

**PLANNING COMMISSION
NOTICE OF DECISION**

Date: July 27, 2011

File No.: USE2011 0016

Eric Forst
278 South Franklin Street
Juneau, AK 99801

Application For: A Conditional Use permit to build a 540 square foot addition to a commercial building (Red Dog Saloon) in a mapped moderate hazard zone.

Legal Description: Tidelands Addition Block 82 Lot 5 FR

Property Address: 278 South Franklin Street

Parcel Code No.: 1-C07-0-K82-004-0

Hearing Date: July 26, 2011

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated July 20, 2011, and approved the Conditional Use permit to build a 540 square foot addition in a mapped moderate hazard zone to be conducted as described in the project description and project drawings submitted with the application and with the following condition:

1. Any future modification of the building along South Franklin Street providing protection from mass wasting events will be required to be constructed to CBJ Engineering requirements to withstand predicted forces.

Attachments: July 20, 2011, memorandum from Laura A. Boyce, Community Development, to the CBJ Planning Commission regarding USE2011 0016.

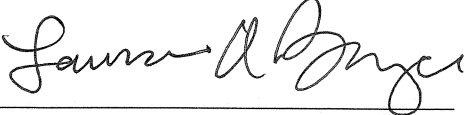
This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030 (c). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ §49.20.120).

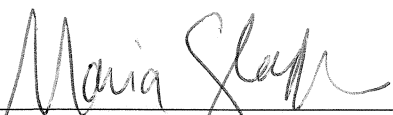
Effective Date: The permit is effective upon approval by the Commission, July 26, 2011.

Expiration Date: The permit will expire 18 months after the effective date, or January 26, 2013, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.


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Project Planner: 

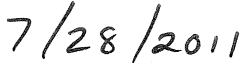
Laura A. Boyce, AICP, Planner
Community Development Department



Maria Gladziszewski, Chair
Planning Commission



Filed With City Clerk



Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.