



**PLANNING COMMISSION**  
**NOTICE OF DECISION**

August 24, 2011

File No.: USE20110018

MicroCom  
c/o Chuck Schumann or  
Sandra Blinstrubas  
129 W 53<sup>rd</sup> Ave.  
Anchorage, AK 99518

Application For: A Conditional Use permit for a travel trailer to be used as a caretaker's residence.

Legal Description: SSG Lot 9

Property Address: 5453 Jenkins Drive

Parcel Code No.: 5-B12-0-102-009-3

Hearing Date: August 23, 2011

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated August 18, 2011, and approved the caretaker's residence to be conducted as described in the project description and project drawings submitted with the application and with the following conditions and advisory condition:

1. Prior to a Certificate of Occupancy for another caretaker residence such as the planned apartment within the warehouse, the travel trailer shall be removed from the property.
2. The travel trailer shall not be connected to CBJ Water or Sewer facilities.
3. The caretaker travel trailer may be replaced in the future in the same location without additional Planning Commission review. Placement of the travel trailer must be in general conformance with the attached site plan and adhere to building setback requirements.
4. Any replacement of the caretaker's unit with another travel trailer or mobile home will require a building permit.

**Advisory Condition:**

1. A building permit will be required for the caretaker's residence. Please be advised that the Building Department may limit the use of the caretaker's residence for one year with the possibility of an extension, if requested.


Attachments: August 18, 2011, memorandum from Nicole Jones, Community Development, to the CBJ Planning Commission regarding USE20110018.

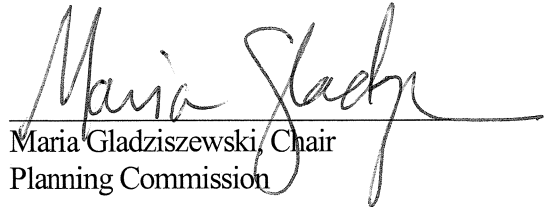
This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

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, August 23, 2011

Expiration Date: The permit will expire 18 months after the effective date, or February 23, 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.

Project Planner:   
Nicole Jones, Planner  
Community Development Department

  
Maria Gladyszewski, Chair  
Planning Commission

  
Filed With City Clerk

8/25/2011  
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.