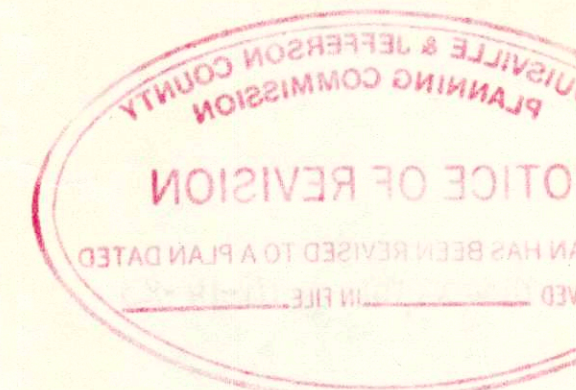


DOCKET NO. 9-76-83 & 10-14-83 (City of Jeffersontown)
Owner/Developer: NTS Development Company
Location: East side of Blankenbaker Road



RESOLVED, That the Land Development and Transportation Committee does hereby approve the revised district development plan, Docket No. 9-76-83 subject to the following binding elements:

- No building permit shall be allowed on any site until a detailed district development plan has been submitted to and approved by the Planning Commission in accordance with Section 8.1, Plan Certain Paragraph 8.4, of the Development Code. The detailed district development plan must be in adequate detail for the Planning Commission to evaluate the effect that the proposed development will have on the community and to determine what provisions of such plan should be made binding with respect to the use of the property. Binding elements of any such detailed district development plan may relate to any of the following:
 - location of buildings,
 - site layout with respect to circulation on the site,
 - access points to public streets,
 - landscaping, fencing and open space desirable for screening, buffering, or protective purposes,
 - a surface water drainage plan,
 - the location, size and height of sign,
 - each detailed district development plan must be approved by the Water Management Engineer, Transportation Engineering and Fire Safety Officer,
 - square footage of gross leasable area.
- The preliminary subdivision plan for Blankenbaker Crossing II (Docket No. 10-14-83) shall serve as the general district development plan.
- If the Louisville Water Company is to provide service, no development shall take place east of Blankenbaker Lane until the water line is graded to Tucker Station Road.
- Before a building permit is requested:
 - All necessary recording fees shall be paid.
- Lots fronting on Blankenbaker Road shall be permitted to have entrances as follows:
 - Right turn in and out movements will be permitted with the approval of the Department of Public Works. Right turn-in access points shall include deceleration lanes, as required.
 - Full turning movements shall be aligned and located approximately as shown on the approved preliminary plan. The Department of Public Works shall approve the final location of access points.
- Prior to record plat approval or issuance of building permits, the developer will implement a screening plan which has been approved by the Planning Commission. The screening plan shall cover the Tucker Station Road frontage on lots 105 and 106 as shown on the approved preliminary plan for Blankenbaker Crossing II and on the approved revised general district development plan for Docket No. 9-76-83.
- If a building permit is not issued within one year of the date of approval of the plan, the property shall not be used in any manner unless a revised district development plan is submitted.

RECEIVED
OCT 17 1983
JEFFERSON COUNTY
PLANNING COMMISSION
BLANKENBAKER
CROSSING II
OWNER/DEVELOPER:
NTS DEVELOPMENT
COMPANY
10000 BLANKENBAKER
LANE
JEFFERSONVILLE, KY 40303

BARAK, WILSON & LINDO, INC.