirement to construct a covered and landscaped parking area does not seem practical given the use of the site as an automotive service center. The staff does feel that the site should contain the required parking and therefore recommends the following waiver and proviso:

- The applicant shall be granted a waiver of **Article 15, Section 15.2.3(4) – Parking in the Front Yards**, of the Comprehensive Zoning Ordinance, which requires parking in the front yard area to be covered and completely enclosed with walls and a landscaped roof, to permit front yard parking without an enclosure and landscaped roof.
- The applicant shall submit a revised site plan indicating the required off-street parking spaces that is in accordance with **Article 11, Section 11.3.a – Automobile Service Center**, of the Comprehensive Zoning Ordinance.

**F. Are there any comments from other agencies, departments or committees?**

The proposal was considered by the Planning Advisory Committee at its meeting of April 21, 2015. The applicant was not in attendance, so the representative from the City Planning Commission described the request. The representative from the Department of Parks and Parkways stated that the department would like to have street trees planted in the public right-of-way and near the bus stop (s) and that a street tree plan prepared by a licensed Louisiana architect should be submitted for further review and approval of the department. The representative from the Department of Public Works inquired about the curb-cuts, which are existing, but did not see the need for further review if no new curb-cuts would be constructed. City Planning Commission motioned no objection, subject to further review by the City Planning Commission and the Department of Parks and Parkways. Parks and Parkways seconded the motion, which passed unanimously.

**G. What effects or impacts would the proposed conditional use have on adjacent properties?**

It is not anticipated that the use of this site as an auto care center would negatively impact the neighborhood and immediate area. Any increase in traffic would be minimal and easily addressed by the surrounding roadways and off street parking spaces provided on site.

**III. Is the proposed action supported by or in conflict with the policies and strategies of the *Plan for the 21<sup>st</sup> Century: New Orleans 2030*?**

**MIXED-USE LOW DENSITY**

**Goal:** Increase neighborhood convenience and walkability within and along edges of neighborhoods with low density residential and neighborhood-serving retail/commercial establishments.

**Range of Uses:** Low-density single-family, two-family and multifamily residential and neighborhood business; typically businesses in residential scale buildings interspersed with residences. Uses can be combined horizontally or vertically (ground floor retail required in certain areas). Limited light-industrial uses (craft and value added industry and passive warehousing and storage) may be allowed in some areas.

**Development Character:** Height/mass and density of new development varied depending on surrounding neighborhood character.

The applicant is requesting a Conditional Use in order to establish an automobile service center in an existing building that once served the area with the same use. The area surrounding the site is occupied by business, office and residential uses. Neighborhood business uses that are built in residential scale buildings are included in the range of uses for the Mixed-Use Low Density land use designation. The one-story structure is located on a corner lot and contains a floor area of approximately 2,400 square feet. Therefore, the proposal is **consistent with the *Plan for the 21st Century***, commonly known as the Master Plan.

**IV. SUMMARY**

This is a request for a Conditional Use to permit an automobile service center in an existing structure in a B-1 Neighborhood Business District. The petitioned property is a rectangular parcel consisting of four lots measuring one hundred seventy-five (175) feet in width by approximately one hundred sixteen (116) feet in depth, for a total area of 20,300 square feet (0.47 acre). The property is occupied by an existing one story structure constructed with a combination of masonry and metal materials with a total floor area of approximately two thousand, four hundred (2,400) square feet. This use of the site is generally compatible with the neighborhood and additional demand for parking it may cause will be relieved by the parking spaces provided on site. In addition to adhering to the standards in the B-1 Neighborhood Business District, the applicant shall adhere to the site and operational regulations for automobile service centers in Article 11, Section 11.3, of the CZO, to ensure that the use positively contributes to the Newton Street Corridor. The proposed Conditional Use to permit an automobile service center is consistent with the *Plan for the 21<sup>st</sup> Century: New Orleans 2030*, commonly referred to as the Master Plan.

## V. PRELIMINARY STAFF RECOMMENDATION<sup>2</sup>

The staff recommends **APPROVAL** of Zoning Docket 045-15, which is a request for a Conditional Use to permit an automobile service center in an existing structure in a B-1 Neighborhood Business District, subject to one (1) waiver and thirteen (13) provisos.

### *Waiver*

1. The applicant shall be granted a waiver of **Article 15, Section 15.2.3(4) – Parking in the Front Yards**, of the Comprehensive Zoning Ordinance, which requires parking in the front yard area to be covered and completely enclosed with walls and a landscaped roof, to permit front yard parking without an enclosure and landscaped roof.

### *Provisos*

1. The Department of Safety and Permits shall issue no building permits or licenses until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 16, Section 16.9.11** of the Comprehensive Zoning Ordinance will void the conditional use approval.
2. The applicant shall resubdivide all lots into a single lot of record. The resubdivision shall be finalized prior to the issuance of a Certificate of Use and Occupancy by the Department of Safety and Permits.
3. The applicant shall adhere to all operational standards in accordance with in **Article 11, Section 11.3** and **Article 2, Section 2.2.12** of the Comprehensive Zoning Ordinance.
4. The applicant shall install a minimum six (6) foot opaque masonry or wooden fence along the site's rear and interior property lines, subject to review and approval of the City Planning Commission staff. At no time shall chain link fencing be permitted.
5. The applicant shall remove the existing concrete islands and posts, currently located in the front yard area in front of the existing structure.
6. The applicant shall submit a landscape plan prepared by a licensed Louisiana landscape architect indicating the following:

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<sup>2</sup> Subject to modification by the City Planning Commission

- a. The landscaping of the front yard and installation of landscaping strips along the rear and LB Landry Avenue side of the site, with a combination of trees, shrubs, and/or groundcover. Street trees shall be planted within the Newton Street and LB Landry right-of-way in sections not used for vehicular access. The landscaping plan shall be submitted for review and approval by the staff of the City Planning Commission and the Department of Parks and Parkways for trees proposed within the public right-of-way.
  - b. The genus, species, size, location, quantity, and irrigation of all proposed plant materials within both the site and the street rights-of-way adjacent to the site, with applicable remarks, size of planting areas, and details, subject to review and approval of the staff of the City Planning Commission and the Department of Parks and Parkways for trees proposed with the public right-of-way.
7. The applicant shall provide a continuous landscape hedge at a minimum height of thirty (30) inches along the perimeter of all vehicular use areas adjacent to the public right-of-way. Alternatively, masonry wall, metal fence and a hedge, or any combination thereof meeting the same height requirements may be substituted.
8. The applicant shall revise the site plans to indicate the location of the dumpster/trash area. Should the applicant provide a dumpster/trash area on the exterior of the site, the dumpster/trash area shall be enclosed with an opaque fence reaching a minimum of six (6) feet in height and inclusive of a gate latch. Except for pick-up times, the dumpster and/or trash bins must remain in the designated trash area.
9. The applicant shall provide to the City Planning Commission a litter abatement program letter, approved by the Department of Sanitation, inclusive of the stated location of trash storage, the type and quantity of trash receptacles, the frequency of trash pickup by a contracted trash removal company, and the clearing of all litter from the sidewalks and the street rights-of-way. The name and phone number of the owner/operator of the development shall be included in this letter to be kept on file in case of any violation.
10. The lighting of the parking lot and outdoor entry areas shall be directed in such a way as to reduce glare on nearby properties. In addition, all light poles and wall-mounted fixtures should be designed with fully shielded luminaires and should not exceed twenty-five (25) feet in height.
11. All signage shall comply with **Article 5, Section 5.4.6 Permitted Signs** of the Comprehensive Zoning Ordinance.

12. The applicant shall secure the approval of the Department of Public Works for any new curb cuts along Newton Street and LB Landry Avenue. Any unused existing curb cuts shall be restored with curbs and the extension of a landscape strip along the sidewalk.
13. The applicant shall submit a revised site plan indicating the required off-street parking spaces that is in accordance with **Article 11, Section 11.3.a – Automobile Service Center**, of the Comprehensive Zoning Ordinance.

**VI. REASONS FOR RECOMMENDATION**

1. The proposed automobile service center would be an appropriate use within the B-1 Neighborhood Business District along this segment of Newton Street at the intersection of LB Landry Avenue.
2. The request is consistent with the *Plan for the 21<sup>st</sup> Century's Mixed-Use Low Density* future land use category.
3. Improvements and site enhancements required through the suggested provisos will improve the conditions of the existing vacant site.

- VII.** Should the applicant desire changes to any recommended waivers or provisos, the applicant is encouraged to bring any proposed alternative language for discussion at the meeting.

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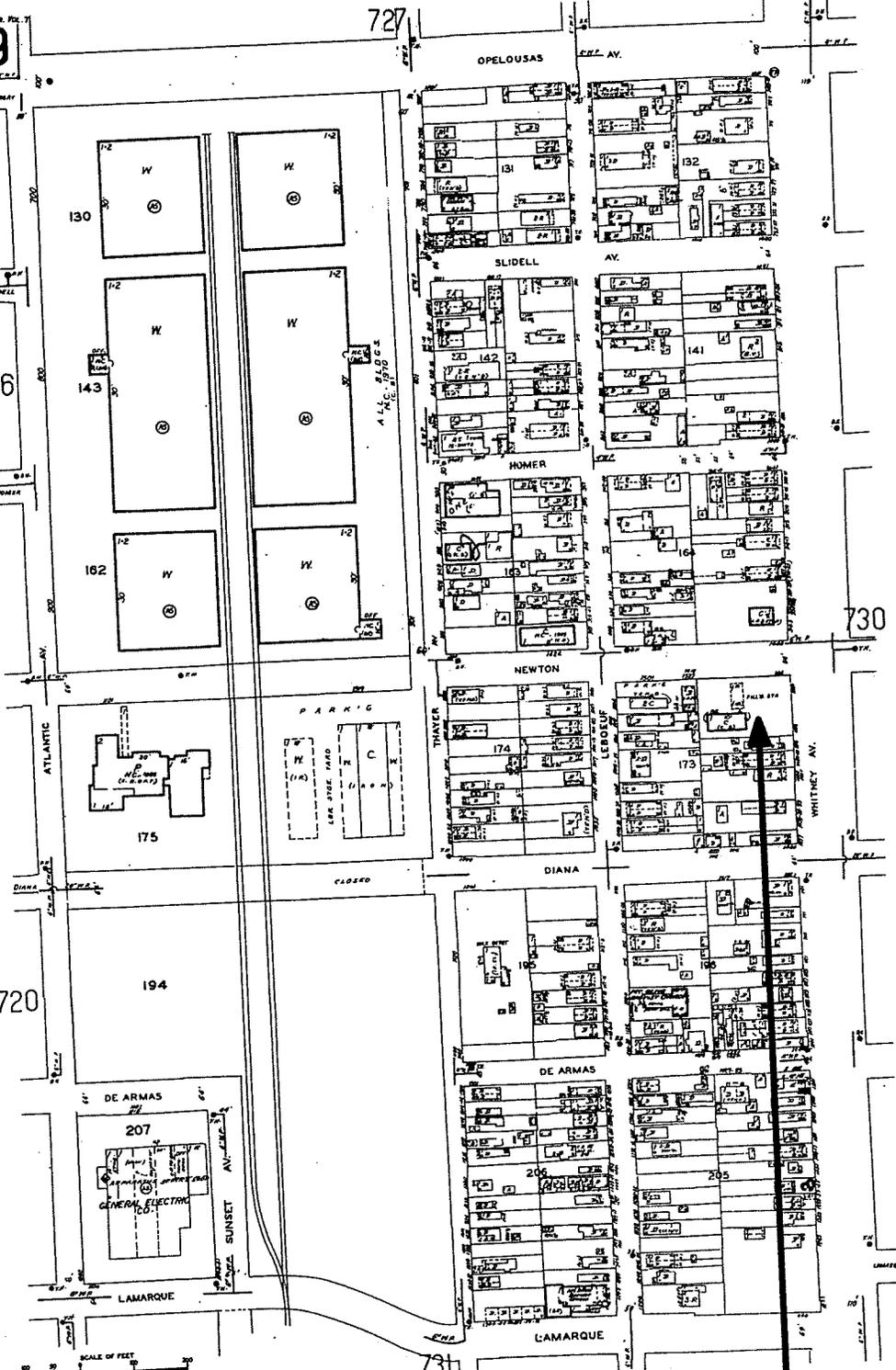


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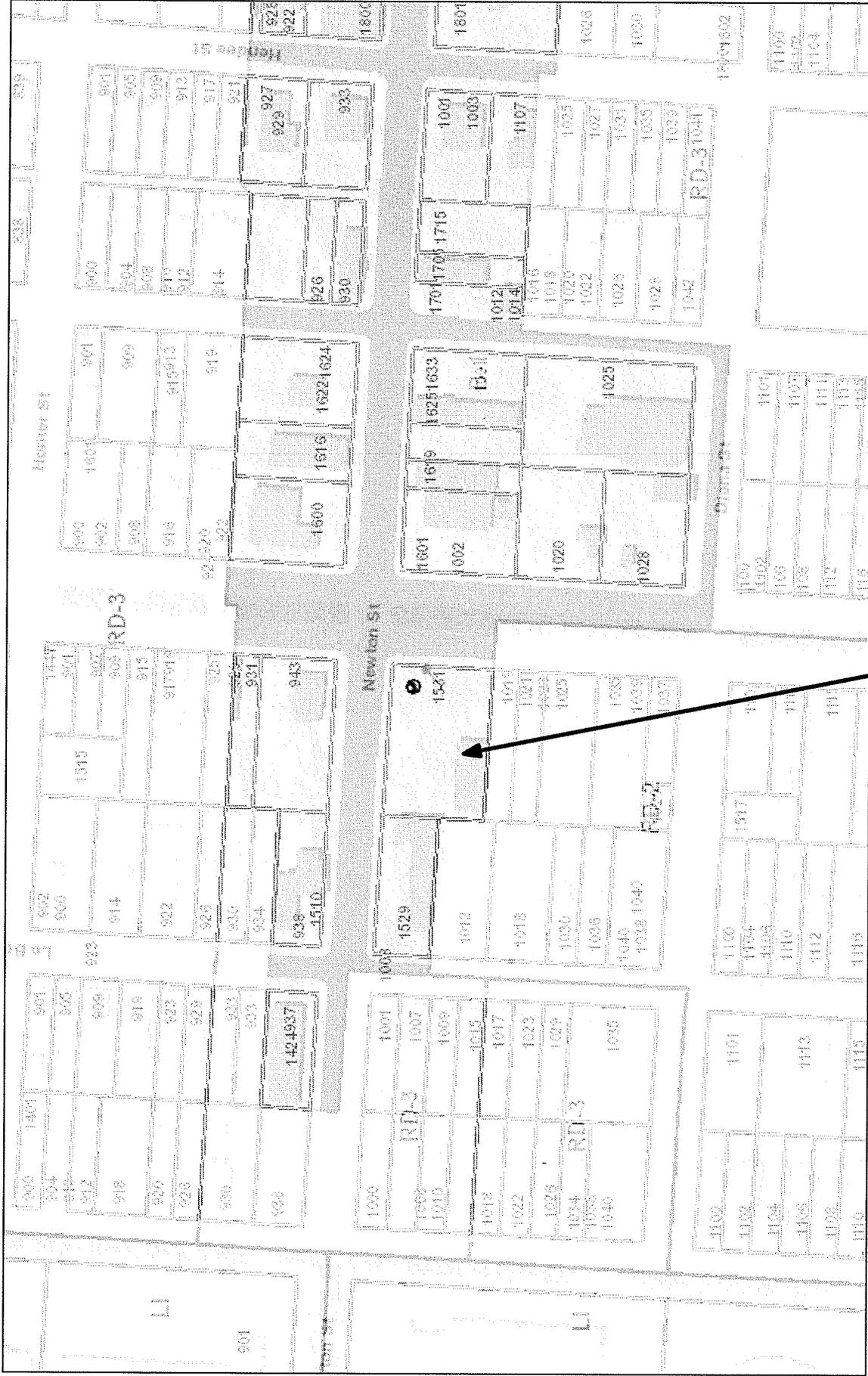
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Zoning Docket 045-15

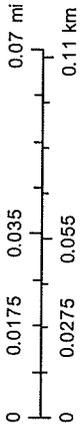
# City of New Orleans Property Viewer



April 28, 2015



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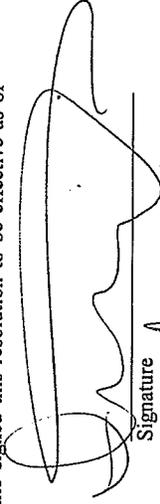
## Zoning Docket 045-15



CORPORATE RESOLUTION  
FOR  
BROTHERS NEWTON, LLC.

It is hereby Resolved, that Raouf Z. Mousa be hereby authorized to execute and deliver any and all documents necessary for the conditional use permit for the location at 1531 Newton St., New Orleans, LA.

In Witness Whereof, the undersigned has hereunto signed this resolution to be effective as of March 1, 2015.



Signature

Imad Hamdan

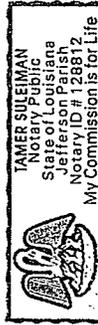
Print Name

3/25/15

Date



Notary Public # 128512



**Tom Schedler**  
Secretary of State

State of  
Louisiana  
Secretary of  
State

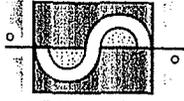


**COMMERCIAL DIVISION**  
225.925.4704

Fax Numbers  
225.932.5317 (Admin. Services)  
225.932.5314 (Corporations)  
225.932.5318 (UCC)

Name	Type	City	Status
BROTHERS NEWTON, L.L.C.	Limited Liability Company	GRETNA	Active
<b>Business:</b> BROTHERS NEWTON, L.L.C.			
<b>Charter Number:</b>	36467470K		
<b>Registration Date:</b>	6/6/2007		
<b>Domicile Address</b>			
	1729 LAFAYETTE STREET		
	SUITE 200		
	GRETNA, LA 70053		
<b>Mailing Address</b>			
	C/O IMAD HAMDAN		
	1729 LAFAYETTE ST., STE. 200		
	GRETNA, LA 70053		
<b>Status</b>			
<b>Status:</b>	Active		
<b>Annual Report Status:</b>	In Good Standing		
<b>File Date:</b>	6/6/2007		
<b>Last Report Filed:</b>	6/18/2014		
<b>Type:</b>	Limited Liability Company		
<b>Registered Agent(s)</b>			
<b>Agent:</b>	IMAD HAMDAN		
<b>Address 1:</b>	1729 LAFAYETTE STREET		
<b>Address 2:</b>	SUITE 200		
<b>City, State, Zip:</b>	GRETNA, LA 70053		
<b>Appointment Date:</b>	6/6/2007		
<b>Officer(s)</b>			
<b>Officer:</b>	IMAD HAMDAN		
<b>Title:</b>	Member		
<b>Address 1:</b>	1729 LAFAYETTE STREET		
<b>Address 2:</b>	SUITE 200		
<b>City, State, Zip:</b>	GRETNA, LA 70053		

Additional Officers: No



**SPECTRUM  
DESIGNS, LLC**

*Specializing in Spatial, Architecture, and Urban Planning*  
2211 Bonanno Blvd. Suite 116 Metairie, Louisiana 70002  
Phone: (504) 328-9555 Fax: (504) 328-9555

**Project NPP Report**

February 20, 2015

Project Name: 1531 Newton Street

**Overview:** This report provides results of the implementation of the Project Neighborhood participation Program for property located at 1531 Newton Street, New Orleans. The applicant intends to file an application to open a mechanic Shop. This report provides a summary of contacts with citizens, neighbors, public agencies, and interested parties. Opportunities have been provide to learn about and comment on the proposed plans and actions. Comments, sign-in lists, petitions, letters, summary sheets, and other materials are attached.

**Contact:**

Akeem Martin  
Studio Director  
2211 Barataria Blvd., Marrero, LA 70072  
504-328-9555

**Neighborhood meetings:** the following date(s) and locations of all meetings where citizens were invited to discuss the applicant's proposal comments, sign in list, and other feedback are attached].

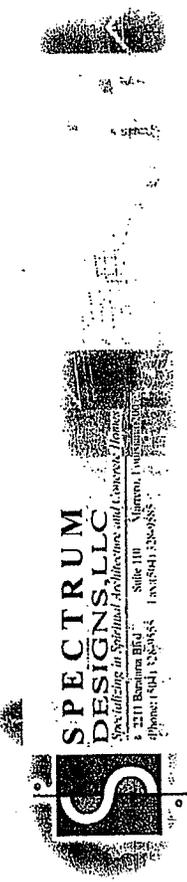
1. February 13, 2015- Meeting held on site at 1531 Newton Street, New Orleans. Neighbors and local business owners came out. Their names are attached.
2. February 20, 2015- Meeting held on site at 1531 Newton Street, New Orleans. Representatives from The local Algiers point neighborhood association was there. There names are attached.

**Correspondence**

1. February 10, 2015- letters mailed out to contact list, including homes, apartments, neighborhood associations, churches and schools
2. February 18, 2015- hand delivered flyers to all address in a 300 ft. radius

**Results:**

6 people showed up to support the project on February 13, 2015 and 8 people showed up on February 18<sup>th</sup>, 2015



**Dear Neighbor:**

- Cleaned up trash
- Installed lights
- Installed cameras -

This flyer is to inform you that a meeting will be held on site 1531 Newton Street, New Orleans, with residents from the neighborhood to provide information on a Mechanic Shop we are trying to located at the above address.

The meeting will be held at 5:00pm, Feb 13

If you have questions or comments, please feel free to call me.

Sincerely,

Akeem Martin

Studio Director

2211 Barataria Blvd., Marrero, LA 70072

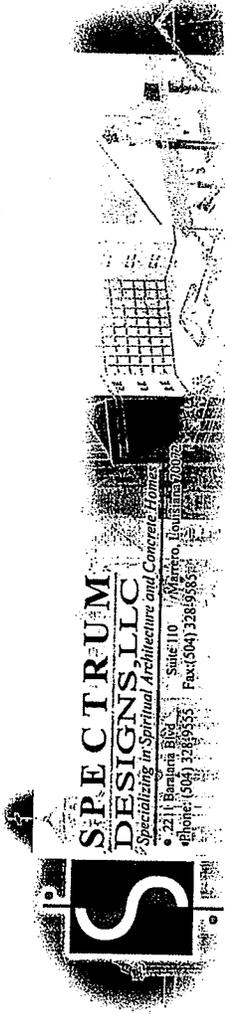
spectrdesigns@gmail.com

504-328-9555

2-6-15 - Sign Belgium to support the

Project

1. Terry Johnson
2. Bruce Corling Sr
3. A yofek
4. Henry Alexander
5. Bobby Bolds - Bully Bolds
6. Edward Refugee -



**Project NPP Community Meeting Flyer**

February 20, 2015

**Dear Neighbor:**

This flyer is to inform you that a meeting was held on site at 1531 Newton Street, New Orleans with residents from the neighborhood to provide information on

the Proposed Mechanic Shop with a tire shop.

The meeting was held at 5:00pm

If you have questions or comments, please feel free to call me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Akeem Martin', written over a horizontal line.

Akeem Martin  
Studio Director  
2211 Barataria Blvd., Marrero, LA 70072  
specdesignsllc@gmail.com  
504-328-9555

#### Summary of concerns, issues and problems

1. the neighbors wanted to make sure that the property had their own dumpster.
2. they also wanted more trees in the green space added to the site
3. neighbors requested the owner provide another bench at the bus stop

#### How concerns, issues and problems will be addressed

1. trash can will be fenced in on the side of the building
2. Trees will be planted in the existing green space as much as allowed by the city planning commission being that the lot is a corner lot.
3. and the owner agreed to meet the neighborhood half way and chip in to supply a public bench at the bus stop at the corner, if allowed by the city of new Orleans because it is public property.

# Petition

1531 Newton Street, New Orleans St., Claude Ave., New Orleans, LA

This petition is being circulated to acquire signatures to show support to the opening of A mechanic shop, that also includes a tire shop located at 1531 Newton Street, New Orleans.

The names below are supporters of the project.

Name	Address	Phone Number
1. KAREL MAGGIO	135 PACIFIC AVENUE	504-908-8474
2. Mario Washington	20 Tennyson Pl	504-469-4558
3. Linda Gilbert	319 Orleans Ave	504-881-4630
4. VALERIE ROBINSON	200 VERRET ST.	504-421-6692
5. Aymara DAHAB	1825 Newton St	504-338-7106
6. Rhondia Verritt	1513 B. Landry Ave	504-261-7588
7. Aaron Verritt	1513 B. Landry	504-261-3419
8. A Yatah		504-400-0089
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		

Address Label	OwnerName	OwnerAddress
Building		
926 Le Boeuf St	Farris I Jr Bolds	
1012 Le Boeuf St	C/O Roland M Vandenweghe Jr 3115 Nashville Ave New Orleans, LA 70125	
943 Whitney Ave	Cyr Eldwin St	
1037 L B Landry Ave	3250 Hyman Pl New Orleans, LA 70131	
1520 Diana St	Huong T Dinh	
1601 Newton St	4208 Joycelyn Dr New Orleans, LA 70131	
Cash America Pawn Of N O #6	Preston Lemon	
1615 Newton St	1037 L B Landry Ave New Orleans, LA 70114	
1025 L B Landry Ave	Preston Lemon	
1021 L B Landry Ave	C/O Old Fashioned Bapt Church 839 Pacific Ave New Orleans, LA 70114	
934 Le Boeuf St	1601 Newton St LLC	
938 Le Boeuf St	1000 Decatur St New Orleans, LA 70116	
Independent Janitorial Service	Louis W Miles	
1100 Le Boeuf St	1615 Newton St New Orleans, LA 70114-7011	
1101 Le Boeuf St	Delbert T Babin	
937 Le Boeuf St	1025 L B Landry Ave New Orleans, LA 70114	
1029 Le Boeuf St	Summuel Benjamin	
1529 Newton St	1023 L B Landry Av New Orleans, LA 70114	
930 Le Boeuf St	Tina Millon	
1007 Le Boeuf St	601 Lilevy St Gretna, LA 70053	
	Henry W Alexander	
	1510 Newton St New Orleans, LA 70114	
	Mount Olive Baptist Church #1 Of Algiers	
	1124 Le Bouef St. New Orleans, LA 70114	
	Mount Olive Baptist Church #1 Of Algiers	
	1124 Le Bouef St New Orleans, LA 70114	
	Liem Vu	
	2257 Sugarloaf Dr Harvey, LA 70058	
	Joseph W Williams	
	Et Als 3528 Lake Arrowhead Dr Harvey, LA 70058	
	Blessed Place Pharmacy Inc	
	1529 Newton St New Orleans, LA 70114	
	Farris I Jr Bolds	
	930 Le Boeuf St New Orleans, LA 70114	
	Reed Larry G	
	1007 Le Boeuf St, New Orleans, LA 70114	

1038 Le Boeuf St	Freddie Jr King 3766 Lang St New Orleans, LA 70131	
1030 Le Boeuf St	Jackline Stamps 507 27Th St Gretna, LA 70053	
1616 Newton St	Thomas III Henry 220 Senate Dr Avondale, LA 70094	
920 Whitney Ave	Chauna B Jones 920 Whitney Av New Orleans, LA 70114	
1028 L B Landry Ave	David L Jr Turner 1028 L B Landry Av New Orleans, LA 70114	
1101 L B Landry Ave	Patrice J Tyson 1381 Slate Court Cleveland, OH 44118	
915 Whitney Ave	Lawrence Jr Earl 915 Whitney Av New Orleans, LA 70114	
916 Whitney Ave	Raymond Stansberry C/O Iola Stansberry 916 Whitney Ave New Orleans, LA 70114	
1100 L B Landry Ave	Nelle W Cunningham 1100 L B Landry Ave New Orleans, LA 70114	
1531 Newton St	Brother's Newton LLC 1729 Lafayette St Suite 200 Gretna, LA 70053	
908 Whitney Ave	Amadeo Manzanares D/B/A Gulf Trans & Forward 1500 Lafayette St # 146 Gretna, LA 70053	
1019 L B Landry Ave	Clive S Maddox 1019 L B Landry Av New Orleans, LA 70114	
919 Whitney Ave	Bruce Mahoney 919 Whitney Ave New Orleans, LA 70114	
919 Le Boeuf St	Richard Lloyd 5321 Carlisle Ct New Orleans, LA 70131	
1017 Le Boeuf St	Alfred D Smith 1017 Le Boeuf St New Orleans, LA 70114	
1025 Wagner St	Jones Homes LLC 2643 St Nick Dr New Orleans, LA 70131	
929 Le Boeuf St	Tina B Millon 602 Lilevy Gretna, LA 70053	
1600 Newton St	Hoang LLC 305 Bienville Dr Gretna, LA 70056	
Whitney Food Store	Pearl A Et Als, Rubit C/O Pearl R Davis 1621 Newton St New Orleans, LA 70114	
1621 Newton St		
923 Le Boeuf St	Jamisha Milton-Ellis	

1013 Le Boeuf St	923 Leboeuf Street New Orleans, LA 70114 Freddie Jr King		
1035 Le Boeuf St	3766 Lang St New Orleans, LA 70131 Ethel Mae Robinson		
914 Le Boeuf St	1035 Le Boeuf St New Orleans, LA 70114 Craig P Sr Scott		
922 Le Boeuf St	914 Le Boeuf St New Orleans, LA 70114 Stacy Franklin		
1016 Le Boeuf St	922 Le Boeuf St New Orleans, LA 70114 Shirley S Smith		
1023 Le Boeuf St	9104 Arbor Creek Dr Charlotte, NC 28269 Lloyd Bazely		
927 Whitney Ave	1023 Le Boeuf St New Orleans, LA 70114 Mcarthur Mclaughlin		
1020 L B Landry Ave	734 Pacific Ave New Orleans, LA 70114 Ivory Jr Franklin		
935 Le Boeuf St	Et Als C/O Marisol Ruiz-Franklin 978 Brenden Dr Hampton, GA 30228 Bernie Hebert Investments, LLC		
1001 Le Boeuf St	P O Box 306 Gretna, LA 70054 Gertrude M Myles		
1034 Le Boeuf St	P O Box 68504 Jackson, MS 39286 Kimberly Flemings		
929 Whitney Ave	1060 Claire Dr Slidell, LA 70461 Lateef J Shaheer		
1035 L B Landry Ave	P O Box 742493 New Orleans, LA 70174 Albert C Sr Antoine		
931 Le Boeuf St	4223 Carrollwood Dr. Stone Mountain, GA 30083 Raymond Nichols		
1009 Le Boeuf St	931 Leboeuf St New Orleans, LA 70114 Hudson James F Jr		
1054101 Newton St Whitney Food Store	3708 Morriswood Dr, Harvey, LA 70058 Thanh Van Nguyen Et Al 8228 Deer Springs Way Las Vegas, NV 89149-4400		
Councilmember			



Phone Number: 504-362-0450		
Email: berylragas@bellsouth.net		
Street Address: 1128 Hendee Street		
City: New Orleans		
Zip: 70114		
Organization Name: Old Algiers Civic Association		
Point of Contact: Tony Carter		
Phone Number: 504-362-7487		
Email: oaca@cox.net		
Street Address: 501 Elmira Avenue		
City: New Orleans		
Zip: 70114		
Organization Name: Old Algiers Main Street Corporation		
Point of Contact: Valerie Robinson		
Phone Number: 504-421-6692		
Email: info@oldalgiersmainstreet.org		
Street Address: P.O. Box 740181		
City: New Orleans		
Zip: 70174		

Spectrum Designs, LLC  
2211 Barataria Blvd, Suite 110  
Marrero, LA 70072



Clive S Maddox  
1019 L.B Landry Ave.  
New Orleans, La 70114

NIXIE 708 75 1009 0002/25/15

RETURN TO SENDER  
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BC: 70072549635 \*1765-07851-12-36

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Marrero, LA 70072



David L Turner Jr  
1028 L.B Landry Ave.  
New Orleans La 70114

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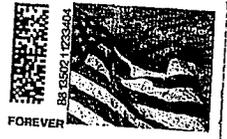
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Marrero, LA 70072

NEW ORLEANS  
LA 700  
12 FEB '15  
PM 11



Lemon Preston  
1520 Diana St.  
New Orleans, La 70114

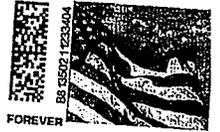
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BC: 70072549635 \*1465-04033-12-36

~~70072059162~~

NEW ORLEANS  
LA 700  
12 FEB '15  
PM 11



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2211 Barataria Blvd Suite 110  
Marrero, LA 70072

Jones Homes LLC  
1025 Wagner St.  
New Orleans, La 70114

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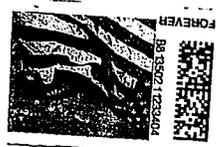
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Marrero, LA 70072

Kimberly Flemings  
1060 Claire Dr.  
Shidell, La 70461



FORWARD TIME EXP RTN TO SEND  
X 788 NYE 189A131802/12/15  
FLEMINGS, KIMBERLY  
9720 HARKERS CT  
HUNTERSVILLE NC 28078-9608  
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70461 05 4898

Spectrum Designs, LLC  
2211 Baratara Blvd Suite 110  
Marrero, LA 70072

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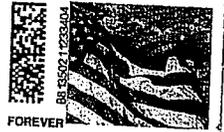
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Thanh Van Nguyen  
1054 Newton St.  
New Orleans, La 70114

Spectrum Designs, LLC  
2211 Barataria Blvd Suite 110  
Marrero, LA 70072



Delbert T Babin  
1025 L B Landry Ave.  
New Orleans, La 70114

NIXIE 708 7E 1009 0002/25/15

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Marrero, LA 70072



Ivory Franklin Jr.  
1020 L.B Landry Ave.  
New Orleans, La 70114

NIXIE 708 7E 1009 0002/25/15

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BC: 70072549635 \*1765-07938-12-36

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2211 Barataria Blvd, Suite 110  
Marrero, LA 70072

*W*  
Brother's Newton LLC  
1531 Newton St.  
New Orleans, La 70114



NIXIE 708 SE 1009 0002/25/13

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~~700725496~~



Spectrum Designs, LLC  
2211 Barataria Blvd, Suite 110  
Marrero, LA 70072

*NSM*  
Kimberly Flemings  
1034 Le Boeuf St.  
New Orleans, La 70114



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~~700725496~~



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Marrero, LA 70072



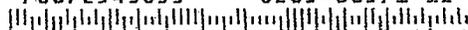
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364 Timberlane Dr.  
Harvey, La 70058

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2211 Barataria Blvd, Suite 110  
Marrero, LA 70072



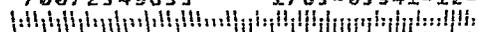
Patrice J Tyson  
1381 Slate Court Cleveland,  
Cleveland Oh 44118

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Marrero, LA 70072



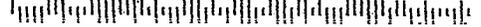
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C/o Bellsouth Tax Department  
1155 Peachtree St, NE  
Rm 16H02  
Atlanta, GA 30309-3610

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303093610



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2211 Barataria Blvd, Suite 110  
Marrero, LA 70072



Edwin St. Cyr  
1012 Le Boeuf St.  
New Orleans, La 70114

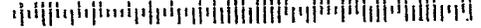
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7007205496



Spectrum Designs, LLC  
2211 Barataria Blvd, Suite 110  
Marrero, LA 70072

NEW ORLEANS  
LA 700  
12 FEB '15  
PM 11



*MSM*

Gertrude M. Myles  
1001 Le Boeuf St.  
New Orleans, La 70114

NIXIE 798 7E 1009 0002/25/15

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Nelle W Cunningham  
1100 L.B Landry Ave.  
New Orleans, La 70114

NIXIE 798 7E 1009 0002/25/15

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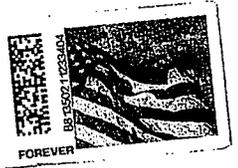
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Spectrum Designs, LLC  
2211 Barataria Blvd, Suite 110  
Marrero, LA 70072

Amadeo Manzanares  
908 Whitney Ave.  
New Orleans, La 70114



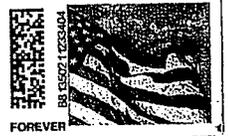
NIXIE 708 7E 1009 0202/25/15

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BC: 70072549635 \*1865-04744-12-36

~~70072549635~~

NEW ORLEANS  
LA 700  
12 FEB '15  
PM 11



Spectrum Designs, LLC  
2211 Barataria Blvd Suite 110  
Marrero, LA 70072

*NSN*

Pearl A Et Als Rubit  
C/O Pearl R. Davis  
1621 Newton St.  
New Orleans, La 70114

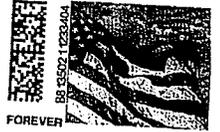
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BC: 70072549635 \*1465-03774-12-36

~~70072549635~~

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Marrero, LA 70072



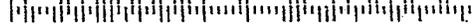
Tina B Million  
929 Le Boeuf St.  
New Orleans, La 70114

NIXIE 708 7E 1009 0002/25/15

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BC: 70072549635 \*1765-05178-12-36

7007254962



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2211 Barataria Blvd Suite 110  
Marrero, LA 70072



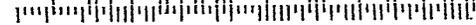
Nichols Raymond  
931 LeBoeuf St.  
New Orleans, La 70114

NIXIE 708 7E 1009 0002/25/15

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7007254965



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Marrero, LA 70072



Bernie Herbert Investments LLC  
935 Le Boeuf St.  
New Orleans, La 70114

NIXIE 708 7E 1009 0002/25/15

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UNABLE TO FORWARD

BC: 70072549635 \*1865-03739-12-36

7007254963



Spectrum Designs, LLC  
2211 Barataria Blvd, Suite 110  
Marrero, LA 70072



Albert C Antoine Sr.  
1035 L.B Landry Ave.  
New Orleans, La 70114

NIXIE 708 7E 1009 0002/25/15

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BC: 70072549635 \*1765-07854-12-36

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Marrero, LA 70072



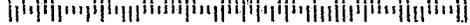
Mcarthur McLaughlin  
927 Whitney Ave.  
New Orleans, La 70114

NIXIE 708 7E 1009 0002/25/15

RETURN TO SENDER  
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UNABLE TO FORWARD

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~~70072549635~~



Spectrum Designs, LLC  
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Marrero, LA 70072



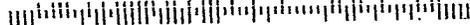
Lateef J Shaheer  
929 Whitney Ave.  
New Orleans, La 70114

NIXIE 708 7E 1009 0002/25/15

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~~70072549635~~



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Marrero, LA 70072



Tina Millon  
934 Le Boeuf St.  
New Orleans, La 70114

NIXIE 708 7E 1009 0002/25/15

RETURN TO SENDER  
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UNABLE TO FORWARD

BC: 70072549635 \*1865-04768-12-36

~~70072549635~~



Spectrum Designs, LLC  
2211 Barataria Blvd, Suite 110  
Marrero, LA 70072



Raymond Stansberry  
C/O Lola Stansberry  
916 Whitney Ave.  
New Orleans La 70114

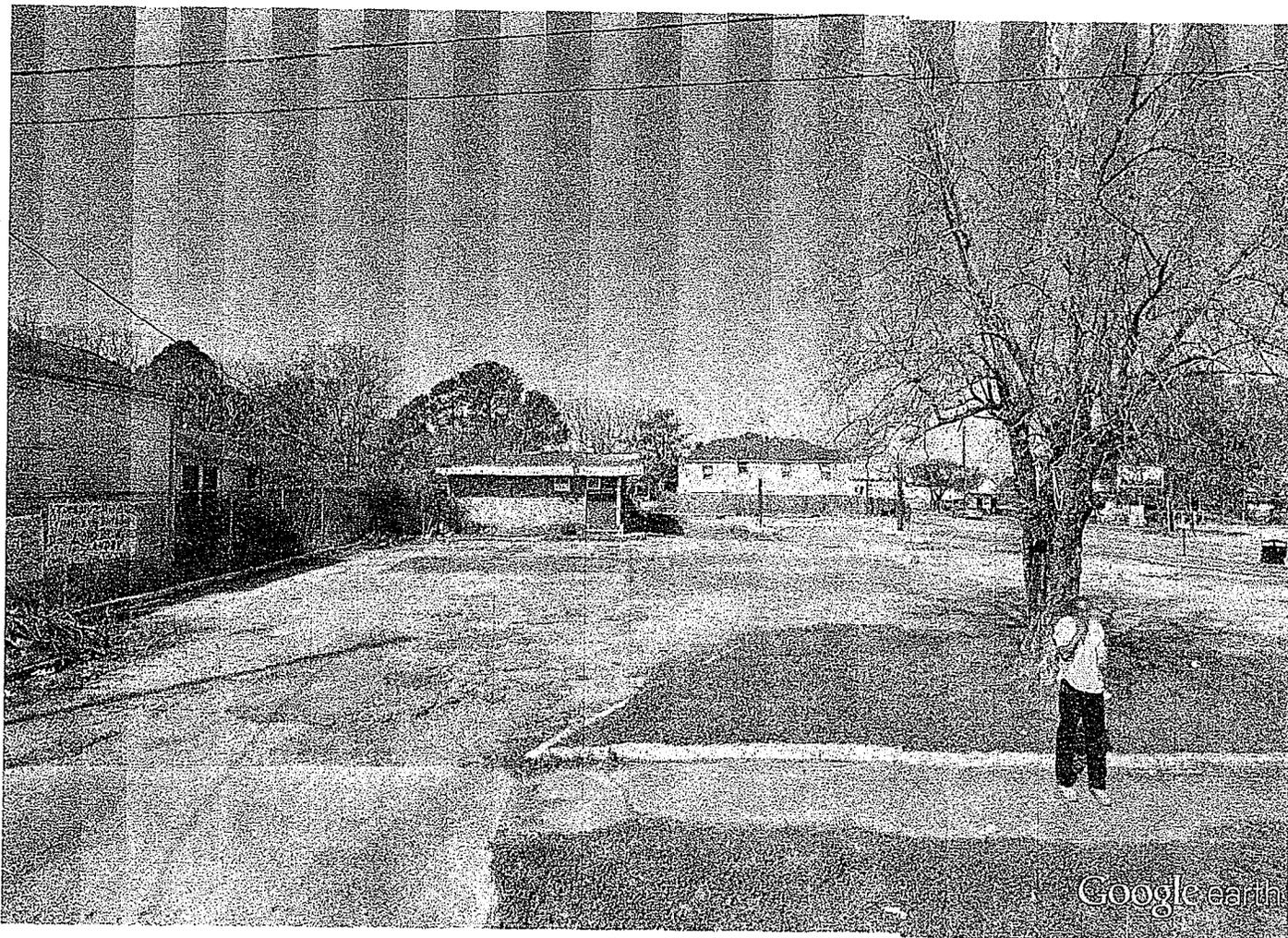
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RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
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BC: 70072549635 \*1765-05219-12-36

~~70072549635~~





Google earth

Google earth

feet  
meters

