

NOTICE
 PERMITS SHALL BE ISSUED
 ONLY IN CONFORMANCE WITH THE
 BINDING ELEMENTS OF THIS DISTRICT
 DEVELOPMENT PLAN

APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 9-45-85
 APPROVAL DATE July 3, 1985
 EXPIRATION DATE 10-31-2016
 JEFFERSON COUNTY DEPT. OF PUBLIC WORKS
 City Engineer
 District Engineer

SOCKET NO. 1411-14
 ZONING DISTRICT R-4 Residential to C-1 Commercial at 7804 Beulah Church Road, on property located on the west side of Beulah Church Road 1075 feet north of Outer Loop and 2500 feet west of the intersection of Beulah Church Road and 100.00 feet and extending westerly along parallel lines to a median depth of 183.12 feet and being in the unincorporated area of Jefferson County.

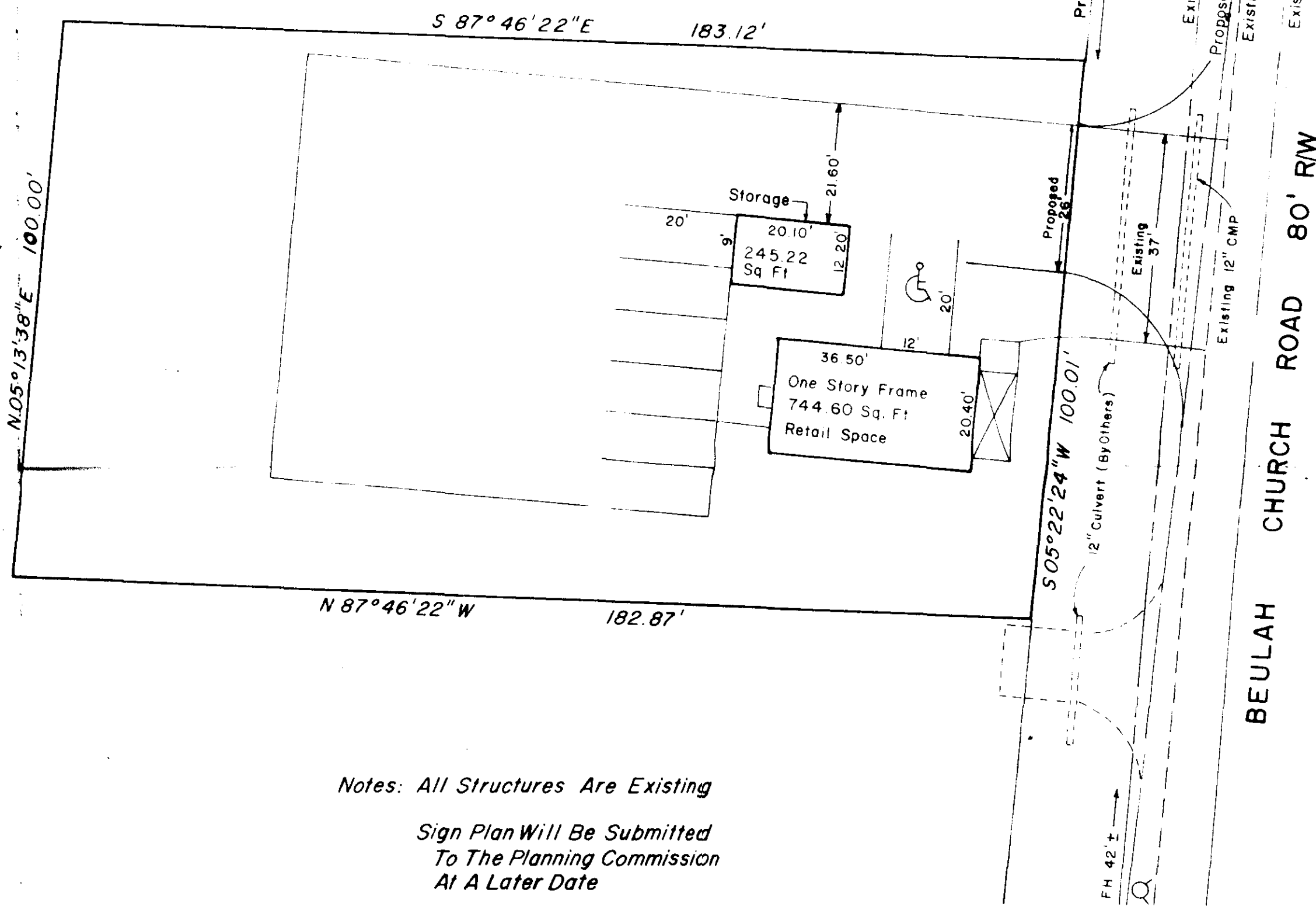
Owners: Betty A. Throop & Rita M. Throop
 8117 Leflon Avenue
 Louisville, Kentucky 40228

Developer: Rita M. Throop
 8117 Leflon Avenue
 Louisville, Kentucky 40228

Existing Use: Vacant Structure
 Proposed Use: Tanning shop

- The development will be in accordance with the approved district development plan. No further development will occur.
- The development shall not exceed 350 square feet of gross floor area.
- Before verification of occupancy and issuance of the certificate of occupancy, the applicant must submit to the Planning Commission and Fire Safety Section of the Jefferson County Public Works and Transportation Cabinet:
 - the development plan as approved by the Planning Commission. The signs shall not exceed a total of 37.28 square feet in area.
 - the applicant must obtain approval of a plan for screening and buffering along the south and east Beulah Church Road property lines. Such plan shall be implemented prior to occupancy and maintained thereafter.
 - approval permits must be obtained from the Kentucky Department of Transportation Bureau of Highways.
- If a certificate of occupancy is not issued within one year of the date of approval of the plan of zoning, the zoning of 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.
- 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 and all binding elements must be implemented prior to requesting the issuance of the certificate.
- The above binding elements may be amended as provided for in the zoning district regulations.

Boundary Information Taken From
 Deed & KDOT Acquisition Contract



Notes: All Structures Are Existing
 Sign Plan Will Be Submitted
 To The Planning Commission
 At A Later Date

PRELIMINARY REVIEW DEVELOPMENT PLAN
 SHALL COMPLY WITH ORDINANCE #28
 APR 12 1985
 DATE JEFF. CO. FIRE SAFETY OFFICER

Development Plan
 for Rita Throop
 7804 Beulah Church Rd.
 Louisville, Ky.

RECEIVED
 APR 15 1985
 LOUISVILLE & JEFFERSON COUNTY
 PLANNING COMMISSION.

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS:
 BY: Mark J. Blumh
 DATE: 4-12-85
 JEFFERSON COUNTY
 DEPT. OF PUBLIC WORKS

PRELIMINARY APPROVAL SURFACE WATER CONTROL
 Conditions of Approval:
 DATE: 3/19/85
 WATER MANAGEMENT ENGINEER
 JEFFERSON COUNTY

M. Stanford Evans, Inc. Consulting Engineers 1300 Woodlawn Industrial Blvd. Louisville, Kentucky 40223	
244-1482	438-5230
Zoning Change R-4 Res. to C-1 Comm.	
7804 Beulah Church Rd.	SCALE: 1"=20'
DATE: Mar. '85	DRAWING NUMBER: 583-2638
APPROVED BY: [Signature]	DRAWING NUMBER: 511B

9-45-85

