



Louisville Metro Government
Department of Codes & Regulations
Zoning Enforcement Division
444 South 5th Street, Suite 200, Louisville KY 40202
(502) 574-2508

04/06/2026
6:00PM

Jaime Romeo DeLeon Perez
Baleriana Perez Galvez
8300 Nash Road
Louisville KY 40214-5811

CITATION – BINDING ELEMENT

Case Number: ENF-ZON-22-000655-24
Civil Fine: \$4,000.00

Subject Property: 8300 Nash Road
Inspection Date: 04/06/2026
Inspection Time: 8:43 AM

Following receipt of a complaint, your property was inspected by a Louisville Metro Zoning Enforcement Officer. As observed during the inspection and/or discovered through subsequent investigation, a violation(s) exists that requires your immediate attention.

You must immediately stop using this property in violation of the Binding Elements that have been approved as part of a rezoning/development plan associated with the subject property. A binding element is a binding requirement, provision, restriction, or condition imposed by the Planning Commission or its designee, or a promise or agreement made by an applicant in writing, in connection with the approval of a land use development plan or subdivision plan. You may contact the Office of Planning to determine what steps must be taken to remedy the violation(s) noted below. Failure to comply with this Citation may result in additional Citations and/or referral to the Planning Commission. In addition, any person or entity that violates any provision related to Binding Elements shall be fined not less than \$500 nor more than \$4,000 for each violation. Each day of violation constitutes a separate offense.

KRS Section 100.409: When a citation is issued, the person to whom the citation is issued shall respond to the citation within 14 days of the date the citation is issued by either paying the civil fine set forth in the citation or requesting, in writing, a hearing before the Planning Commission to contest the citation. If the person fails to respond to the citation within 14 days, the person shall be deemed to have waived the right to a hearing to contest the citation and the determination that a violation was committed shall be considered final. In this event, the Planning Commission shall enter a final order determining that the violation was committed and imposing the civil fine set forth in the citation.

Your property will be re-inspected at a later date to determine compliance.

James Mullarkey
Zoning Enforcement Officer

Enclosures:

1. Approved Minutes and Binding Elements (Case # 19080)
2. Approved Revised Development Plan (Case #19080)
3. Approved Landscape Plan (Case #13LSCAPE1022)

Violations:

BE_001 Noncompliance with a Binding Element or Condition of Approval

The terms of an approved development plan and Binding Elements or Conditions of Approval are not being met on the subject property. All construction must be conducted in accordance with the approved plan and Binding Elements or Conditions of Approval.

Subject violation(s) needs to be brought into compliance to avoid additional fines and enforcement action.

Inspector Comments:

Failure to comply with approved plan (Case #19080).

There is still an auto repair / salvage business in operation from this plan certain address (Case #19080). Change of use from storage for a real estate business to major auto repair / auto salvage business.

This property is in violation of Binding Elements #1, #5, and #8b for Case #19080.

BE#1: Current operations do not comply with approved revised plan Case #19080 and binding elements. Property is not permitted for a major auto repair / auto salvage business.

A zoning amendment to M3 with a Conditional Use Permit (CUP) is required to allow Major Auto Repair/ Salvage. Contact the Office of Planning for assistance at (502)574-6230.

BE#5: Outdoor storage, display or sales is prohibited on the site except where permitted under Section 9.7 of the Jefferson County Development Code.

BE#8b: Landscaping plantings have not been provided or are missing. Landscape Plantings will need to be provided as shown on the approved Landscape Plan Case #13LSCAPE1022.

5th Citation for BE_001 issued.

Responsible Party: Property Owner

To pay the fine:

- To pay the fine by phone with a credit or debit card: Call (502)574-3430.
- To pay the fine by mail with a check or money order: Send a check or money order, payable to "Louisville Metro Government", to Accounts Receivable, 611 W Jefferson St, 1st Floor, Louisville, KY 40202. Please attach a copy of this Citation and note the case number on the check/money order.
- To pay the fine in person: Go to the Office of Management and Budget at 611 W Jefferson St, Louisville, KY 40202. Please bring a copy of this Citation.

To appeal this Citation and/or fine amount:

If you want to contest any decision in this Citation, you may file an appeal to the Planning Commission. An appeal must be filed in writing with the Office of Planning within 14 days of the date of this Citation. The Office of Planning is located on the third floor of the Metro Development Center at 444 South 5th Street, Suite 300, Louisville, KY 40202. Phone: (502)574-6230.