

**PLANNING COMMISSION
NOTICE OF DECISION**

Date: June 26, 2002

File No.: USE2002-00016

Don Thorp
8286 Garnet Street
Juneau, AK 99801

Application For: A conditional use permit to for a new 75' x 100' two story building to house Southeast Furniture Warehouse and the offices of Southeast Remodel Inc.

Legal Description: RSH III Lot 23

Parcel Code No.: 5-B12-0-132-007-0

Hearing Date: June 25, 2002

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached June 18, 2002 memorandum and approved the Conditional Use Permit to be conducted as described in the project description and project drawing submitted with the application and with the following conditions:

1. An exterior lighting plan and fixture list shall be submitted to the Community Development Department for review and approval prior to issuance of a Certificate of Occupancy.
2. The required parking shall be determined by the outcome of VAR2002-00022. The accessible spaces shall be as shown in the site plan received on May 15, 2002.
3. The required 5% vegetative cover will be in place prior to issuance of a Certificate of Occupancy.
4. The applicant shall apply for and receive all required CBJ Permits prior to beginning construction.
5. The applicant shall apply for and receive a permit for all exterior signage prior to issuance of a Certificate of Occupancy.
6. Storm-water shall be collected on-site and shunted to the cities storm-water drains on the applicants property, on the corner of Anka St. and Ralph's Way.

Attachments: June 18, 2002 memorandum from Nathan Bishop, Community Development to the CBJ Planning Commission regarding USE2002-00016

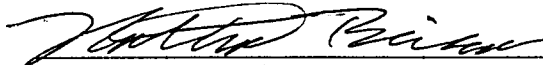
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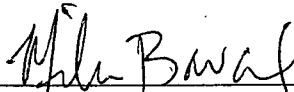
This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030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

Effective Date: The permit is effective upon approval by the Commission, June 25, 2002.


Expiration Date: The permit will expire 18 months after the effective date, or Dec 24, 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 prior to the expiration date.

Project Planner:


Nathan Bishop, Planner

for 
Johan Dybdahl, Chairman
Planning Commission

Filed With City Clerk


June 28, 2002

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.