



**PLANNING COMMISSION
NOTICE OF DECISION**

Date: April 9, 2014
File No.: SMP2014 0002

Shawn Kantola
16470 Oceanview Drive
Juneau, AK 99801

Application For: A Major Subdivision creating 1 regular lot and 2 Bungalow lots on Garnet St. in the northeast Mendenhall Valley.

Legal Description: Pleasant Garden Block 3 Lot 1

Property Address: 8287 Garnet Street

Parcel Code No.: 5-B24-0-134-011-0

Hearing Date: April 8, 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 preliminary plat to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. Prior to recording of the Final Plat the applicant will be required to remove the mobile home from the parcel.
2. Prior to building on the proposed lots the applicant will be required to obtain a Grading and Drainage permit through the CDD and General Engineering departments.
3. Prior to Final Plat recording, the applicant will be required to install improvements for public water and sewer to all proposed lots, or shall bond for improvements.
4. Prior to Final Plat Approval, the applicant shall submit a joint use and maintenance agreement for the access and utility easement to be recorded with the plat.

Attachment: March 25, 2014 memorandum from Jonathan Lange, Community Development, to the CBJ Planning Commission regarding SMP2014 0002.

This Notice of Decision does not authorize any construction. 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 to 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).

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Effective Date: The permit is effective upon approval by the Commission, April 8, 2014.

Expiration Date: The permit will expire 18 months after the effective date, or October 8, 2015, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the subdivision permit was authorized or no final plat has been approved. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner: Jonathan Lange
Jonathan Lange, Planner
Community Development Department

Dennis Watson
Dennis Watson, Vice-Chair
Planning Commission

Jawri J. An
Filed With City Clerk

4/10/14
Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this subdivision. 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.