

**PLANNING COMMISSION
NOTICE OF DECISION**

Date: November 27, 2013

File No.: USE2013 0035

Alaska Rent A Car, INC
PO Box 190028
Juneau, AK 99519-0028

Application For:

Conditional Use permit for overflow parking of vehicle inventory on land zoned Light Commercial.

Legal Description:

Valley Professional Center Lot 7

Property Address:

Jordan Avenue

Parcel Code No.:

5-B15-0-111-008-0

Hearing Date:

November 26, 2013

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated November 20, 2013, and approved the use of the two lots for commercial parking is not accessory to another use on the lots to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

- 1) The vegetative cover shown on the plans submitted shall be maintained with live vegetation as shown in the approved plans. Proposed new vegetative cover shall be installed within one growing season of permit approval.
- 2) A sight-obscuring fence at least 4 feet tall shall be installed along the perimeter of the site. Advisory: Fences over six feet tall require a building permit prior to construction. No sight obscuring fence more than four feet tall may be constructed closer than 20' from the edge of a traveled way; on corner lots, sight obscuring fences are limited to three feet in height within 20' of intersecting traveled ways. CBJ §49.25.430(4)(L)
- 3) Prior to issuance of a building permit the developer shall submit to the CBJ Engineering Department, a detailed drainage plan which includes provisions for managing stormwater run-off during construction and which details the drainage facilities to be included as part of the development. No building permit shall be issued until such plans are deemed adequate and approved by the CBJ Engineering Department.

Attachments:

November 20, 2013, memorandum from Sarah Bronstein, Community Development to the CBJ Engineering Department.

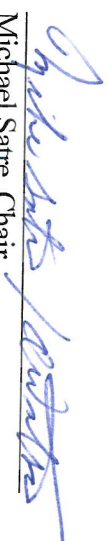
This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030 (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, November 26, 2013.

Expiration Date: The permit will expire 18 months after the effective date, or May 26, 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 Deputy Clerk Date 12/21/13

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.