



**PLANNING COMMISSION
NOTICE OF DECISION**

Date: March 26, 2014
File No.: AAP2014 0001

George Campbell
PO Box 458
Haines, Alaska 99827

Application For: A Conditional Use permit application for an accessory apartment on a substandard sized lot in a D-1 zone, not served by city sewer.

Legal Description: USS 3267 Lot 41 FR

Property Address: 17090 Glacier Hwy

Parcel Code No.: 8-B34-0-108-011-0

Hearing Date: March 25, 2014

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated March 25, 2014, and approved the accessory apartment permit to be conducted as described in the project description and project drawings submitted with the application.

Attachments: March 10, 2014, memorandum from Jonathan Lange, Community Development, to the CBJ Planning Commission regarding AAP2014 0001.

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, March 25, 2014.

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

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Project Planner:


Jonathan Lange, Planner
Community Development Department


Dennis Watson, Vice-Chair
Planning Commission


Filed With City Clerk *Deputy Clerk*

3/27/2014
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.