

PLANNING COMMISSION
NOTICE OF DECISION

Date: December 10, 2007

File No.: CSP2007-00013

CBJ Lands & Resources
155 South Seward Street
Juneau, AK 99801

Application For: A City project to allow a power line easement across city property.

Legal Description: HDK, Lot 1

Parcel Code No.: 5-B12-0-136-004-0

Hearing Date: December 11, 2007

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated December 4, 2007 and approved the power line easement to be conducted as described in the project description and drawing submitted with the application and with the following conditions:

1. During the installation of the power lines, machinery such as excavators, vehicles, or vehicular-driven machinery may not cross Vanderbilt Creek.
2. An approved CBJ utility permit shall be obtained prior to any construction or installation of power lines upon the effected properties.
3. The applicant will be required to bury the section of line that runs above ground when Lot 2A, HDK Subdivision is developed or within three years, whichever comes first.
4. The overhead section of the line will be required to be buried by the applicant when the future bench road alignment is developed.
5. None of the proposed pylon poles may be any closer than 25 feet from the Vanderbilt Creek bed.

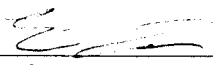

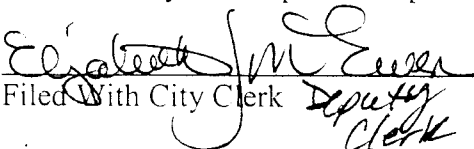
Attachments: December 4, 2007 memorandum from Eric S. Feldt, Community Development to the CBJ Planning Commission regarding CSP2007-00013.

This Notice of Decision does not authorize construction. Prior to starting any project, it is the applicant's responsibility to obtain a building permit for any improvements requiring such.

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).

Effective Date: The permit is effective upon approval by the Commission, December 11, 2007.

Expiration Date: The permit will expire 18 months after the effective date, or June 11, 2009, 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:		
	Eric S. Feldt, Planner	Daniel Bruce, Chairman
	Community Development Department	Planning Commission
		12/12/07
	Filed With City Clerk Deputy 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 1 (800) 949-4232, or fax (360) 438-3208.