

**PLANNING COMMISSION  
NOTICE OF DECISION**

Date: September 24, 2014

File No.: USE2014 0013

GMD Development, LLC & St. Vincent de Paul Society  
Attn.: Emily Breidenbach  
1601 Second Avenue, Suite 1080  
Seattle, Washington 98101

Application For: Conditional Use Permit for 42 units of multi-family housing and 8,000 square feet of commercial space.

Legal Description: Valley Centre, Block H, Lots 4, 5 Fraction, 6A, 7A, 8A, 9A, 10A, and 11A

Property Address: Corner of Alpine and Teal Street

Parcel Code No.: 5-B15-0-106-003-0; 5-B15-0-106-004-0; 5-B15-0-106-005-0  
5-B15-0-106-006-0; 5-B15-0-106-007-0; 5-B15-0-106-008-0  
5-B15-0-106-009-0

Hearing Date: September 23, 2014

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated September 10, 2014 and approved the development of 42 units of multi-family housing and 8,000 square feet of commercial and office space to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. Prior to issuance of a Certificate of Occupancy or a Temporary Certificate of Occupancy, a minimum of 10% of the lot must be planted with vegetation or the installation of vegetation must be bonded for.
2. The vegetative cover/landscaped areas shown on the plans submitted shall be maintained with live vegetative cover as shown in the approved plans
3. Prior to issuance of a Building Permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed, located and installed to minimize offsite glare. Approval of the plan shall be at the discretion of the Community Development Department Director, according to the requirements at CBJ 49.40.230(d).

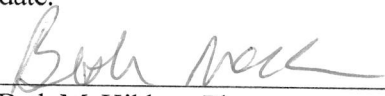
Attachments: September 10, 2014 memorandum from Beth McKibben, Community Development, to the CBJ Planning Commission regarding USE2014 0013.

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.

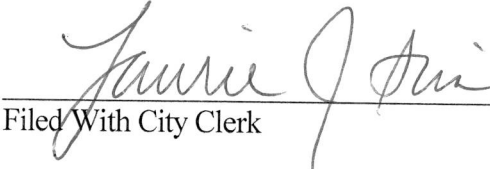
This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ 01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030 (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).

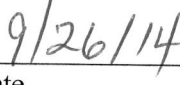
Effective Date: The permit is effective upon approval by the Commission, September 23, 2014  
Expiration Date: The permit will expire 18 months after the effective date, or March 23, 2016, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner:

  
Beth McKibben, Planner  
Community Development Department

  
Michael Satre, 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.