

PROPERTY #1

220 East Clinton Street, Lafayette, LA

Assessment No. 6072289

Applicant E and G Residuals, LLC – Applicant

Adjudicated since City, 2009 - \$18,167.58

Parish, N/A – \$665.44

Property value – \$4,190.00

Council City Council District 5 – Kenneth Boudreaux

Parish Council District 5 – A.B. Rubin

PROPERTY #2

232 East Clinton Street, Lafayette, LA

Assessment No. 6034308

Applicant Delaney Meaux-Larson

Adjudicated since City, 2009 - \$1,011.16

Parish, 2012 – \$3,807.14

Property value – \$26,350.00

Council City Council District 5 – Kenneth Boudreaux

Parish Council District 5 – A.B. Rubin

PROPERTY #3

234 East Clinton Street, Lafayette, LA

Assessment No. 6071830

Applicant Delaney Meaux-Larson

Adjudicated since City, 2012 - \$10,893.88

Parish, N/A – \$3,063.42

Property value – \$4,270.00

Council City Council District 5 – Kenneth Boudreaux

Parish Council District 5 – A.B. Rubin

PROPERTY #4

236 East Clinton Street, Lafayette, LA

Assessment No. 6022113

Applicant E and G Residuals, LLC – Applicant

Adjudicated since City, 2016 - \$5,888.49

Parish, N/A – \$1,207.84

Property value – \$3,375.00

**Council City Council District 5 – Kenneth Boudreaux
Parish Council District 5 – A.B. Rubin**

PROPERTY #5

239 East Clinton Street, Lafayette, LA Assessment No. 6019348

Applicant Sherelle Sion Pickney

**Adjudicated since City, 1995 - \$19,887.20
Parish, 1993 – \$10,026.02**

Property value – \$5,565.00

**Council City Council District 5 – Kenneth Boudreaux
Parish Council District 5 – A.B. Rubin**

PROPERTY #6

301 Francis Avenue, Lafayette, LA Assessment No. 6018897

Applicant Castle Row, LLC

**Adjudicated since City, 2009 - \$16,283.87
Parish, 2009 – \$3,341.71**

Property value – \$3,960.00

**Council City Council District 5 – Kenneth Boudreaux
Parish Council District 5 – A.B. Rubin**

PROPERTY #7

1113 East Vermilion Street, Lafayette, LA Assessment No. 6057954

Applicant E and G Residuals, LLC – Applicant

**Adjudicated since City, 1999 - \$2,400.62
Parish, 2003 – \$4,862.18**

Property value – \$10,490.00

**Council City Council District 5 – Kenneth Boudreaux
Parish Council District 5 – A.B. Rubin**

RESOLUTION NO. JR-013-2024

**A JOINT RESOLUTION OF THE LAFAYETTE CITY COUNCIL AND THE
LAFAYETTE PARISH COUNCIL AUTHORIZING THE NON-WARRANTY CASH
SALE OF THE VARIOUS ADJUDICATED PROPERTIES LISTED HEREIN BY
PUBLIC BID PURSUANT TO LA R.S. 47:2201 ET SEQ**

BE IT RESOLVED by the Lafayette City Council and the Lafayette Parish Council, that:

WHEREAS, the Lafayette City-Parish Council adopted Ordinance O-246-2015, and subsequent amendments, establishing a process by which adjudicated properties may be sold, donated, or otherwise disposed of; and

WHEREAS, the Lafayette City-Parish Council adopted Ordinance O-488-2002, authorizing a Local Services Agreement among all entities having the authority to assess and collect property taxes in parts or all of Lafayette Parish, which Local Services Agreement assigns to Lafayette City-Parish Consolidated Government authority to oversee the sale, donation, or disposition otherwise of adjudicated properties; and

WHEREAS, the following political subdivisions with interests in adjudicated properties in parts or all of Lafayette Parish having agreed to the aforementioned Local Services Agreement: the City of Lafayette, the Parish of Lafayette, the Lafayette Parish Law Enforcement District and the Sheriff of Lafayette Parish; the Lafayette Parish School Board; the Lafayette Parish Library Board; the Lafayette Centre Development District; the Lafayette Economic Development Authority; the Bayou Vermilion District; the Lafayette Parish Tax Assessment District; the Lafayette Airport Commission; and the Teche-Vermilion Fresh Water District; and

WHEREAS, pursuant to La. R.S. 47:2201 et seq., La. Const. Art. VII, Sec. 14, and the aforementioned Local Services Agreement among all political subdivisions levying *ad valorem* taxes on immovables within Lafayette Parish, an eligible person may be desirous of initiating the Non-Warranty Cash Sale by Public Bid of the various adjudicated properties listed herein and wherein the Lafayette City-Parish Consolidated Government may jointly elect at public meeting(s) of the Lafayette City Council and the Lafayette Parish Council to facilitate the Non-Warranty Cash Sale by Public Bid of such adjudicated properties; and

WHEREAS, the Code of Ordinances at Ch. 72-30(g) permits that Non-Warranty Cash Sale by Public Bid of an adjudicated property be submitted to the Councils for joint approval of a resolution authorizing its sale; and

WHEREAS, the below-named Applicant for sale of the below-described properties having submitted the necessary verifying information for compliance with Louisiana statutes and the Code of Ordinances; and

WHEREAS, the Lafayette City-Parish Consolidated Government having determined conformance by the below-named Applicant with La. R.S. 47:2204 and with Code of Ordinances Ch. 72-30(g), and having pursuant to Code of Ordinances Sec. 72-30(f) adopted as the minimum bid price for the identified properties listed herein 75% of its fair market value, as that term is defined by La. R.S. 47:2321, as derived from the property's most current assessment in the Tax Assessor's files.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Lafayette City Council and the Lafayette Parish Council, that:

SECTION 1: All of the aforescribed "Whereas" clauses are adopted as part of this resolution.

SECTION 2: The Lafayette City Council and the Lafayette Parish Council in due, regular and legal session jointly convened, pursuant to Code of Ordinances Sec. 72-30(e), approve the Non-Warranty Cash Sale by Public Bid of the below-described properties (the "Properties") initiated by the below-named Applicants:

Property #1

Applicant: E and G Residuals, LLC

Property Address: 220 East Clinton Street, Lafayette, Louisiana, 70501

Assessment Number: 6072289

Legal Description:

"That certain lot of ground together with all improvements thereon, situated in Azalea Subdivision in the City of Lafayette, and according to a plat of survey of said subdivision on file in the Office of the Clerk of Court of this Parish, is known and designated as Lot No. Twenty (20) of Block One (1); said lot has a front of forty-five and one-tenth feet on Barton Court, by a depth on the eastern line of one hundred feet, a depth on the western line of ninety feet and having a rear or southern line of forty-four and eight-tenths feet and bounded south by Lot No. one, East by Lot nineteen all of said Block No. One said Azalea Subdivision, north by Barton Court and west by the Trahan Addition."

Property #2

Applicant: Delaney Meaux Larson

Property Address: 232 East Clinton Street, Lafayette, Louisiana, 70501

Assessment Number: 6034308

Legal Description:

"That certain lot of ground, together with all improvements thereon, situated in the Azalea Subdivision in the City of Lafayette, LA, and according to a plat of said subdivision on file in the Clerk's Office, this parish, is known and designated as Lot No. Eighteen (18) of Block No. One (1) of said subdivision; said lot having a frontage on Barton Court of Forty-two and 8/10 (42.8) feet by a depth between parallel lines of One Hundred (100) feet and is bounded Northerly by Barton Court; Easterly by Lot No. 17; Southerly by Lot No. 3 and Westerly by Lot No. 19; being a portion of the property acquired by vendor herein by Act No. 162830 of the records of the Clerk's office, Lafayette Parish, Louisiana.

Barton St. is now known as East Clinton Street.”

Property #3

Applicant: Delaney Meaux Larson

Property Address: 234 East Clinton Street, Lafayette, Louisiana, 70501

Assessment Number: 6071830

Legal Description:

“That certain lot of ground, with improvements thereon situated in the AZALEA SUBDIVISION in the City of Lafayette, Louisiana, and according to a plat of said subdivision on file in the Clerk’s Office of the Parish of Lafayette, is known and designated as LOT SEVENTEEN (17) of BLOCK ONE (1), of said subdivision said lot having a frontage on East Clinton Street (Barton Court) of 42.8 feet, by a depth between parallel lines of 100 feet and bounded Northerly by East Clinton Street, Easterly by Lot Sixteen (16), Southerly by Lot Four (4), and Westerly by Lot Eighteen (18).

Being the same property acquired by vendor herein under Act Number 336989 and 365182 of the records of the Clerk of Court for the Parish of Lafayette, Louisiana.”

Property #4

Applicant: Delaney Meaux Larson

Property Address: 236 East Clinton Street, Lafayette, Louisiana, 70501

Assessment Number: 6022113

Legal Description:

“That certain lot of ground, together with all improvements thereon and thereunto belonging, situated in the Azalea Subdivision of the City of Lafayette, Louisiana, being Lot No. 16 of Block One (1) of said addition, said lot having the dimensions as shown on plat of survey of said subdivision on file in the Clerk of Court’s Office, Parish of Lafayette, Louisiana, and is bounded on the North by Barton Court or East Clinton Street, on the South by Lot 5, on the East by Lot 15, and on the West by Lot 17, all of Block One (1) of said subdivision.

Being the same property acquired by Vendor by virtue of Judgment of Possession in the estate of Louis A. Sonnier, recorded under Act No. 80-25220 and 82-7247 of the conveyance records of Lafayette Parish, Louisiana.”

Property #5

Applicant: Sherelle Sion Pickney

Property Address: 239 East Clinton Street, Lafayette, Louisiana, 70501

Assessment Number: 6019348

Legal Description:

“That certain lot of ground with all improvements thereon situated in the AZALEA SUBDIVISION of the City of Lafayette, Louisiana, being LOT NO. SIX (6) of BLOCK NO. TWO (2) and that certain lot of ground being Lot No. Fifteen (15) of Block 2 and situated of said Addition; said lots having the dimensions as shown on the plat of said addition on file in the Clerk of Court’s office for the Parish of Lafayette, Louisiana; and is bounded on the east by Lot No. Seven (7); on the west by Lot No. Five (5), all of said Block No. Two (2) of said Addition; and on the south by Barton Court Street.”

Property #6

Applicant: Castle Row, LLC

Property Address: 301 Francis Avenue, Lafayette, Louisiana, 70501

Assessment Number: 6018897

Legal Description:

“That certain lot or parcel of ground, together with all improvements thereon, situated in the Parish of Lafayette, Louisiana, being known and designated as Lot 11 of BLOCK TWO (2) OF BAYOU OAKS SUBDIVISION, said lot having a frontage of 44.8 feet on Francis Avenue, a depth between parallel lines of 90 feet and having the further boundaries and dimensions as will be shown on a plat of survey of said subdivision by R.J. Laurent, , C.E. dated August 30, 1941, which said plat is recorded with Act No. 158491 of the Records of the Lafayette Parish Clerk of Court. Said property having been acquired by Vendor by Act No. 179713 of said records.”

Property #7

Applicant: E and G Residuals, LLC

Property Address: 1113 East Vermilion Street, Lafayette, Louisiana, 70501

Assessment Number: 6057954

Legal Description:

“That certain lot of ground, together with all improvements thereon, situated in the AZALEA SUBDIVISION in the City of Lafayette, Louisiana, and according to a plat of said subdivision on file in the Recorder’s Office of the Parish of Lafayette, Louisiana, being lot six of Block One; said lot having a front of forty-two and 8/10 feet on East Vermilion Street by a depth in parallel lines of one hundred feet; and being bounded North by Lot 15, South by Vermilion Street, East by Lot 7, and West by Lot 5, all of Block 1 of said AZALEA SUBDIVISION.”

SECTION 3: Following completion by Lafayette City-Parish Consolidated Government of the bidding process preceding sale, and thereafter the acquiring person’s compliance with:

- a) the notice and publication requirements of, and lapse of the time periods described in, La. R.S. 47:2206(A) and (B), respectively, without the occurrence either of full redemption of the Property or the filing of any action to annul as permitted by La. R.S. 47:2286 et seq.; and
- b) the notice requirement imposed by Ch. 72-15(c) of the Code of Ordinances; and
- c) the filing requirement imposed by Ch. 72-16(c) of the Code of Ordinances;

the Administrator (as defined in Sec. 72-12) shall upon request of the acquiring person cause to be authenticated by the Lafayette Mayor-President that Non-Warranty Cash Sale in that form attached hereto as Exhibit A. The Administrator, however, shall decline to cause to be authenticated the Non-Warranty Cash Sale should those circumstances described by Code of Ordinances Ch. 72-18(c) arise prior to such authentication.

SECTION 4: Following authentication of the Non-Warranty Cash Sale, the Administrator shall cause the acquiring person to file the Non-Warranty Cash Sale in the Lafayette Parish Clerk of Court’s conveyance records, along with this resolution, which shall be annexed to and incorporated by reference into the Non-Warranty Cash Sale; and to comply with the filing requirements set forth at Ch. 72-16(e) of the Code of Ordinances.

SECTION 5: After compliance with the filing requirements set forth in Ch. 72-16(b) and Ch. 72-16(e) of the Lafayette City-Parish Consolidated Government Code of Ordinances, the acquiring person(s) shall submit copies of the affidavit required by that subsection 72-16(d) to a) the Lafayette Utilities System Customer Services/Tax Collection Division and b) the Lafayette Parish Sheriff's Office Tax Collection Division.

SECTION 6: Sale of the Property is conditioned upon compliance with the dictates of this resolution, including the following:

1) The acquiring person is not a tax debtor or owner of the Property, nor acting for, directly or indirectly, any tax debtor or owner of the Property;

2) The acquiring person is not an employee, contractor, officer, director, elected or appointed official of Lafayette City-Parish Consolidated Government, nor any member of the immediate family of any of the above, nor any entity in which any of them has a substantial economic interest, nor acting for, directly or indirectly, any of the aforementioned, without the affirmative consent by resolution of the Lafayette City Council and the Lafayette Parish Council;

3) The acquiring person shall permit re-entry and inspection of the Property, at reasonable times and upon reasonable notice, by the Administrator or other agents of Lafayette City-Parish Consolidated Government, in order to verify compliance with any conditions imposed on the sale;

4) Compliance with the notice and filing requirements imposed by this resolution, the Louisiana Revised Statutes or by the Code of Ordinances; and,

5) Applicant's adherence to that property renovation plan attached hereto as Exhibit B.

SECTION 7: Should any suspensive condition prohibited by this resolution come to pass, or any resolatory condition required by this resolution cease, the Administrator upon learning of such circumstance shall cause to be revoked the Non-Warranty Cash Sale.

SECTION 8: All resolutions or parts thereof, in conflict herewith are hereby repealed.

This resolution having been submitted to a vote, the vote on behalf of the Lafayette City Council thereon was as follows:

YEAS: Broussard, Naquin, Hebert, Hooks, Boudreaux

NAYS: None

ABSENT: None

ABSTAIN: None

This resolution having been submitted to a vote, the vote on behalf of the Lafayette Parish Council thereon was as follows:

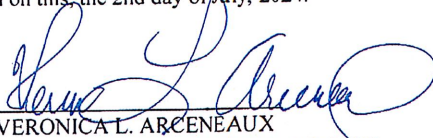
YEAS: Tabor, Richard, Stansbury, Guilbeau

NAYS: Rubin

ABSENT: None

ABSTAIN: None

AND the resolution was declared adopted on this, the 2nd day of July, 2024.



VERONICA L. ARCENEUX
LAFAYETTE CLERK OF THE COUNCIL

Exhibit 1
Legal Description

Assessment Number: 6072289

Property Address: 220 East Clinton Street, Lafayette, LA 70501

“That certain lot of ground together with all improvements thereon, situated in Azalea Subdivision in the City of Lafayette, and according to a plat of survey of said subdivision on file in the Office of the Clerk of Court of this Parish, is known and designated as Lot No. Twenty (20) of Block One (1); said lot has a front of forty-five and one-tenth feet on Barton Court, by a depth on the eastern line of one hundred feet, a depth on the western line of ninety feet and having a rear or southern line of forty-four and eight-tenths feet and bounded south by Lot No. one, East by Lot nineteen all of said Block No. One said Azalea Subdivision, north by Barton Court and west by the Trahan Addition.”

EXHIBIT B

RENOVATION PLAN

This lot is zoned "Mixed Use Neighborhood – MN-1".

Applicant's plan is for the construction of a new structure which shall be as follows:

1. Any new construction may be subject to review and approval by the Community Development and Planning Department for neighborhood compatibility. New structures will be reviewed for neighborhood compatibility in terms of building character, setbacks and massing.
2. All construction shall be consistent with applicable zoning and building codes as required by Lafayette Consolidated Government.
3. After acquisition of the property, LCG will inspect any new rental construction every three (3) years to ensure code compliance.

Exhibit 1
Legal Description

Assessment Number: 6034308

Property Address: 232 East Clinton Street, Lafayette, LA 70501

“That certain lot of ground, together with all improvements thereon, situated in the Azalea Subdivision in the City of Lafayette, LA, and according to a plat of said subdivision on file in the Clerk’s Office, this parish, is known and designated as Lot No. Eighteen (18) of Block No. One (1) of said subdivision; said lot having a frontage on Barton Court of Forty-two and 8/10 (42.*) feet by a depth between parallel lines of One Hundred (100) feet and is bounded Northerly by Barton Court; Easterly by Lot No. 17; Southerly by Lot No. 3 and Westerly by Lot No. 19; being a portion of the property acquired by vendor herein by Act No. 162830 of the records of the Clerk’s office, Lafayette Parish, Louisiana.

Barton St. is now known as East Clinton Street.”

EXHIBIT B

RENOVATION PLAN

This lot is zoned "Mixed Use Neighborhood – MN-1".

Applicant's plan for the rehabilitation, potential demolition and/or construction on a single-family unit shall be as follows:

1. After acquisition of the property, LCG will inspect the existing house and the applicant will have six (6) months (*upon approval of LCG staff as provided in Paragraph 2 below*) to comply with the infractions stipulated in the inspection report.
 - a. In the event the applicant is unable to salvage the existing structure, the applicant may apply to the Department for a demolition permit of the structure.
2. Any new construction may be subject to review and approval by the Community Development and Planning Department for area compatibility. New structures will be reviewed for area compatibility in terms of building character, setbacks and massing.
3. All construction shall be consistent with applicable zoning and building codes as required by Lafayette Consolidated Government.
4. After acquisition of the property, LCG may inspect any new construction every three (3) years to ensure code compliance.

Exhibit 1
Legal Description

Assessment Number: 6071830

Property Address: 234 East Clinton Street, Lafayette, LA 70501

“That certain lot of ground, with improvements thereon situated in the AZALEA SUBDIVISION in the City of Lafayette, Louisiana, and according to a plat of said subdivision on file in the Clerk’s Office of the Parish of Lafayette, is known and designated as LOT SEVENTEEN (17) of BLOCK ONE (1), of said subdivision said lot having a frontage on East Clinton Street (Barton Court) of 42.8 feet, by a depth between parallel lines of 100 feet and bounded Northerly by East Clinton Street, Easterly by Lot Sixteen (16), Southerly by Lot Four (4), and Westerly by Lot Eighteen (18).

Being the same property acquired by vendor herein under Act Number 336989 and 365182 of the records of the Clerk of Court for the Parish of Lafayette, Louisiana.”

EXHIBIT B

RENOVATION PLAN

This lot is zoned "Mixed Use Neighborhood – MN-1".

Applicant's plan is for the construction of a new structure which shall be as follows:

1. Any new construction may be subject to review and approval by the Community Development and Planning Department for area compatibility. New structures will be reviewed for area compatibility in terms of building character, setbacks and massing.
2. All construction shall be consistent with applicable zoning and building codes as required by Lafayette Consolidated Government.
3. After acquisition of the property, LCG may inspect any new construction every three (3) years to ensure code compliance.

Exhibit 1
Legal Description

Assessment Number: 6022113

Property Address: 236 East Clinton Street, Lafayette, LA 70501

“That certain lot of ground, together with all improvements thereon and thereunto belonging, situated in the Azalea Subdivision of the City of Lafayette, Louisiana, being Lot No. 16 of Block One (1) of said addition, said lot having the dimensions as shown on plat of survey of said subdivision on file in the Clerk of Court’s Office, Parish of Lafayette, Louisiana, and is bounded on the North by Barton Court or East Clinton Street, on the South by Lot 5, on the East by Lot 15, and on the West by Lot 17, all of Block One (1) of said subdivision.

Being the same property acquired by Vendor by virtue of Judgment of Possession in the estate of Louis A. Sonnier, recorded under

EXHIBIT B

RENOVATION PLAN

This lot is zoned "Mixed Use Neighborhood – MN-1".

Applicant's plan is for the construction of a new structure which shall be as follows:

1. Any new construction may be subject to review and approval by the Community Development and Planning Department for area compatibility. New structures will be reviewed for area compatibility in terms of building character, setbacks and massing.
2. All construction shall be consistent with applicable zoning and building codes as required by Lafayette Consolidated Government.
3. After acquisition of the property, LCG may inspect any new construction every three (3) years to ensure code compliance.

Exhibit 1
Legal Description

Assessment Number: 6019348

Property Address: 239 East Clinton Street, Lafayette, LA 70501

“That certain lot of ground with all improvements thereon situated in the AZALEA SUBDIVISION of the City of Lafayette, Louisiana, being LOT NO. SIX (6) of BLOCK NO. TWO (2) and that certain lot of ground being Lot No. Fifteen (15) of Block 2 and situated of said Addition; said lots having the dimensions as shown on the plat of said addition on file in the Clerk of Court’s office for the Parish of Lafayette, Louisiana; and is bounded on the east by Lot No. Seven (7); on the west by Lot No. Five (5), all of said Block No. Two (2) of said Addition; and on the south by Barton Court Street.”

EXHIBIT B

RENOVATION PLAN

This lot is zoned "Mixed Use Neighborhood – MN-1".

Applicant's plan is for the construction of a new structure which shall be as follows:

1. Any new construction may be subject to review and approval by the Community Development and Planning Department for neighborhood compatibility. New structures will be reviewed for neighborhood compatibility in terms of building character, setbacks and massing.
2. All construction shall be consistent with applicable zoning and building codes as required by Lafayette Consolidated Government.
3. After acquisition of the property, LCG will inspect any new rental construction every three (3) years to ensure code compliance.

Exhibit 1
Legal Description

Assessment Number: 6018897

Property Address: 301 Francis Avenue, Lafayette, LA 70501

“That certain lot or parcel of ground, together with all improvements thereon, situated in the Parish of Lafayette, Louisiana, being known and designated as Lot 11 of BLOCK TWO (2) OF BAYOU OAKS SUBDIVISION, said lot having a frontage of 44.8 feet on Francis Avenue, a depth between parallel lines of 90 feet and having the further boundaries and dimensions as will be shown on a plat of survey of said subdivision by R.J. Laurent, C.E. dated August 30, 1941, which said plat is recorded with Act No. 158491 of the Records of the Lafayette Parish Clerk of Court. Said property having been acquired by Vendor by Act No. 179713 of said records.”

EXHIBIT B

RENOVATION PLAN

This lot is zoned "Residential Single Family – RS-1".

Applicant's plan is for the construction of a new structure which shall be as follows:

1. Any new construction may be subject to review and approval by the Community Development and Planning Department for neighborhood compatibility. New structures will be reviewed for neighborhood compatibility in terms of building character, setbacks and massing.
2. All construction shall be consistent with applicable zoning and building codes as required by Lafayette Consolidated Government.
3. After acquisition of the property, LCG will inspect any new rental construction every three (3) years to ensure code compliance.

Exhibit 1
Legal Description

Assessment Number: 6057954

Property Address: 1113 East Vermilion Street, Lafayette, LA 70501

“That certain lot of ground, together with all improvements thereon, situated in the AZALEA SUBDIVISION in the City of Lafayette, Louisiana, and according to a plat of said subdivision on file in the Recorder’s Office of the Parish of Lafayette, Louisiana, being lot six of Block One; said lot having a front of forty-two and 8/10 feet on East Vermilion Street by a depth in parallel lines of one hundred feet; and being bounded North by Lot 15, South by Vermilion Street, East by Lot 7, and West by Lot 5, all of Block 1 of said AZALEA SUBDIVISION.”

EXHIBIT B

RENOVATION PLAN

This lot is zoned "Mixed Use Neighborhood – MN-1".

Applicant's plan for the rehabilitation, potential demolition and/or construction on a single-family unit shall be as follows:

1. After acquisition of the property, LCG will inspect the existing house and the applicant will have six (6) months (*upon approval of LCG staff as provided in Paragraph 2 below*) to comply with the infractions stipulated in the inspection report.
 - a. In the event the applicant is unable to salvage the existing structure, the applicant may apply to the Department for a demolition permit of the structure.
2. Any new construction may be subject to review and approval by the Community Development and Planning Department for neighborhood compatibility. New structures will be reviewed for neighborhood compatibility in terms of building character, setbacks and massing.
3. All construction shall be consistent with applicable zoning and building codes as required by Lafayette Consolidated Government.
4. After acquisition of the property, LCG will inspect any new rental construction every three (3) years to ensure code compliance.