



**PLANNING COMMISSION
NOTICE OF DECISION**

Date: January 16, 2014

File No.: USE2013 0037

Aniakchak, Inc.
10518 Fox Farm Trail
Juneau, AK 99801

Application For: A Conditional Use permit for a 15-plex condominium with a covered parking deck in Auke Bay.

Legal Descriptions: Fraction of USS 1504 and ATS 725

Property Address: 11435 Glacier Highway

Parcel Code No.: 4-B23-0-105-007-0

Hearing Date: January 14, 2014

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated January 7, 2014, and approved the condominium project to be conducted as described in the project description and project drawings submitted with the application and with the following condition:

1. Prior to the issuance of a Building permit, the applicant shall delineate at least 3,528 square feet of the property as vegetative cover on a site plan.

Attachments: January 7, 2014, memorandum from Eric Feldt, Community Development, to the CBJ Planning Commission regarding USE2013 0037.

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, January 14, 2014.

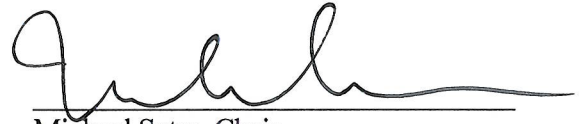
Expiration Date: The permit will expire 18 months after the effective date, or July 14, 2015, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

Aniakchak, Inc.
File No.: USE2013 0037
January 16, 2014
Page 2 of 2

Project Planner:



Eric Feldt, Planner
Community Development Department



Michael Satre, Chair
Planning Commission


Elizabeth M. Green
Filed With City Clerk

1/17/14
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.