

**PLANNING COMMISSION
NOTICE OF DECISION**

Date: June 27, 2007

File No.: SUB2007-00022

Scott Jenkins
P.O. Box 210194
Auke Bay, Alaska 99821

Application For: A final plat of a 8 lot major subdivision.

Legal Description: Valley Centre 3 LT 3

Parcel Code No.: 5-B15-0-111-002-2

Hearing Date: June 26, 2007

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated June 21, 2007, and approved the final plat as described in the project description and project drawing submitted with the application and with the following conditions:

1. Add the following to plat note #6: "The owners of Lots 1, 4, 5 and 7 shall maintain the 20' wide tree and vegetative buffer designated on the subdivision plat to standards consistent with 04CBJ060.030 (b)."
2. Add plate note #9 as follows: "To the extent possible, structures located on Lots 4, 5 and 7 shall be located to minimize impacts on residences in the adjacent neighborhood, by placing the backs of buildings along zoning boundary and using the buildings to buffer residences from parking lots and lights."

Attachment: June 21, 2007, memorandum from Dale Pernula, Community Development, to the CBJ Planning Commission regarding SUB2007-00022.

This Notice of Decision does not authorize any construction. Prior to starting any project, it is the applicant's responsibility to obtain a building permit for any and all 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 to 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 on June 26, 2007.

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Expiration Date: The permit will expire 18 months after the effective date, or December 26, 2008, 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 expiration date.

Project Planner:  
Dale Pernula, Director Daniel Bruce, Chairman
Community Development Department Planning Commission

 7/2/07
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.