

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

**** REVISED ****

PLANNING COMMISSION
NOTICE OF DECISION

Date: February 13, 2013

File No.: SMP2012 0001

David Blommer
PO Box 33517
Juneau, AK 99803

Application For: Montana Creek West PUD Phase 2A: Major Subdivision resulting in 12 lots.

Legal Description: Lot 30 Montana Creek West

Parcel Code No.: 4-B29-0-116-030-0

Hearing Date: February 12, 2013

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated February 6, 2013, and approved the preliminary plat as described in the project description, and project drawings submitted with the application, with the following conditions:

1. Prior to final plat recording, the plat shall receive a final technical review by the CBJ Engineering Department to ensure the plat is in conformance with required surveying and accuracy standards.
2. Prior to final plat recording, all subdivision improvements must be constructed or bonded for.
3. Prior to Final Plat approval, the applicant shall work with the Community Development Department to create a new sidewalk location drawing that provides a safe pedestrian network for the whole subdivision. This will revise the original sidewalk plan approved under Subdivision permits SUB2005 00048 & SUB2006 00018. **This condition was made during Planning Commission hearing.**

Attachment: February 6, 2013 memorandum from Eric Feldt, Community Development, to the CBJ Planning Commission regarding SMP2012 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.

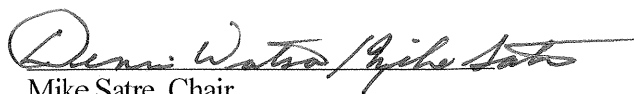
This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance to CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030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

David Blommer
File No.: SMP2012 0001
February 13, 2013
Page 2 of 2

Effective Date: The permit is effective upon the February 12, 2013 approval by the Commission.

Expiration Date: The permit will expire 18 months after the effective date, or August 12, 2014, 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.

Project Planner: 
Eric Feldt, Planner
Community Development Department


Mike Satre, Chair
Planning Commission


Filed With City Clerk  Date 9/11/13

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.