

BINDING ELEMENTS

NOVEMBER 17, 1988

DOCKET NO. 9-68-88 - R-4 Residential Single Family to C-2 Commercial at 8020 National Turnpike in the unincorporated area of Jefferson County.

1. The development will be in accordance with the approved district development plan. No further development will occur unless approved by the Planning Commission.
2. The development shall not exceed 1,520 square feet of gross floor area.
3. Before a certificate of occupancy is requested:
 - a) The development plan must be reapproved by the Jefferson County Department of Public Works and Transportation and the Metropolitan Sewer District.
 - b) The property owner must obtain approval of a landscape plan for screening (buffering/landscaping) as described in Article 12. Such plan shall be implemented prior to occupancy and maintained thereafter.
 - c) Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
 - d) Sewer and drain easement shall be drawn on the development plan.
 - e) All necessary recording fees shall be paid.
4. Any renovation over 50% of the market value of the existing structure must adhere to the floodplain regulations.
5. No new construction permitted on the site.
6. The site is subject to regional facility fee.
7. In the event that 8024 National Turnpike is developed for non-residential use and access is required over 8020 National Turnpike to allow a shared entrance and exit, a joint access easement agreement shall be secured with the adjoining property owners. A copy of the recorded instrument shall be submitted to the Planning Commission.
8. The only permitted freestanding sign shall be constructed as shown on the approved district development plan. The sign shall not exceed 20 square feet in area and 6 feet in height.
9. Outdoor advertising signs (billboards), small freestanding (temporary) signs, pennants and banners are prohibited on the site.
10. If a certificate of occupancy is not issued within one year of the date of approval of the plan or rezoning, whichever is later, the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission.

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DOCKET NO. 9-68-88 (continued)

11. A certificate of occupancy must be received from the appropriate code enforcement office prior to occupancy of the structure or land for the proposed use. All binding elements must be implemented prior to requesting issuance of the certificate.
12. The above binding elements may be amended as provided for in the Zoning District Regulations.

The above binding elements of the district development plan are agreed to by the property owner November 17, 1988.

Catherine M. Foster
OWNER OR OWNERS AUTHORIZED REPRESENTATIVE

Clara C. Duncan Atty.

Hours of operation shall cease at 6: P.M.

The repair of automobiles shall be limited to the vehicles held for sale or resale.