



CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PLANNING COMMISSION
NOTICE OF DECISION

Date: November 9, 2011

File No.: USE20110024

Virginia Custer
Kimberly Custer
4009 Spruce Lane
Juneau, AK 99801

Application For: A Conditional Use permit to convert an existing attached garage into a hair salon.
Legal Description: Spruce Estates Lot 2
Property Address: 4099 Spruce Lane
Parcel Code No.: 5-B25-0-125-002-0
Hearing Date: November 8, 2011

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated November 2, 2011, and approved the one chair hair salon to be conducted as described in the project description and project drawings submitted with the application and with the following conditions and advisory conditions:

1. The maximum number of chairs for this salon shall be limited to one.
2. The hours of operation shall be limited to Monday-Friday 10 am to 6 pm and on any given weekend either Saturday or Sunday 10 am to 6 pm.

Advisory conditions:

1. Signs are regulated under CBJ §49.45. A separate permit is required for most signs. Contact the Community Development Department for more information prior to designing, purchasing, or installing exterior signs.
2. Any increase in hours of operation or number of employees shall require Planning Commission approval.

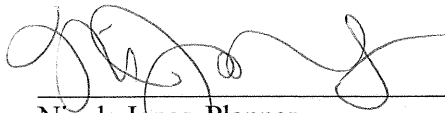

Attachments: November 2, 2011, memorandum from Nicole Jones, Community Development, to the CBJ Planning Commission regarding USE20110024.

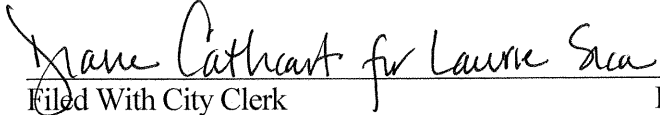
This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

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, November 8, 2011.

Expiration Date: The permit will expire 18 months after the effective date, or May 8, 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 Gladziszewski, Chair
Planning Commission

 11.9.11
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.