

PLANNING COMMISSION
NOTICE OF DECISION

Date: October 9, 2013
File No.: AAP2013 0016

Israel Ginn
17730 Point Stephens Spur Road
Juneau, AK 99801

Application For: Accessory apartment on a lot not served by city sewer
Legal Description: USS 3268 Lot 81
Property Address: 17730 Point Stephens Spur Road
Parcel Code No.: 8-B35-0-102-016-0
Hearing Date: October 8th, 2013

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated October 3rd, 2013, and approved the accessory apartment to be conducted as described in the project description and project drawings submitted with the application, with the following conditions:

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 approved.




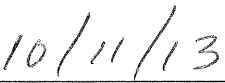
Attachments: October 3rd, 2013, memorandum from Sarah Bronstein, Community Development, to the CBJ Planning Commission regarding AAP2013 0016.

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, October 8th, 2013

Expiration Date: The permit will expire 18 months after the effective date, or April 8th, 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.

Project Planner:	 _____ Sarah Bronstein, 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.