

**PLANNING COMMISSION
NOTICE OF DECISION**

Date: June 25, 2014
File No.: USE2014 0009

Constellation Development LLC
10840 Lilac Drive
Juneau, AK 99801

Application For: A Conditional use permit for a 36 unit modular condo development on Bresee Street in the Mendenhall Valley.

Legal Description: Tall Timbers 2 Tract A-1

Property Address: Mendenhall Loop Road/ Bresee Street

Parcel Code No.: 5-B21-0-147-042-0

Hearing Date: June 24, 2014

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated June 11, 2014, and approved the Conditional Use Permit to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. Prior to fill in the wetlands for proposed Buildings C and D, the applicant will be required to obtain a Grading and Drainage permit through the General Engineering Department. Prior to Grading and Drainage permit approval, the applicant must obtain an approved Army Corps permit for placement of fill within the category wetlands on their property.
2. The applicant shall place wheel stops behind buildings C and D, at or near the top of fill slope, to prevent snow from being pushed past the snow storage area and into the wetlands.

Attachments: June 11, 2014, memorandum from Jonathan Lange, Community Development, to the CBJ Planning Commission regarding USE2014 0009.

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, June 24, 2014.

Expiration Date: The permit will expire 18 months after the effective date, or December 24, 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.

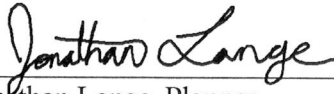
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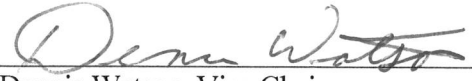
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Project Planner:



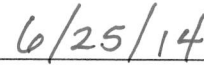
Jonathan Lange, Planner
Community Development Department



Dennis Watson, Vice Chair
Planning Commission



Filed With City Clerk



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.