

PLANNING COMMISSION
NOTICE OF DECISION

Date: February 14, 2007

File No.: USE2006-00070

MRV Architects
800 Glacier Highway, Suite A
Juneau, AK 99801

Application For: An Allowable Use permit to change use of former UAS Student Activity Center to administrative offices and a bookstore.

Legal Description: USS 2391, Lot A East ½

Parcel Code No.: 4-B28-0-103-009-0

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 8, 2007 and approved the Allowable Use permit to change the use of the former UAS Student Activity Center to administrative offices and a bookstore. The development is to be conducted as described in the project description and project drawing submitted with the application and with the following conditions:

- 1) Prior to issuance of a building permit, the site plan must be modified to incorporate at least 32 parking spaces. Two of these must be Accessible (blue) spaces as required under CBJ§49.40.210(b)(3). At least one of these spaces must be Van Accessible.
- 2) Prior to issuance of a building permit, the site plan must be modified to incorporate a designated 12'x30' loading zone as required under CBJ§49.40.210(c) *Off-street loading areas*.
- 3) In order to prevent glare from reaching adjacent properties, or the right-of-way, lighting details for exterior light fixtures be submitted prior to issuance of a building permit.

Attachments: February 8, 2007, memorandum from Greg Chaney, Community Development to the CBJ Planning Commission regarding USE2006-00070.

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.

MRV Architects
File No.: USE2006-00070
February 14, 2007
Page 2 of 2

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 the expiration date.

Project Planner: Greg Chaney
Greg Chaney, Planner
Community Development Department

Daniel Bruce
Daniel Bruce, Chairman
Planning Commission

Aurree J. Brin
Filed With City Clerk

2/16/07
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.