CIVIL DISTRICT COURT FOR THE PARISH OF ORLEANS

STATE OF LOUISIANA

FILED
2025 OCT -2 PM 1:25
CIVIL
DISTRICT COURT

NO. DIVISION

JUST SAY NIX, LLC,
CARROLLTON RIVERBEND NEIGHBORHOOD ASSOCIATION,
CENTRAL CARROLLTON ASSOCIATION LLC,
TOWN OF CARROLLTON WATCH, LLC,
HISTORIC N.O. NEIGHBORHOODS, LLC,
AND LANE RUTHERFORD TRIPPE

VERSUS

THE CITY OF NEW ORLEANS

****

FILED DEPUTY CLERK

ORDERS

Considering the foregoing Verified Petition for Injunctive Relief:

IT IS ORDERED that a TEMPORARY RESTRAINING ORDER be and is hereby issued on this _____ day of October, 2025, at ____ a.m./p.m. upon the posting of bond or security in the amount of $_____, restraining the City of New Orleans from the issuance of any further permits for the development of a commercial medical marijuana retailer at 1407 South Carrollton Avenue, New Orleans, in an HU-B1 zoning district, including any Certificate of Occupancy and any Occupational License, until such time as the conditional use process is observed.

IT IS FURTHER ORDERED that the City of New Orleans appear and show cause on the ____ day of October, 2025 at ____ a.m./p.m. why a Preliminary Injunction in the form and manner of the above-described Temporary Restraining Order should not issue.

SO ORDERED this _____ day of October, 2025.

_____
Judge, Civil District Court, New Orleans, Louisiana

PLEASE SERVE:
The City of New Orleans
Through the City Attorney
Donesia D. Turner
1300 Perdido St., Suite 5E03
New Orleans, LA 70112

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THE CITY OF NEW ORLEANS

****

FILED DEPUTY CLERK

AFFIDAVIT OF VERIFICATION

Personally, came and appeared before me, the undersigned Notary Public,

Susan Johnson

Who, after being duly sworn, did depose and say:

That she is a member/manager of the Plaintiffs Just Say Nix, LLC, Town of Carrollton Watch, LLC, and Historic N.O. Neighborhoods, LLC; that she has personal knowledge of the allegations of the foregoing Petition for Declaratory and Injunctive Relief; that the allegations therein are true and correct to the best of her knowledge, information and belief; that the exhibits attached thereto are true and correct, and that the circumstances plead cause the applicants herein immediate and irreparable harm, injury, loss, or damage.

Susan Johnson

Sworn to and subscribed before me 9/25/25

Notary Public

MICHAEL W. TIFFT
NOTARY PUBLIC
ID NO. 59129
STATE OF LOUISIANA
MY COMMISSION IS FOR LIFE

CIVIL DISTRICT COURT FOR THE PARISH OF ORLEANS

STATE OF LOUISIANA

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DISTRICT COURT

NO. DIVISION

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TOWN OF CARROLLTON WATCH, LLC,
HISTORIC N.O. NEIGHBORHOODS, LLC,
AND LANE RUTHERFORD TRIPPE

VERSUS

THE CITY OF NEW ORLEANS

****

FILED DEPUTY CLERK

AFFIDAVIT OF VERIFICATION

Personally, came and appeared before me, the undersigned Notary Public,

Paul Baricos

Who, after being duly sworn, did depose and say:

That he is the President of the Central Carrollton Association, a neighbor association, whose mission is to improve the quality of life in the neighborhood it serves; that he has personal knowledge of the allegations of the foregoing Petition for Declaratory and Injunctive Relief; that the allegations therein are true and correct to the best of his knowledge, information and belief; and that the circumstances plead cause the applicants herein immediate and irreparable harm, injury, loss, or damage.

Paul Baricos

Sworn to and subscribed before me this 27th day of September, 2025.

Notary Public

MICHAEL W. TIFFT
NOTARY PUBLIC
ID NO. 59129
STATE OF LOUISIANA
MY COMMISSION IS FOR LIFE

FILED
2025 OCT -2 PM 1:25
CIVIL
DISTRICT COURT

CIVIL DISTRICT COURT FOR THE PARISH OF ORLEANS

STATE OF LOUISIANA

NO. DIVISION

JUST SAY NIX, LLC,
CARROLLTON RIVERBEND NEIGHBORHOOD ASSOCIATION,
TOWN OF CARROLLTON WATCH, LLC,
HISTORIC N.O. NEIGHBORHOODS, LLC,
AND LANE RUTHERFORD TRIPPE

VERSUS

THE CITY OF NEW ORLEANS

****

FILED DEPUTY CLERK

AFFIDAVIT OF VERIFICATION

Personally, came and appeared before me, the undersigned Notary Public,

Lane Rutherford Trippe

Who, after being duly sworn, did depose and say:

That she is a person of the age of majority, residing at 1418 Short Street, New Orleans, immediately behind the proposed commercial medical marijuana retailer at 1407 South Carrollton Avenue, New Orleans, Louisiana; that she has personal knowledge of the allegations of the foregoing Petition for Declaratory and Injunctive Relief; that the allegations therein are true and correct to the best of her knowledge, information and belief; that the circumstances plead and will cause her immediate and irreparable harm, injury, loss, or damage.

Lane Rutherford Trippe

Sworn to and subscribed before me 9/29/25

Notary Public

MICHAEL W. TIFFT
NOTARY PUBLIC
ID NO. 59129
STATE OF LOUISIANA
MY COMMISSION IS FOR LIFE

CIVIL DISTRICT COURT FOR THE PARISH OF ORLEANS

STATE OF LOUISIANA

FILED
2025 OCT -2 PM 1:25
CIVIL
DISTRICT COURT

NO. DIVISION

JUST SAY NIX, LLC,
CARROLLTON RIVERBEND NEIGHBORHOOD ASSOCIATION,
TOWN OF CARROLLTON WATCH, LLC,
HISTORIC N.O. NEIGHBORHOODS, LLC,
AND LANE RUTHERFORD TRIPPE

VERSUS

THE CITY OF NEW ORLEANS

****

FILED DEPUTY CLERK

AFFIDAVIT OF VERIFICATION

Personally, came and appeared before me, the undersigned Notary Public,

Betty DiMarco

Who, after being duly sworn, did depose and say:

That she is the President of the Carrollton Riverbend Neighborhood Association, a non-profit corporation and neighborhood organization with a mission to improve and promote the quality of life within the Carrollton Riverbend area; that she has personal knowledge of the allegations of the foregoing Petition for Declaratory and Injunctive Relief; that the allegations therein are true and correct to the best of her knowledge, information and belief; that the circumstances plead cause the applicants herein immediate and irreparable harm, injury, loss, or damage.

Sworn to and subscribed before me this 1st day of October, 2025.

Betty DiMarco

Notary Public

LANE R. TRIPPE
Notary Public
State of Louisiana
Orleans Parish
Notary ID # 35624
My Commission is for Life

FILED
2025 OCT -2 PM 1:25
CIVIL
DISTRICT COURT

PROJECT DESCRIPTION

NAME OF PROJECT:	DISPENSARY
ADDRESS:	1407 SOUTH CARROLLTON AVE NEW ORLEANS, LA 70118
PROPOSED USE:	RETAIL
OCCUPANCY:	GROUP 'M', MERCANTILE

DESCRIPTION (SCOPE OF WORK):
REMODEL OF AN EXISTING BUILDING INTO NEW DISPENSARY SPACE, APPROXIMATELY 5,204 S.F.

SCOPE OF WORK INVOLVES NEW INTERIOR BUILD-OUT INCLUDING PARTITIONS, DOORS, CEILING FINISHES, MILLWORK, AND ALL ASSOCIATED MECHANICAL, ELECTRICAL AND PLUMBING WORK.

EXTERIOR WORK INVOLVES MODIFICATIONS TO EXISTING BUILDING SHELL TO ACCOMMODATE NEW FINISHES, AND SIGNAGE.

SIGNAGE TO BE SUBMITTED UNDER A SEPARATE PERMIT.

EXHIBIT
tabbies
A in globo

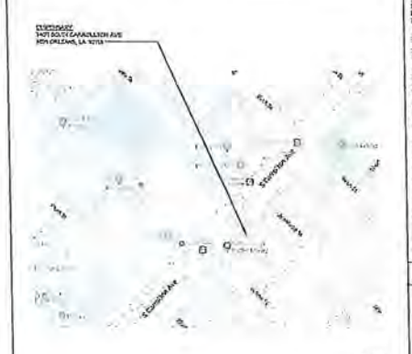
DISPENSARY

1407 SOUTH CARROLLTON AVE
NEW ORLEANS, LA 70118

ABBREVIATIONS

@	AT
ACT	ACOUSTICAL TILE CLG.
ADJ.	ADJUSTABLE
ALUM.	ALUMINUM
A.F.F.	ABOVE FINISH FLOOR
ARCHIT.	ARCHITECT
BD.	BOARD
BLDG.	BUILDING
BLKS.	BLOCKING
BO.	BOTTOM OF
BOT.	BOTTOM
C, CA	CARPET
CAB(S)	CABINET(S)
℄	CENTERLINE
CLG.	CEILING
CLO.	CLOSET
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CT.	CERAMIC TILE
C.W.	CASH WRAP
DET.	DETAIL
DIA.	DIAMETER
DIFF.	DIFFUSER
DIM'S	DIMENSIONS
DR.	DRESSING ROOM
DRWR.	DRAWER
DWG(S)	DRAWING(S)
DN.	DOWN
D.F.	DRINKING FOUNTAIN
DO.	DOOR OPENING
DEPT.	DEPARTMENT
D.S.P.	DRY STANDPIPE
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EQ.	EQUAL
EXIST.	EXISTING
EXT.	EXTERIOR
ENCL.	ENCLOSURE
F.A.	FITTING AREA
F.B.O.	FURNISHED BY OTHERS
F.E.C.	FIRE EXTINGUISHER CABINET
FIN.	FINISHED
FP.	FLUSH PANEL
F.R.	FIRE RETARDANT
FURN.	FURNISHED
GA.	GAUGE
G.C.	GENERAL CONTRACTOR (REFERS TO TENANT'S GENERAL CONTRACTOR UNLESS OTHERWISE NOTED)
GYB	GYPSUM WALL BOARD
HDWR.	HARDWARE
HM.	HOLLOW METAL
HT.	HEIGHT
HWT.	HOT WATER TANK
HR.	HAND RAIL
I.D.	INSIDE DIMENSION
IN.	INCH
INST.	INSTALLED
I.B.O.	INSTALLED BY G.C.
J.B.	JUNCTION BOX
J.C.	JANITOR'S CLOSET
JT(S)	JOINT(S)
K.D.	KNOCK DOWN
LEV.	LEVEL
L.L.	LANDLORD
LOC(S)	LOCATION(S)
M.F.	MEDIUM DENSITY FIBER BOARD
MET.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MR.	MOISTURE RESISTANT
MT.	MAIL TILES
MVG.	MILLWORK CONTRACTOR
N/A	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
NO.	NOT TO SCALE
NTS.	NUMBER
O.C.	ON CENTER
OPNG.	OPENING
OPP.	OPPOSITE
O.A.	OVER ALL
PART'N.	PARTITION
PL.	PLASTIC LAMINATE
PLYWD.	PLYWOOD
PTD.	PAINTED
P.O.S.	POINT OF SALE
PT.	POINT
RAD.	RADIUS
R.A.	RETURN AIR
RUB.	RUBBER BASE
REINF.	REINFORCED / REINFORCING
RELOC.	RELOCATED
REQ'D.	REQUIRED
REV.	REVISED / REVISION
RM.	ROOM
R.O.	ROUGH OPENING
RP.	RECESSED PANEL
S.B.D.	SUPPLIED BY OTHERS (INSTALLED BY G.C.)
SCHED.	SCHEDULE
SECT.	SECTION
SIM.	SIMILAR
SF.	SQUARE FOOT
SHT.	SHEET
S.O.H.	SAME OPPOSITE HAND
S.P.	SCRIBE PANEL
SS.	STAINLESS STEEL
SQ.	SQUARE
STO.	STORAGE
STL.	STEEL
SUSP.	SUSPENDED
STD.	STANDARD
S.V.	SHEET VINYL
SIM.	SIMILAR
T.B.D.	TO BE DETERMINED
TEL.	TELEPHONE
THK.	THICK
T.M.	TENANT'S MINERAL CONTRACTOR
T.O.	TOPPED OPENING
TEMP.	TEMPERED
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
U.N.O.	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILES
VIF.	VERIFY
V.I.F.	VERIFY IN FIELD
VERT.	VERTICAL
W.C.	WATER CLOSET
W.P.	WOOD PANEL
W.D.	WOOD
W.G.	WOOD FLOOR CONTRACTOR
W.D.	WINDOW

LOCATION MAP



NOT TO SCALE

KEY PLAN



NOT TO SCALE

PROJECT DIRECTORY

PROJECT:
DISPENSARY
1407 SOUTH CARROLLTON AVE
NEW ORLEANS, LA 70124

ARCHITECT:
TRICARICO ARCHITECTURE AND DESIGN PC
502 VALLEY ROAD
WAYNE, NJ 07470

BILL MAKRIDAKIS
VICE PRESIDENT | ARCHITECTURE
TEL: 973-812-0222 (ofc)
EMAIL: bill@tadpc.com

ARMONT GORDASCO, AIA
STUDIO DIRECTOR
TEL: 973-812-0222 (ofc)
EMAIL: gregory@tadpc.com

M E P ENGINEERS:
MSA ENGINEERING CONSULTING SERVICES, INC.
7458 ELLIS ST.
POINT ELYSE, ME 72921

530 BOB LEVITHAN DRIVE
SUITE 400
CORNYS, LA 70052

BOB HAY
PRINCIPAL ENGINEER
TEL: 971-453-0423
EMAIL: mep@msaconsultants.com

TROY HOTZ
EMAIL: bim@msaconsultants.com

CLIENT/TENANT:
GOOD DAY FARM

LEN REINHART
T: 318-471-7733
E: lreinhart@gooddayfarm.com

BUILDING DEPARTMENT:
CITY OF NEW ORLEANS
3300 HENRY CLAY AVENUE
MAIL #108, BARKLEY, LA 70006
TEL: 504-861-4804

PROJECT DESCRIPTION

NAME OF PROJECT: DISPENSARY
1407 SOUTH CARROLLTON AVE
NEW ORLEANS, LA 70118

PROPOSED USE: RETAIL
OCCUPANCY: GROUP M, MERCANTILE

DESCRIPTION/SCOPE OF WORK:
REMODEL OF AN EXISTING BUILDING INTO NEW DISPENSARY SPACE, APPROXIMATELY 3,204 SF.

SCOPE OF WORK INVOLVES NEW INTERIOR BUILD-OUT INCLUDING PARTITIONS, DOORS, CEILING FINISHES, MILLWORK, AND ALL ASSOCIATED MECHANICAL, ELECTRICAL, AND PLUMBING WORK.

EXTERIOR WORK INVOLVES MODIFICATIONS TO EXISTING BUILDING SHELL TO ACCOMMODATE NEW FINISHES, AND SIGNAGE.

SIGNAGE TO BE SUBMITTED UNDER A SEPARATE PERMIT.

BUILDING CODE DATA

GOVERNING REGULATIONS (INCLUDING LOCAL AMENDMENTS)

1. BUILDING – 2021 BUILDING CODE OF LOUISIANA
2. ELECTRIC – 2020 NATIONAL ELECTRICAL CODE OF LOUISIANA
3. ENERGY – 2009 INTERNATIONAL ENERGY CONSERVATION CODE LOUISIANA
4. FIRE – 2019 NATIONAL FIRE ALARM & SIGNALING CODE OF LOUISIANA
5. MECHANICAL – 2018 MECHANICAL CODE OF LOUISIANA
6. PLUMBING – 2018 PLUMBING CODE OF LOUISIANA

TYPE OF CONSTRUCTION:	V-B – METAL STUDS & CONCRETE BLOCK (UNPROTECTED)
PROJECT DESCRIPTION:	INTERIOR TENANT IMPROVEMENT
EXISTING OCCUPANCY GROUP:	EYE DOCTOR, B-BUSINESS
PROPOSED OCCUPANCY GROUP:	RETAIL, M-MERCANTILE
SPRINKLERED:	NO

ROOM	USE	GROSS AREA	SQ. FT. PER OCCUPANT	OCCUPANT LOAD
101	LOUNGE/RECEPTION	298 SF.	150	4
102	EXPRESS CHECK OUT			
103	IT ROOM	65 SF.	—	
120	RESTROOM	498 SF.	300	2
104	STORAGE/ BUILD AWAY	1196 SF.	60	20
104A	POINT OF SALE			
105	OFFICE	243 SF.	150	1
106	VAULT	129 SF.	300	1
107	BOH CORRIDOR	344 SF.	—	
108	JANITOR CLOSET	24 SF.	—	
109	DISPLAY AREA	2211 SF.	300	7
111	ADA UNISEX RESTROOM	65 SF.	—	
112	ADA UNISEX RESTROOM	65 SF.	—	
113	CONSULT ROOM	93 SF.	150	1
TOTAL		3,204 SF.		41

TYPES OF CONSTRUCTION – FIRE RESISTANCE REQUIREMENTS (FOR BUILDING):

- STRUCTURAL FRAME	0 hr
- FLOOR CONSTRUCTION – INCLUDING SUPPORTING BEAMS AND JOIST	0 hr
- ROOF CONSTRUCTION – INCLUDING SUPPORTING BEAMS AND JOISTS	0 hr
- INTERIOR NON-BEARING WALLS	0 hr
- BEARING WALL	0 hr

PLUMBING FIXTURE REQUIREMENT

2902.1 FIXTURE CALCULATIONS
To determine the occupant load of each sex, the total occupant load shall be divided in half. To determine the required number of fixtures, the fixture ratio or ratios for each fixture type shall be applied to the occupant load of each sex in accordance with Table 2902.1. Fractional numbers resulting from applying the fixture ratios of Table 2902.1 shall be rounded up to the next whole number.

44 OCCUPANTS X 50 PERCENT = 22 MEN AND 22 WOMEN

2902.2 – EXCEPTION #3 – SEPARATE FACILITIES SHALL NOT BE REQUIRED IN MERCANTILE OCCUPANCIES IN WHICH THE MAXIMUM OCCUPANT LOAD IS 100 OR FEWER.

TABLE 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

- (1) WATER CLOSET (1 PER 25 PROVIDED)
- (1) LAVATORY (1 PROVIDED)
- (1) DRINKING FOUNTAIN PER 1,000 PEOPLE (0 IN LOCAL PROVIDES)
- (1) SERVICE SINK (1 PROVIDED)

SYMBOL KEY



DEFERRED SUBMITTALS

1. FIRE ALARM SYSTEM
2. STAIR SIGNAGE

DRAWING LIST

SHEET NUMBER	SHEET TITLE	ISSUED / REVISED	SHEET ADDENDUM	12.16.24 DESIGN DEVELOPMENT SET	02.04.25 PERMIT SET				
ARCHITECTURAL									
T1	TITLE SHEET	○	○						
T2	GENERAL NOTES		○						
T3	ACCESSIBILITY CLEARANCES		○						
D1	DEMOLITION PLAN	○	○						
A01	EGRESS & LIFE SAFETY PLAN		○						
A1	CONSTRUCTION PLAN	○	○						
A2	PARTITION TYPES		○						
A3	DOOR SCHEDULE AND DETAILS		○						
A4	CONSTRUCTION DETAILS		○						
A5	REFLECTED CEILING PLAN & LIGHTING SCHEDULE	○	○						
A6	FINISH PLAN AND FINISH LEGEND	○	○						
A7	FIXTURE PLAN AND FIXTURE SCHEDULE	○	○						
A8	FINISH PLAN AND LEGEND	○	○						
A9	RESTROOM ENLARGED PLAN & ELEVATIONS		○						
A10	EXTERIOR ELEVATIONS		○						
MECHANICAL									
M1	MECHANICAL SCHEDULES & NOTES		○						
M2	HVAC PLAN		○						
M3	HVAC DETAILS		○						
ELECTRICAL									
E0	ELECTRICAL SYMBOLS, NOTES AND DETAILS		○						
E1	ELECTRICAL SPECIFICATIONS		○						
E2	LIGHTING PLAN		○						
E3	POWER PLAN		○						
E4	MECHANICAL POWER PLAN		○						
E5	SIGNAL SYSTEMS PLAN		○						
E6	ELECTRICAL DETAILS		○						
E7	ELECTRICAL RISER DIAGRAM AND SCHEDULES		○						
PLUMBING									
P0	PLUMBING NOTES & LEGEND		○						
P1	PLUMBING PLAN		○						
P2	GAS PLAN		○						
P3	PLUMBING DETAILS		○						
P4	PLUMBING RISERS		○						
P5	SHEET SPEC		○						

TAD
TRICARICO ARCHITECTURE AND DESIGN PC
502 VALLEY ROAD, WAYNE, NJ 07470
T:973-692-0222 F:973-692-0333
TRICARICO.COM

DATE: AS SHOWN

PROJECT NO.: 240515

© 2025 NICHOLAS J. TRICARICO

THE GENERAL CONTRACTOR AND/OR ALL SUB-CONTRACTORS EXTRACTING FROM THESE PLANS AND SPECIFICATIONS ARE NOT TO SCALE SHOP DRAWINGS BUT TO CONTACT THE ARCHITECT OR ENGINEER FOR ANY DIMENSIONS OR DETAILS NOT SHOWN OR INCOMPLETE. DO NOT ATTEMPT CORRECTIONS. ALL SHOP DRAWINGS SHALL BE REVIEWED BY ARCHITECT AND/OR ENGINEER PRIOR TO FABRICATION OR INSTALLATION. DO NOT SCALE DRAWINGS. USE ONLY THE DIMENSIONS GIVEN OR REFER ANY QUESTIONS TO THE ARCHITECT OR ENGINEER. ANY WORK DONE WITHOUT PROPER DIMENSIONS IS DONE AT THE CONTRACTOR'S RISK AND MUST BE REMOVED AND REPLACED AT NO EXPENSE TO THE OWNER OR ARCHITECT OR ENGINEER. ALL DIMENSIONS ARE TO FACE OF FINISH OR FACE OF CONCRETE OR MASONRY UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT OR ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT OR ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT OR ENGINEER BEFORE PROCEEDING WITH THE WORK.

DATE:	ISSUE:
12.16.24	DESIGN DEVELOPMENT SET
02.04.25	PERMIT SET

DATE:	NO:	REVISIONS / BY:

PROJECT:
DISPENSARY

LOCATION:
1407 SOUTH CARROLLTON AVE
NEW ORLEANS, LA 70118

PROJECT NO.: 240515	DRAWN BY: SCS
SCALE: AS SHOWN	CHECKED BY: GJC
DATE: 12.10.24	THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF N.J.T

NICHOLAS J. TRICARICO
ARCHITECT
TRICARICO ARCHITECTURE AND DESIGN PC

DRAWING NAME:
TITLE SHEET

DRAWING NO.:
T1.1

FIRM REGISTRATION NO.:

SEAL SEAL

PROJECT: NOLA CANNABIS CO.

LOCATION: 1407 SOUTH CARROLLTON AVE, NEW ORLEANS, LA 70118

PLOT SCALE: 1:1

SIZED APPROPRIATELY SHEETS SHALL THAT ARE 24 X 36 ARE NOT TO SCALE

Details

Name	Value
Construction Value	1600000
Existing Building Area (ft^2)	7553
Construction Type	Manufactured
Number of Floors	1
New Construction/Addition Area(ft^2)	0
Existing Use	Vacant Lot
Proposed Use	Pharmacy
Foundation Type	Slab
Footprint >5,000 sq ft?	No
Site area > 1 Acre?	No
Total project sq ft > 40,000?	No
Will any portion of the sidewalk be repaired?	No
Expected Project Completion Date	10/9/2025
Total Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	2.00
Kitchen Added	No
Number of Existing Electrical Meters	1

Your reference code is **WT5C5H**

Application Summary

Type:	Renovation (Non-Structural)
Location:	1407 S Carrollton Ave
Property Owner:	All B LLC
Description:	Interior renovation of a standalone building to include interior demolition of non structural components, interior framing and drywall, hvac, and electrical.
Created By:	publicwebcsm

Status Information

Name	Complete	Date
Application Submitted	Yes	2/10/2025
Zoning Review	Yes	2/18/2025
Application Review	Yes	4/22/2025
Plan Review	Yes	4/23/2025
Permit Approved	Yes	4/23/2025
Sub-Permits Issued	Yes	4/23/2025
Permit Issued	Yes	4/24/2025

Fees

Type	Amount	Paid
Building	$8,060.00	Yes
Building Plan Review	$1,600.00	Yes
HDLC Review	$4,830.00	Yes

Reviews

Division	Status	Reviewer
Zoning	Complete (2/18/2025)	Todd Brockman
Permit Intake	Complete (4/22/2025)	Gina Espinosa
Plan Review	Complete (4/17/2025)	Jay Dufour
Electrical Plan Review	Approved (3/13/2025)	Ronald K Ross
Mechanical Plan Review	Complete (4/17/2025)	Jay Dufour
SWBNO Plumbing Riser	Approved (7/21/2025)	Kenneth Holsclaw

Review Comments

Division	Status	Comment
Zoning	Received	Please provide more information as to the overall proposed use of this development.
Mechanical Plan Review	Received	MECHANICAL PLAN REVIEW: Please upload your plumbing riser diagram as a PDF document. The SWBNO plumbing department will review your uploaded riser diagram. PLEASE NOTE THAT BACKFLOW REVIEW IS NOT THE SAME AS THE GENERAL RISER DIAGRAM REVIEW. THESE ARE SEPARATE.
Mechanical Plan Review	Received	MECHANICAL PLAN REVIEW: Mechanical and plumbing drawings/ riser diagrams must be sent to Backflow@swbno.org. For questions on the SWBNO Backflow program contact SWBNO Environmental Affairs at 504-380-5505. PLEASE NOTE THAT BACKFLOW REVIEW IS NOT THE SAME AS THE GENERAL RISER DIAGRAM REVIEW. THESE ARE SEPARATE.
Permit Intake	Received	Permit Intake - Please UPLOAD a signed contract. Contract must include the full description of all work being done, material, labor and itemized cost, both the contractor and property owner signature(s), printed name(s), titles, and date. Contract amount and itemized/detailed estimate total must match.
Mechanical Plan Review	Received	MECHANICAL PLAN EXAMINER: Jorge Valido - jorge.validalb@nola.gov - 589-465-1117
Mechanical Plan Review	Received	MECHANICAL PLAN REVIEW: Plan Sheet M2.1 shows AHU F-1 Total CFM at the supply grills is 1950. Plan Sheet M1.1 states on the Furnace Schedule CFM for AHU F-1 is 1200 CFM. Confirm CFM at the supply grills for AHU F-1. - 2021 IECC Section C103.2Information on construction documents - 2021 IBC Section 107.2.1 Information on Construction Documents.
Electrical Plan Review	Withdrawn	Clear Still provide a weatherproof GFCI receptacle by the outdoor CU units if there is not an existing receptacle in place to comply with NEC 210.63.

Inspections

Type	Date	Status
Commercial Final C/O Documents	Unscheduled	Unscheduled
Commercial Final C/O Inspection	Unscheduled	Unscheduled
Rough Framing	8/19/2025 2:30 PM	Passed

Inspection Correction Items

Contractors

Name	License
Clark Construct, LLC	

Details

Name	Value
Construction Value	1600000
Existing Building Area (ft²)	7563
Construction Type	Manufactured
Number of Floors	1
New Construction/Addition Area(ft²)	0
Existing Use	Vacant Lot
Proposed Use	Pharmacy
Foundation Type	Slab
Footprint >5,000 sq ft?	No
Site area > 1 Acre?	No
Total project sq ft > 50,000?	No
Will any portion of the sidewalk be repaired?	No
Expected Project Completion Date	10/9/2025
Total Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	2.00
Kitchen Added	No
Number of Existing Electrical Meters	1
Number of new Electrical Meters	0
Number of Existing Gas Meters	1
Number of New Gas Meters	0
Parcel Tax Bill Numbers	41131813
Addresses	1407 S Carrollton Ave
Lot Number	5
Block Number	182
Square	182
Is In Historic District	Yes
Is In Vieux Carré	No
Is In Neighborhood Conservation District	No
Subdivision	EAST CARROLLTON
Zoning	HU-B1
Historic District Name	Carrollton Avenue
Does Structure Encroach / Overhang Sidewalk or Public ROW	No
Number of Bed Rooms per Dwelling	N/A, not a dwelling
Current Number of Units	0
Current Rental Price	0.00
Number of Proposed New Units	0
Price of Proposed Units	0.00
Sale or Rent	N/A
Bed Rooms in New Units	0.00
Is this work related to Super Bowl 2025 activities?	No

Orleans Parish, LA

Summary

Parcel ID	1407-SCARROLLTONAV
Tax Bill Number	716204002
Municipal District	7
Location Address	1407 S CARROLLTON AV
Property Class	C - COMMERCIAL
Special Tax District	
Subdivision Name	
Zoning District	Show Viewer (41131813)
Land Area (sq ft)	6000
Building Area (sq ft)	7553
Revised Bldg Area (sq ft)	0
Square	182
Book	21
Lot/Folio	5/048
Line	003
Legal Description	1. SQ 182 PT LOT 5 & LOT 6 2. 50 X 120 S CARROLLTON
Assessment Area	EAST CARROLLTON COM71 Show Assessment Area Map
Parcel Map	Show Parcel Map



Owners

CREDC CARROLLTON NOLA LLC
425 W CAPITOL AVE STE 1400
LITTLE ROCK AR 72201

Notices

2022 Assessment Notice (PDF) | 2023 Assessment Notice (PDF) | 2024 Assessment Notice (PDF)

Quick Links

Estimate Taxes | Tax Information | Historical Property Tax Bills

Valuation

		2026 Uncertified	2025 Certified	2024 Certified
	Land Value	$180,000	$180,000	$180,000
+	Building Value	$533,800	$533,800	$533,800
=	Total Value	$713,800	$713,800	$713,800
	Assessed Land Value	$18,000	$18,000	$18,000
+	Assessed Building Value	$80,070	$80,070	$80,070
=	Total Assessed Value	$98,070	$98,070	$98,070
-	Total Exemption Value	$0	$0	$0
=	Taxable Assessment	$98,070	$98,070	$98,070
	Special Assessment Treatment			
	Age Freeze			
	Disability Freeze			
	Assessment Change			
	Tax Contract			

Sales

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
12/16/2024	$2,350,000	ALI II LLC	CREDC CARROLLTON NOLA LLC	202437452	749363
6/13/2023	$1,340,000	1407 PLUS LLC	ALI II LLC	202318530	728571
9/16/2008	$705,500	UNIVERSITY CLINIC LLC	1407 PLUS LLC	08-51461	417824
5/29/2003	$0		UNIVERSITY CLINIC LLC	03-28153	000259365
5/16/2001	$0			05172001	000217056

Photos



Commercial

ML#	2437667	Status	Closed
1407 S CARROLLTON AV, New Orleans, LA 70118		Listing Type	ERS
Bldg Type	MED,OFC,RET	List Price	$2,500,000
Unit #		Orig Price	$2,500,000
Parish	Orleans	$/SQFT	$345.59
Subdiv		Neighborhood	Carrollton
City	New Orleans	CityLmt	Yes
Lot			
Legal Desc	SQ 182 PT LOT 5 & LOT 6 50 X 120 S CARROLLTON		
Bounding St	Jeannette & Willow		
Directions	Take S. Carrollton towards the River from Claiborne Ave.		

General Information

Whs Sqft		Exterior	BR	Dock/#Doors/Size	No, / 5	TermCont	No
Offc Sqft	6,800	Stories	1.0	Elec Phase		Ceiling/Eave Ht	9/14
Appx Living Area	6,800	Zoning	HU-B1	Elec Volts		Car Storage	OF
Total Area	6,800	Util Prov By: Gas	NO	Elec Amps		Ttl Current Rent	
SqFt Source:	Architect	Exp Prov By: Util	O	WtrFr/Nav	No	Sale Inc	BLD,LND
$/SQFT	345.59	Lot Size	26900	Water	P		
Year Built Effective	1980	Acres	0.14	Sewer	C	Elec	Entergy
Year Built	1963						
Year Built Details							
Year Built Source	Public Records	Janitor	O	Comm Area Maint	Yes	Rail Serv	No
RETax	O	Ins	O	Potent Short Sale	No	Sprinkler	No
Elevator		Elev Cert Avail	No	Eng Efficient Feat		LivQuarters	No

Public Remarks for NOMAR Website and Public Viewing

SO MANY POSSIBILITIES IN A HIGH DEMAND AREA. Rare Opportunity for Commercial Space with Parking on Carrollton Ave. Total Land Area is just under 27,000 square feet. Great Floor plan that is easy to redesign to your own needs. Roof is less than four years old. Front Space is over 5000 Sq. Ft. Available For Lease as well. Rear Office is Leased to Dental Practice. May Qualify for Historic Tax Credits. Zoning is HU-B1 allowing for multiple uses.

Financial Information

Ownr May Finance	No	Bond For Deed	No	3rd Party/REO	Neither	Lse Purch Poss	No
		Meas. Appx Not Guaranteed	Yes	Sold W Covenants/Restr	No	Sold As Is WOR	Yes

Agent Remarks

Property sits on 3 adjacent parcels. All are Zoned HU-B1. Call/Text Patrick Liberto to schedule showings. Dental Office in the Rear will be available to be viewed once property is under contract. Total Land Area is just under 27,000 square feet.

Listing Agent Information

List Agent	LIBEPATR/Patrick Liberto	Agent Phone	(504) 418-4614	Agent Fax	
Agent Email	Patrick.Liberto@kw.com	Appt. Contact #	5044184614	Agent License #	995693947
List Broker	KEWI01/KELLER WILLIAMS REALTY-NEW ORLEANS	Office Phone	(504) 862-0100	Office Fax	(504) 862-010:
				Office License #	000048396

Attribution Contact							
Internet	Yes	IDX	Yes	VOW	Yes	IDX/VOW AVM	No
				Occupied	Vacant	Entered By	pjl
List Date	03/07/2024	Under Contract	09/17/2024			Expire Date	
Showing Instruct:							

						VOW Cmnts	No
						Shown By	A
						DOM	191

Comparable Information

Under Contract	09/17/2024	DOM	191	Sold Price	$2,350,000	SP$/SQFT	345.59
Sold Date	12/16/2024			Sold Agent	GRACWILL/Liam F. Grace		
Sold Broker	BBOX01/Beau Box Commercial Real Estate, L.L.C.						
Sold Pmt Type		Sold Interest Rate		Sold Terms	CNV		
Ttl Discount Pts		New Loan		Amortize Years			
Purchaser 1				Seller 1			
Purchaser 2				Seller 2			
Buyer Costs Paid by Seller:		Warranty	Costs	Repair/Allow		Pts Pd By Seller	
Concessions:	No	Concessions Amount:		Concessions Comments:			

Information Deemed Reliable, Not Verified or Guaranteed **Date: 08/27/2025 4:43 PM**

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-- RELOCATION APPLICATION 1407 S. CARROLLTON AVE., NEW ORLEANS, LA 70118 --
-- REQUEST FOR EXTENSION TO BECOME OPERATIONAL --

II. Plans/Facility Size and Scope. New facilities need to provide a plot plan or blueprint drawing showing the proposed building, sewage treatment facility (if applicable), plumbing plan, electrical plan, HVAC plan, schedule of materials for finished floors, walls, and ceilings, and the surrounding grounds. Plans should specify the measures employed to secure areas where marijuana products are stored on the premises from entry/access by unauthorized personnel. Existing facilities need to provide a plot plan or blueprint drawing showing proposed renovations, and any information listed in the previous sentence that may change as a result of proposed renovations.

List the existing square footage: 5,204
proposed change (if applicable):
new total: 5,204

Estimated (or actual) total number of employees in facility per shift: 25

III. Plumbing Information.

Existing plumbing includes

Item	Number
Ladies' Water Closets	0
Men's Water Closets	0
Urinals	0
Ladies' Hand Lavatories	0
Men's Hand Lavatories	0
Prep Area Hand Lavatories (if applicable)	1
Water fountains/dispensers	2

Item	Yes	No
Restrooms mechanically-vented to atmosphere?	☒	☐
Restroom doors self-closing?	☒	☐
Floor drains in restrooms?	☒	☐

*** Unisex Water Closets - 2
Unisex Hand Lavatories - 2
Breakroom Hand Lavatories - 1

Name of public water system servicing facility: Orleans Parish

(Note: Facilities using non-community water supplies must have well plans approved by the local Parish Health Unit or OPH Regional engineering staff. New supplies must also provide copies of lab results from tests for coliform bacterial contamination and chemical contaminants delineated in 40 CFR 141 [National Primary Drinking Water Regulations] showing negative results for coliform and results in compliance with maximum contaminant levels for chemicals. Also, please note that new wells must be registered with the Louisiana Department of Transportation and Development [DOTD], Office of Public Works.)

Name of public sewer system servicing facility: Orleans Parish

(Note: Facilities utilizing onsite wastewater treatment systems must have plans approved by the local Parish Health Unit or OPH Regional engineering staff. Existing facilities utilizing onsite wastewater treatment systems more than two years old must provide a copy of a pumpout receipt and one-year maintenance contract with a licensed maintenance provider.)

IV. Refuse Disposal Information.

Name of garbage/refuse disposal company contracted: TBD

(Facilities must contract with a commercial waste disposal operation to remove garbage and/or refuse in accordance with the provisions of Chapter 5, Subpart 2 of Part XXIX, Title 51 of the Louisiana Administrative Code. Exemptions for the use of a municipal waste removal pickup may be granted to small operations on a case-by-case basis. Speak to your inspector for further details.)

CIVIL DISTRICT COURT FOR THE PARISH OF ORLEANS

STATE OF LOUISIANA

NO. 2025–09535 DIVISION D

JUST SAY NIX, LLC,
CARROLLTON RIVERBEND NEIGHBORHOOD ASSOCIATION,
CENTRAL CARROLLTON ASSOCIATION, LLC,
MAPLE AREA RESIDENTS, INC.
TOWN OF CARROLLTON WATCH, LLC,
HISTORIC N.O. NEIGHBORHOODS, LLC,
AND LANE RUTHERFORD TRIPPE

VERSUS

THE CITY OF NEW ORLEANS

****

FILED DEPUTY CLERK

SUPPLEMENTAL AFFIDAVIT OF SUSAN JOHNSON

Personally, came and appeared before me, the undersigned Notary Public,

Susan Johnson

Who, after being duly sworn, did depose and say:

Plaintiffs assert that they first realized that the City of New Orleans (the City) had failed to implement the conditional use process required by the Comprehensive Zoning Ordinance (CZO) Article 12.2.B.1.b on or about August 27, 2025, during a review for the appropriateness of the City's actions under various provisions of the CZO;

Plaintiffs further assert that their knowledge and understanding of the permitting processes at 1407 S. Carrollton have been significantly hindered by several factors outside of their control;

The Zoning Verification letter dated February 12, 2025, which confirmed the use of the subject business as a "Retail Goods Establishment" and was apparently issued as part of the permit application, not as a discrete application, was not—and has never been, and is not now—publicly available on the City's Safety & Permits website, OneStop;

Plaintiffs and other neighbors learned of the Zoning Verification letter and its decision only on June 18, 2025—four months after issuance—when the letter was presented as part of an online PowerPoint presentation by owners' representative John Davis on a June 18, 2025, Zoom call with neighbors. By this point, the prescribed 45-day Board of Zoning Adjustments (BZA) appeal period for zoning verifications (CZO Article 4.9.E) had lapsed;

There was no outreach, formal or informal, by the business to the neighborhood until June 2, 2025, when notification was given of local criticism of the project in the newspaper of record. In the same news article, Mr. Davis was quoted as saying that "he [welcomed] an opportunity to come talk to the neighborhood";

The Zoom meeting was subsequently requested not by Mr. Davis but by Plaintiff Central Carrollton Association, on which occasion Mr. Davis, an attorney "over thirty years" in practice (as he stated at the meeting), gave a lengthy presentation on the development to neighbors. Effectively this presentation would serve as a de minimis substitute for a robust and legitimate conditional use process. At no point did Mr. Davis allude to certain conditions that it was incumbent upon the owners to observe due to the size of the commercial use, i.e., as exceeding 5,000 sf in "floor area": (a) the conditional use process triggered by CZO Article 12.2.B.1.b, which would entail (i) the responsible engagement by the medical marijuana retailer with residential, institutional, and other commercial neighbors through the NPP process (CZO Article 4.3.D.2) and a rigorous series of city hearings, offering opportunities for public comment; and (ii) opportunities for the establishment of provisos that would establish appropriate guidelines for the retailer vis-à-vis the neighborhood; or (b) the requirements defined at CZO Article 22.4.A (Table 22-1) for a "Retail Goods Establishment" exceeding 5,000 sf in "gross floor area" (GFA) (1 space per 500 GFA) and therefore requiring a certain number of off-street vehicle parking spaces and also any exemptions as defined at CZO Article 22.4.D.6;

Moreover, no plot or site plan was supplied for the permit application as required by DSP for the non-structural renovation work permit: a "plot plan reflecting all dimensions of the lot and all structures, setbacks to property lines and the location and dimensions of off-street parking spaces." The omission of the required plot plan naturally obscures important aspects of the development;

Further, no mention was made at the June 18 meeting, save for a remark in passing, of traffic impacts (or of the possibility of a traffic impact study) for this location, which is directly situated on the St. Charles Avenue streetcar line; within 200-300 feet of the streetcar stops on the neutral ground at Willow and S. Carrollton; and within 200-300 feet of the bus-stops at the intersection of Willow and S. Carrollton; and within 1000 feet of the NORTA streetcar barn terminus at 8212 Willow. At the same time—on information and belief, and for the sake of comparison—constant traffic in and out of the NOLA Cannabis Co. parking lot at the 5055 Veterans Memorial Highway location (for one) may be observed even at off-peak times, e.g., on a Sunday afternoon during a Saints game; and Mr. Davis himself stated that there are between 100 and 200 visitors daily at the busiest NOLA Cannabis Co. locations, although the accuracy or indeed the veracity of this estimate has yet to be tried. (The estimate may be too low);

Compliance with the provisions of overlays governing the subject property has not been determined—in particular, the EC-5 North/South Carrollton Avenue Sub-District (CZO Article 18.15.C.5), which applies to all lots with frontage on North and South Carrollton Avenues between Leake Avenue and City Park Avenue, for which the development plan and design review process

(CZO Article 4.5) is applicable. Significantly, one purpose of this process is to "minimize traffic and safety hazards" (CZO Article 4.5.A.4);

The Plaintiffs are not zoning professionals; on the contrary, they are unpaid neighborhood advocates who are engaged in many diverse issues, mostly involving local quality of life issues, zoning appeals on individual properties, historic preservation, and affordable housing advocacy, primarily (but not exclusively) in their own residential neighborhoods—that is, never engaged in commercial development and never for the sake of profit; and

It is the City that is responsible, through its Department of Safety and Permits and City Planning Commission, for the work of monitoring and regulating the permitting and land use processes so that construction is accomplished in alignment with the CZO and the Master Plan. It is the City that failed properly to oversee the development of 1407 S. Carrollton; and the resident Plaintiff and other residents should not be expected to bear the burden of the consequences of the City's failure through the loss of quality of life and the reckless endangerment of health, safety, and welfare by a business that will profit considerably from its location near their residences and most of all near local universities—Tulane, Loyola and Xavier;

In view of the City's failure to perform its own basic functions of upholding the rule of law—in this case, policing bad actor developers and their consultants—and the developers' failure accurately to reflect the actual square footage of their project, Plaintiffs should not be held accountable for the delay in apprehending the issues involved nor judged to be dilatory in filing their Petition.

That if called upon to testify to these circumstances, she will do so.

Susan Johnson

Sworn to and subscribed before me this 6th day of October, 2025.

Notary Public

MICHAEL W. TIFFT
NOTARY PUBLIC
ID NO. 59129
STATE OF LOUISIANA
MY COMMISSION IS FOR LIFE