



**PLANNING COMMISSION
NOTICE OF DECISION**

Date: April 22, 2014

File No.: AAP2014 0003

NorthWind Architects
126 Seward Street
Juneau, AK 99801

Application For: Extension of AAP2012 0006, a Conditional Use Permit for an accessory apartment on a substandard sized lot not served by city sewer.

Legal Description: Indian Cove Lot 10

Property Address: 3180 Indian Cove Drive

Parcel Code No.: 4-B31-0-101-011-0

Hearing Date: April 22, 2014

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated April 10, 2014, and approved an 18 month extension of the conditional use permit for an accessory apartment at 3180 Indian Cove Drive, to be conducted as described in the project description and project drawings approved by the Planning Commission on October 23, 2012.

Attachments: April 10, 2014, memorandum from Sarah Bronstein, Community Development, to the CBJ Planning Commission regarding AAP2014 0003.

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 extension is effective upon approval by the Commission, April 22, 2014

Expiration Date: The permit extension will expire 18 months after the effective date, or October 22, 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 one additional permit extension may be submitted thirty days prior to the expiration date.

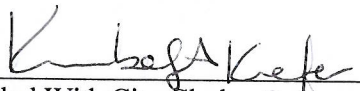
Project Planner:



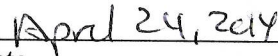
Sarah Bronstein, Planner
Community Development Department



Michael Satre, Chair
Planning Commission



Filed With City Clerk *City Manager*



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.