



**CITY/BOROUGH OF JUNEAU**  
ALASKA'S CAPITAL CITY

**PLANNING COMMISSION**  
**NOTICE OF DECISION**

Date: February 28, 2007

File No.: SUB2007-00006

Roscoe Bicknell III  
P.O. Box 33517  
Juneau, AK 99803

Application For: Modification to PUD eliminating zero side yard setbacks and 10' easements and amending the drainage easement along the 25' common area/buffer.

Legal Description: Montana Creek West, Phase I

Parcel Code No's: 4-B29-0-116-001-0 to 028-0

Hearing Date: February 27, 2007

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memo dated February 21, 2007 and approved the preliminary plat to be conducted as described in the project description and drawing submitted with the application and with following condition:

1. CBJ Engineering Department will review the plat to verify the most appropriate location for the new drainage easement along the rear of lots 10 through 16.

Attachment: February 21, 2007 memorandum from Greg Chaney, Community Development to the CBJ Planning Commission regarding SUB2007-00006.

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

Effective Date: The permit is effective upon approval by the Commission, February 27, 2007

Expiration Date: The permit will expire 18 months after the effective date, or August 27, 2008, 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: Greg Chaney  
Greg Chaney, Planner  
Community Development Department

Daniel Bruce  
Daniel Bruce, Chairman  
Planning Commission

Laurie J. Auci  
Filed With City Clerk

March 2, 2007  
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.