

**PLANNING COMMISSION  
NOTICE OF DECISION**

Date: September 24, 2014

File No.: AAP2014 0013

Richard Hofmann and Paula Terrel  
4970 Thane Road  
Juneau, AK 99801

Application For: A Conditional Use Permit for an accessory apartment on a lot not served  
by city sewer.

Legal Description: Hagerup Lot 3

Property Address: 4970 Thane Road

Parcel Code No.: 1-B03-0-100-004-3

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 accessory apartment on a lot not served by city sewer to be conducted as described in the project description and project drawings submitted with the application.

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

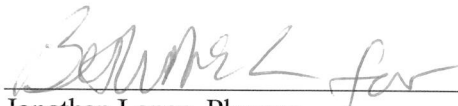
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Project Planner:



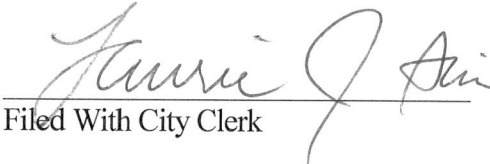
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Jonathan Lange, Planner  
Community Development Department



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Michael Satre, Chair  
Planning Commission



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Filed With City Clerk

9/26/14

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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.