

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PLANNING COMMISSION
NOTICE OF DECISION

Date: May 9, 2007

File No.: USE2007-00012

Gregory W. Wilcox
1914 Churchill Court
Juneau, AK 99801

Application For: A Conditional Use permit to change the use of a portion of the building from an auto shop to retail space.

Legal Description: Valley Centre BL M LT 1 & 2

Parcel Code No.: 5-B15-0-102-001-0

Hearing Date: May 8, 2007

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated April 26, 2007 and approved the change in use from an automobile shop to a retail business to be conducted as described in the project description and project drawing submitted with the application and with the following conditions:

1. The applicant shall install wheel stops for all parking stalls within the site.
2. The points of ingress and egress upon the site shall not be any closer than 40 linear feet, measured from the travel way of the uncurbed right-of-ways of the nearest intersection.
3. All parking spaces shall be placed accordingly to the "Grading/ Parking Plan" to prevent back-out parking.
4. All proposed signage shall require a separate sign permit and will be regulated during the sign permit review process.
5. Water run-off upon the site shall be directed away from the building and into drainage tiles or ditches.

Attachments: April 26th, 2007 memorandum from Eric S. Feldt, Community Development to the CBJ Planning Commission regarding USE2007-00012.

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).

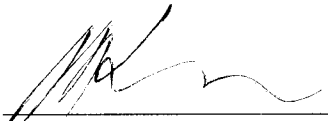
Effective Date: The permit is effective upon approval by the Commission, May 8th, 2007.

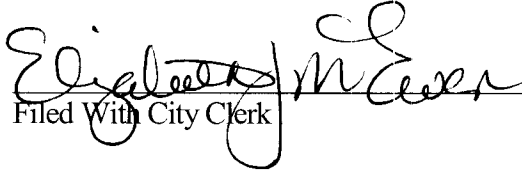
Expiration Date: The permit will expire 18 months after the effective date, or November 8th, 2008 if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to expiration date.

Gregory W. Wilcox
File No.: USE2007-00012
May 9, 2007
Page 2 of 2

Project Planner:


Eric Feldt, Planner
Community Development Department


Daniel Bruce, Chairman
Planning Commission


Filed With City Clerk

5/10/07
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.