



Planning Commission

(907) 586-0715

PC_Comments@juneau.org

www.juneau.org/community-development/planning-commission

155 S. Seward Street • Juneau, AK 99801

PLANNING COMMISSION NOTICE OF DECISION

Date: December 15, 2022
File No.: SMP2022 0001

Rooftop Properties, LLC
7400 Glacier Highway
Juneau, Ak 99801

Proposal: Applicant requests Preliminary Plat Approval for a subdivision of one 19.71 acre lot into three parent lots: 7.5 acres, 6.8 acres, and 4 acres. Subdivision includes dedication of right-of-way.

Property Address: 7400 Glacier Highway
Legal Description: USS 1568 Tract B1
Parcel Code No.: 5B1401010010
Hearing Date: December 13, 2022

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated 12/13/2022, and approved the preliminary plat to be conducted as described in the project description and project drawings submitted with the application.

Attachment: December 13, 2022, memorandum from David Matthew Peterson, Community Development, to the CBJ Planning Commission regarding SMP2022 0001.

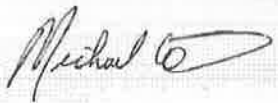
This Notice of Decision does not authorize any construction. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance to 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 49.20.120).

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Effective Date: The permit is effective upon approval by the Commission, December 13, 2022.

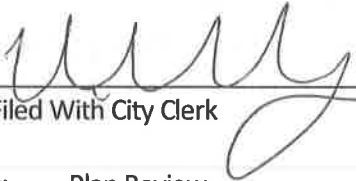
Expiration Date: The permit will expire five (5) years after the effective date, or December 13, 2027, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the subdivision permit was authorized or no final plat has been approved. Application for permit extension must be submitted thirty days prior to the expiration date.



Michael LeVine, Chair
Planning Commission

December 16, 2022

Date



Filed With City Clerk

12/20/22

Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this subdivision. 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 (800) 949-4232, or fax (360) 438-3208.