

PLANNING COMMISSION
NOTICE OF DECISION

Date: August 28, 2013

File No.: USE2013 0026

Bruce Griggs
PO Box 32076
Juneau, AK 99803

Application For: A Conditional Use Permit to allow a garage in the rear yard setback of a parcel that adjoins publicly owned land. The setback would be reduced from 25 feet to 10 feet.

Legal Description: Auke Nu View Lot A5A

Property Address: 13948 Glacier Highway

Parcel Code No.: 4-B31-0-100-012-2

Hearing Date: August 27, 2013

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated August 6, 2013, and approved the Conditional Use Permit for a garage to be allowed in the rear yard setback of a parcel that adjoins publicly owned land, allowing the setback to be reduced from 25 feet to 10 feet and to be conducted as described in the project description and project drawings submitted with the application.

Attachments: August 6, 2013, memorandum from Jonathan Lange, Community Development, to the CBJ Planning Commission regarding USE2013 0026.

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 27, 2013.

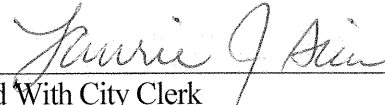
Expiration Date: The permit will expire 18 months after the effective date, or February 27, 2015, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.


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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.