

PLANNING COMMISSION
NOTICE OF DECISION

Date: November 13, 2007

File No.: USE2007-000055

Kristel Fuller
8535 Steep Place
Juneau, AK 99801

Application For: A Conditional Use permit to establish a drive thru coffee business at Willow Park.

Legal Description: USS 1042 FR

Parcel Code No.: 4-B17-0-102-004-0

Hearing Date: November 13, 2007

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated November 7, 2007 and approved a conditional use permit to establish a drive thru coffee business 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 certificate of occupancy, the parking lot shall be striped to show the location of at least 66 required parking spaces.
2. Prior to issuance of a building permit, the applicant shall submit a directional signage plan for parking lot circulation. This plan must be reviewed and approved by Community Development and Engineering Departments.
3. Prior to issuance of a building permit, the applicant shall submit an amended site plan drawn to scale showing the relocation of the coffee stand to the rear of the lot with an orientation shifted 90 degrees to the right. The plan must be reviewed and approved by Community Development and Engineering Departments.
4. Prior to issuance of a certificate of occupancy, the applicant will install directional shields on exterior lighting to prevent off-site glare.

Attachments: November 7, 2007 memorandum from Katie Cote, Community Development to the CBJ Planning Commission regarding USE2007-000055.

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).

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

Expiration Date: The permit will expire 18 months after the effective date, or May 13, 2009, 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:	<u><i>Katie Cote</i></u>	<u><i>Daniel Bruce</i></u>
	Katie Cote, Planner	Daniel Bruce, Chairman
	Community Development Department	Planning Commission
	<u><i>Saurie J. Stein</i></u>	<u>11/14/07</u>
	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.