

**PLANNING COMMISSION  
NOTICE OF DECISION**

Date: April 10, 2013

File No.: SMF2013 0001

Bicknell Inc.  
PO Box 33517  
Juneau, AK 99803

Application For: Final Plat for Phase 2A of Montana Creek West.  
Legal Description: Lot 30 Montana Creek West  
Property Address: 5401 Montana Creek Road  
Parcel Code No.: 4-B29-0-116-030-0  
Hearing Date: April 9, 2013

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated April 1, 2013, and approved the final subdivision with a point of clarification that the sixth finding of the memorandum was found to be met. The final plat is to be conducted as described in the project description and project drawings submitted with the application.

Attachment: April 1, 2013 memorandum from Eric Feldt, Community Development, to the CBJ Planning Commission regarding SMF2013 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.

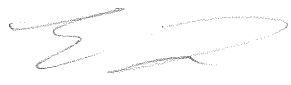
This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance to CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030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

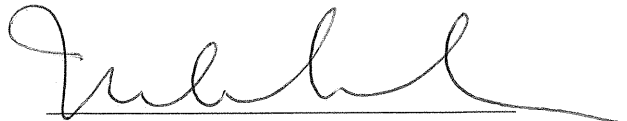
Effective Date: The permit is effective upon approval by the Commission, April 9, 2013.

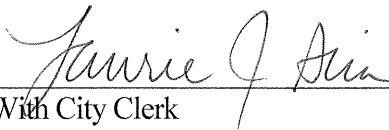
**\*\*\*For Phased Subdivisions Only\*\*\*** Approval of a final plat consisting of a portion of the preliminary plat will not extend the expiration date of the remaining lots. The subject notice of decision is only for Phase 2A of the multi-phase Montana Creek West Planned Unit Development subdivision.

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Project Planner: \_\_\_\_\_

  
Eric Feldt, Planner  
Community Development Department

  
Michael Satre, Chair  
Planning Commission

  
Filed With City Clerk

4/15/13  
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.