



CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PLANNING COMMISSION
NOTICE OF DECISION

Date: January 11, 2007

File No.: USE2006-00068

Ruben & Ana Pereya
501 N. Harbor Blvd
San Pedro, CA 90731

Application For: Allowable Use permit for changing use from Elk's Lodge fraternal organization to cafe, retail and community assembly area.

Legal Description: Juneau Townsite BL 13 LTs 6 FR 7 & 8

Parcel Code No.: 1-C07-0-A13-003-0

Hearing Date: January 9, 2007

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

1. New signage must be approved by the Community Development Department per CBJ §49.45 before it may be installed.
2. Changes to the exterior lighting of the building must be approved by the Community Development Department if proposed during the building permit process.

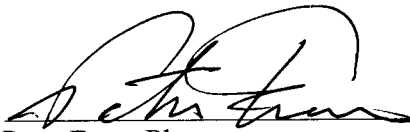
Attachments: December 20, 2006, memorandum from Peter Freer, Community Development, to the CBJ Planning Commission regarding USE2006-00068.

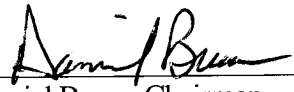
This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain a building permit for any and all improvements requiring such.

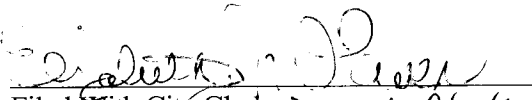
This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030 (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 on January 9, 2007

Expiration Date: The permit will expire 18 months after the effective date, or July 9, 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 the expiration date.

Project Planner: 
Peter Freer, Planner
Community Development Department


Daniel Bruce, Chairman
Planning Commission


Filed With City Clerk Deputy Clerk
1/11/07
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.