



CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PLANNING COMMISSION
NOTICE OF DECISION

Date: February 14, 2007

File No.: USE2006-00071

Richard Stone
1904 Wickersham Avenue
Juneau, AK 99801

Application For: A Conditional Use Permit for a Driveway in an Un-named Right-of-Way.

Legal Description: Un-named Right-of-Way adjacent to Valley Centre Subdivision, Block J, Tracts B & C, and Valley Centre Subdivision, Block G, Lot 31 B, and other parcels

Parcel Code No.: 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 6, 2007 and approved the use of an un-named right-of-way for development and use in site circulation and access, to be conducted as described in the project description and project drawing submitted with the application and with the following conditions:

1. Details of curb radii shall be submitted for review with any application for ROW or building permits associated with proposed work in the ROW.
2. Signs approved as to content and form by the Community Development Department shall be placed where they are visible to drivers approaching the encroachment of Building 6 into the ROW. Such signs shall be installed prior to issuance of a Temporary or Permanent Certificate of Occupancy for any new or remodeled building on Lot 2, or for any building on Lot 1 for which required parking is provided on Lot 2.

Condition 2 references Building and Lot numbers shown on Attachment A to the memorandum dated February 6, 2007.

Attachments: February 6, 2007 memorandum from Ben Lyman, Planner, Community Development to the CBJ Planning Commission regarding USE2006-00071.

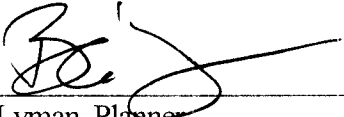
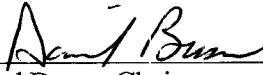
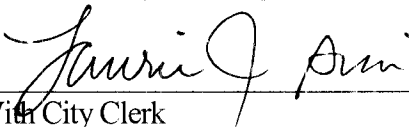
This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain a building permit for any and all improvements requiring such.

Rich Stone
File No.: USE2006-00071
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 expiration date.

Project Planner:		
	Ben Lyman, Planner Community Development Department	Daniel Bruce, Chairman Planning Commission
		2/16/07
	Filed With City 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.