

**PLANNING COMMISSION
NOTICE OF DECISION**

Date: December 21, 2011

File No.: AAP2011 0014

Michael Saltzman
PO Box 34643
Juneau, AK 99803

Application For: A Conditional Use permit for an accessory apartment in the Mendenhall Peninsula on a lot not served by public sewer

Legal Description: Lot E1 Olmsted Heights

Property Address: 1685 Fritz Cove Rd

Parcel Code No.: 4-B18-0-104-002-6

Hearing Date: December 20, 2011

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated December 7, 2011, and approved the accessory apartment to be conducted as described in the project description and project drawings submitted with the application.

Attachments: December 7, 2011, memorandum from Eric Feldt, Community Development Planner, to the CBJ Planning Commission regarding AAP2011 0014.


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.

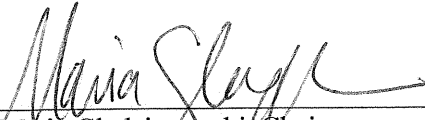
This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030 (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, December 20, 2011

Expiration Date: The permit will expire 18 months after the effective date, or June 20, 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:


Eric Feldt, Planner
Community Development Department


Maria Gladziszewski, Chair
Planning Commission


Filed With City Clerk

12/21/11
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.