



PLANNING COMMISSION
NOTICE OF DECISION

Date: August 29, 2001

File No.: USE2001-00017

Aniakchak, Inc.
Attn: Jan Van Dort
10518 Fox Farm Trail
Juneau, AK 99801

Application For: An allowable use permit for an 8,000 square feet building to be used for non-specified industrial uses. The building is two levels with 4,000 square feet per level and will include a caretaker residence.

Legal Description: RSH II, Lot 3

Parcel Code No.: 5-B12-0-131-002-0

Hearing Date: August 28, 2001

The Planning Commission, at its regular public meeting, rejected findings 3. and 5. as listed in the attached memorandum dated August 23, 2001 and approved the allowable use permit on a preponderance of evidence indicating that the Ordinary High Water Mark was correctly identified by the applicant in the submittal. Based on the evidence, CBJ 49.15.320 findings relating to 3. compliance with other code requirements and 5. compliance with the Juneau Coastal Management Program have been determined to be satisfied. The project is to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. The applicant shall develop a parking plan consistent with the requirements of Chapter 49.40, Access Parking And Traffic, which does not require backing out of parking stalls onto the roadway. The plan shall be approved by the Community Development Department prior to the issuance of a building permit.
2. The applicant shall provide a rehabilitation plan for the stream bank associated with Lot 3 of RSH II consistent with CBJ 49.70.950 (e) including the removal of debris/abandoned machinery/vehicles, grading and stabilization of banks, related clean up activities, the preservation and restoration of riparian vegetation and approval by the Alaska Department of Fish and Game. The plan shall be submitted to the Community Development Department and implemented or bonded prior to issuance of a building permit or certificate of occupancy.

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Attachment: A Αυγουστ 23, 2001 memorandum from Oscar Graham, Community Development to the CBJ Planning Commission regarding USE2001-00017.

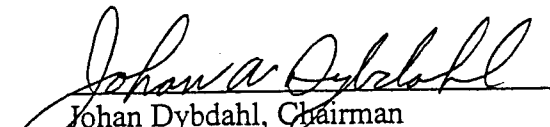
This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030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

Effective Date: The permit is effective upon approval by the Commission.
(August 28, 2001)

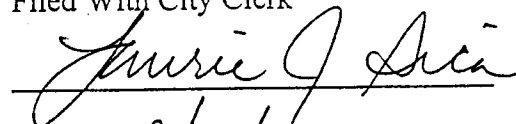
Expiration Date: The permit will expire 18 months after the effective date or February 28, 2003, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days before the permit expires.

Project Planner:


Oscar Graham, Planner


Johan Dybdahl, Chairman
Planning Commission

Filed With City Clerk


8/31/2001

cc: Plan Review

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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.