



**** REVISED ****

**PLANNING COMMISSION
NOTICE OF DECISION**

Date: December 10, 2013

File No.: USE2013 0035

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

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

Legal Description: Valley Professional Center Lots **6** and 7

Property Address: Jordan Avenue

Parcel Code No.: 5-B15-0-111-008-0 and **5-B15-0-111-009-0**

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 Planning Commission regarding USE2013 0035.

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.

