

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

Date: March 13, 2013

File No.: USE2013 0004

David Spargo  
3121 Nowell Ave  
Juneau, AK 99801

Application For: Conditional Use Permit to construct a detached accessory apartment to tie into replacement on-site septic system.

Legal Description: USS 3052 Lot 16

Property Address: 15305 Glacier Hwy

Parcel Code No.: 4-B32-0-100-009-0

Hearing Date: March 12, 2013

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated March 12, 2013, and approved the conditional use permit for an accessory apartment to tie into a replacement septic system, to be conducted as described in the project description and project drawings submitted with the application and with the following condition:

1. Prior to issuance of a Certificate of Occupancy for the accessory apartment, the applicant must provide documentation from the Alaska Department of Environmental Conservation stating that an on-site wastewater disposal system, with the appropriate rated capacity, has been installed.

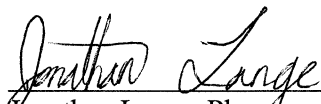
Attachments: March 6, 2013, memorandum from Jonathan Lange, Community Development, to the CBJ Planning Commission regarding USE2013 0004.

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, March 12, 2013.  
Expiration Date: The permit will expire 18 months after the effective date, or September 13, 2014, 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.

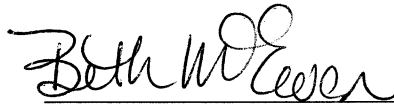
Project Planner:

  
Jonathan Lange, Planner

Community Development Department



Michael Satre, 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.