

**CITY/BOROUGH OF JUNEAU**  
ALASKA'S CAPITAL CITY

**PLANNING COMMISSION**  
**NOTICE OF DECISION**

Date: February 14, 2007

File No.: USE2006-00067

Lauree Hugonin-Morton  
3590 Glacier Highway  
Juneau, AK 99801

Application For: Remodel 304 square feet of a detached garage into a one-bedroom accessory apartment.

Legal Description: Hall Estates LT 2

Parcel Code No.: 7-B09-0-105-010-2

Hearing Date: February 13, 2007

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated February 1, 2007, and approved the conversion of a portion of a detached garage into a one-bedroom accessory apartment, to be conducted as described in the project description and project drawing submitted with the application and with the following advisory condition:

Future modifications to the floor plan or provision of plumbing fixtures in the primary dwelling unit may result in the need for a deed restriction prohibiting the use of a portion of the primary dwelling as a separate dwelling unit.

Attachments: February 1, 2007 memorandum from Ben Lyman, Planner, Community Development to the CBJ Planning Commission regarding USE2006-00067.

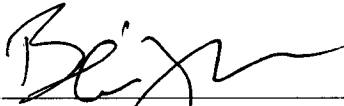
This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain a building permit for any and all improvements requiring such.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance 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 Sec. 49.20.120).

Effective Date: The permit is effective upon approval by the Commission, February 13, 2007.

Expiration Date: The permit will expire 18 months after the effective date, or August 13, 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.

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Project Planner:   
Ben Lyman, Planner  
Community Development Department

  
Daniel Bruce, Chairman  
Planning Commission

  
Filed With City Clerk

2/14/07  
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.