

PLANNING COMMISSION
NOTICE OF DECISION

Date: April 26, 2013

File No.: USE2013 0007

R&S Construction LLC
PO Box 210194
Auke Bay, AK 99821

Application For: A 13 unit multi-family building.
Legal Description: Valley Professional Center Lot 2
Property Address: Jordan Avenue
Parcel Code No.: 5-B15-0-111-004-0
Hearing Date: April 23, 2013

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated April 18, 2013, and approved the development of a 13 unit multi-family building to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. Prior to issuance of a certificate of occupancy or a temporary certificate of occupancy, 15% of the lot must be planted with vegetation or the installation of vegetation must be bonded for.
2. Vegetative cover/landscaped areas shown on the plans submitted shall be maintained with live vegetative cover as shown in the approved plans.
3. Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize offsite glare. Approval of the plan shall at the discretion of the Community Development Department, according to the requirements at §49.40.230(d).

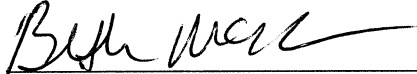
Attachments: April 18, 2013, memorandum from Beth McKibben, Community Development, to the CBJ Planning Commission regarding USE2013 0007.

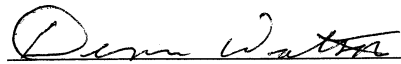
This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

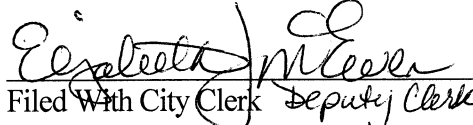
This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030 (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, April 23, 2013.

Expiration Date: The permit will expire 18 months after the effective date, or October 23, 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: 
Beth McKibben, Planner
Community Development Department


Dennis Watson, Vice- Chair
Planning Commission


Elizabeth M. Green
Filed With City Clerk Deputy Clerk

4/26/2013
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.