



Planning Commission

(907) 586-0715

PC_Comments@juneau.gov

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

155 Heritage Way • Juneau, AK 99801

PLANNING COMMISSION

NOTICE OF DECISION

Date: December 14, 2023

File No.: USE2023 0017

Royal Hill
PO Box 25500
Juneau, AK 99802

Proposal: Conditional Use Permit to construct an 8,940 square foot Food Securities building on a 5.4-acre lot in an Industrial zoning district.

Property Address: 1721 Anka St

Legal Description: HORN 2 LT 3

Parcel Code No.: 5B1201040052

Hearing Date: December 12, 2023

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated November 29, 2023, and APPROVED the Conditional Use Permit to construct an 8,940 square foot Food Securities building as described in the project description and project drawings submitted with the application, and with the following conditions:

1. Prior to the issuance of a Temporary Certificate of Occupancy for the proposed Food Securities building, wheel stops shall be installed to define the location of all required parking spaces on the lot.
2. Prior to the issuance of a Temporary Certificate of Occupancy for the proposed Food Securities building, CDD-approved signage shall be posted, and blue wheel stops shall be installed, for required all van accessible parking spaces on the lot.

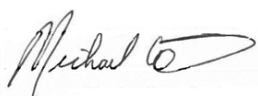
Attachments: November 29, 2023, memorandum from Jennifer Shields, Community Development, to the CBJ Planning Commission regarding USE2023 0017.

This Notice of Decision does not authorize construction activity. 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 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 49.20.120).

Effective Date: The permit is effective upon approval by the Commission, December 12, 2023.

Expiration Date: The permit will expire 18 months after the effective date, or June 12, 2025, 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.



Michael LeVine, Chair
Planning Commission

December 17, 2023

Date



Filed With City Clerk

December 18, 2023

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 (800) 949-4232, or fax (360) 438-3208.