

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PLANNING COMMISSION
NOTICE OF DECISION

Date: July 11, 2007

File No.: SUB2007-00028

Marciano & Josette Duran
P.O. BOX 32634
Juneau, AK 99803

Application For: A Final Plat for a 5-unit common wall development.

Legal Description: Spruce Corners, Lot 6

Parcel Code No.: 5-B16-0-110-001-0

Hearing Date: July 10, 2007

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated July 3rd, 2007 and approved the preliminary plat to be conducted as described in the project description and project drawing submitted with the application and with the following condition:

1. Advisory Condition: Occupancy permits which document substantial completion of all units in accordance with the preliminary plans approved by the commission.


Attachment: July 3rd, 2007 memorandum from Eric S. Feldt, Community Development to the CBJ Planning Commission regarding SUB2007-00028.

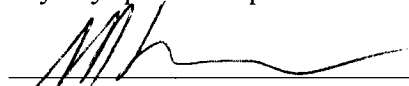
This Notice of Decision (NOD) does not authorize construction. Prior to starting any project, it is the applicant's responsibility to obtain a building permit for any and all improvements requiring such.


This NOD constitutes a final decision of the Planning Commission. Appeals must be brought to the CBJ Assembly in accordance to CBJ §01.50.030. Appeals must be filed by 4:30PM 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, July 10th, 2007

Expiration Date: The permit expires 18 months after the effective date, or January 10th, 2009, if no Building Permit is issued and substantial construction progress is not made in accordance with the plans for which the development permit was authorized. Application for extension must be submitted thirty days prior to expiration date.

Project Planner: 
Eric S. Feldt, Planner
Community Development Department


Marshal Kendziorek, Vice-Chairman
Planning Commission


Filed With City Clerk

7/12/07
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.