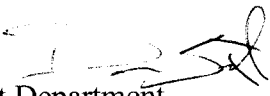


# MEMORANDUM

CITY/BOROUGH OF JUNEAU  
155 South Seward Street, Juneau, Alaska 99801

**DATE:** July 2, 2007

**TO:** Planning Commission

**FROM:** Daniel J. Sexton, Planner   
Community Development Department

**FILE NO.:** SUB2007-00029

**PROPOSAL:** Plat amendment to adjust the lot coverage calculation from 35% to 50%.

## GENERAL INFORMATION

**Applicant:** Bicknell, Inc.

**Property Owner:** Roscoe Bicknell III & Roscoe Bicknell IV, Steve & Margaret Orren, Ryan & Janice Butler, Derek & Tammy Rabago

**Legal Description:** Montana Creek West Phase I PUD

**Parcel Code No.:** 4-B29-0-116-001-0 through 1-B29-0-116-030-0, 4-B29-0-116-017-1, 4-B29-0-116-017-2, 4-B29-0-116-025-1, 4-B29-0-116-025-2,

**Site Size:** 198,439 square feet

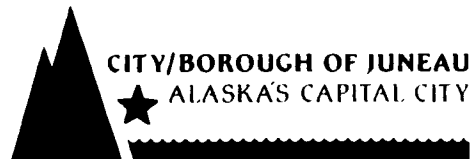
**Zoning:** D-3

**Utilities:** Public Water & Public Sewer

**Access:** Lone Wolf Dr.

**Existing Land Use:** D-3, Single-Family Dwelling/Vacant lots

**Surrounding Land Use:** North – D-3, Single-Family Dwelling, Montana Creek Rd.  
South – D-3, Single-Family Dwelling, Blueberry Lane  
East – D-1 & D-5, Single-Family Dwelling, Montana Creek Rd.  
West – D-3, No Development Zone



## **BACKGROUND**

Montana Creek West Phase I was permitted as part of a Planned Unit Development (PUD) (SUB2006-00018). Since then, the PUD has been modified (SUB2007-00009) to eliminate the zero side yard setbacks, 10' easements, amending the drainage easement along the southern property line, and split lots 17 and 25. The region is zoned D-3 single-family residential with a minimum lot size of 12,000 square feet. Portions of the original property were set aside as Common Open Space and the overall density was shifted to other portions of the lot, therefore the development will have an overall lot coverage close to or less than 35 percent at maximum build-out. As a result, most lots in Montana Creek West Phase I were platted with lot sizes between 6,000 and 8,000 square feet. The anticipated development pattern would resemble a standard D-5 residential neighborhood. As development has progressed, it has become apparent that developing lots with a lot coverage calculation of D-3 standards, 35 percent, was too restrictive (i.e. BLD2007-00087, BLD2007-00140, and BLD2007-275). The developer wishes to amend the plat to calculate the lot coverage to that of the D-5 lot coverage standard, 50 percent. The 50 percent lot coverage calculation is more conducive to that of the PUD development's original design density (Attachment A).

## **ANALYSIS**

The requested plat amendment involves changing the lot coverage calculation from a D-3 zoning standard of 35 percent to 50 percent, which is used in D-5, D-10, D-15, and D-18 zoning districts (Attachment B). Lot coverage is defined as, "*...the percentage of horizontal lot area that is occupied by all buildings on the lot, each measured at the outside of those exterior walls of the floor having the greatest horizontal dimension,*" per CBJ§49.80.120. This more liberal lot coverage allowance will provide flexibility on the manner in which houses and additional structures can be built throughout the development.

Zoning- Density and use of the property for residential purposes will not change by this requested plat amendment. The plat amendment will allow better utilization of the land through greater density and better distribution of uses. Houses will still be required to follow all other zoning requirements outline within Plat 2007-20, recorded April 4, 2007 (Attachment A). The amendment, as proposed, would make the PUD development nearly identical to that of a D-5 Zoning District, as it was designed.

Drainage- The plat amendment will not directly affect the drainage of this development. However, the proposed lot coverage calculation of 50 percent will allow a greater use of the land, although not any greater than the original design of the development. The amendment, as proposed, will still preserve the dedicated drainage and buffer easements, to allow proper flow of residual surface water.

The proposed amendment will not alter the process of Building permit review, in which each lot will still be required to submit a grading plan with the Building permit. Ron King, CBJ Regulatory Engineer has reviewed the proposal and concluded that the overall subdivision drainage plan should accommodate the higher percentage of coverage.

Wetlands- No impacts to wetlands are anticipated with the proposed changes. Direction and volume of surface water drainage is not significantly modified under this proposal. The sensitive high value wetlands have been preserved via the PUD development's design.

Access- Access to the subdivision will not be affected because of the proposed lot coverage change.

Traffic Analysis- The proposed amendment will not have any influence on traffic volume. Driveway placement may be slightly modified, but this change will not be significant or represent a hazard. The number of housing units within the PUD development will not increase.

Pedestrian Access- The proposed amendment will maintain the currently required Five-foot side yard setbacks, preserving pedestrian access to rear yards. The proposed change would not result in any modification to overall pedestrian circulation in the subdivision.

## **FINDINGS**

CBJ §49.15.330 (e)(1), Review of Director's Determinations, states that the Planning Commission shall review the Director's report to consider:

1. Whether the application is complete; and,
2. Whether the proposed use is appropriate according to the Table of Permissible Uses;
3. Whether the development as proposed will comply with the other requirements of this chapter.

The Commission shall adopt the Director's determination on the three items above unless it finds, by a preponderance of the evidence, that the Director's determination was in error, and states its reasoning for each finding with particularity.

CBJ §49.15.330 (f), Commission Determinations, states that even if the Commission adopts the Director's determination, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the public hearing, that the development will more probably than not:

1. Materially endanger the public health or safety;
2. Substantially decrease the value of or be out of harmony with property in the neighboring area; or,
3. Not be in general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.

Per CBJ §49.15.300 (e)(1)(A through C), Review of Director's Determinations, the Director makes the following findings on the proposed development:

***1. Is the application for the requested conditional use permit complete?***

**Yes.** We find the application contains the information necessary to conduct full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially

substantially conforms to the requirements of CBJ Chapter 49.15.

**2. *Is the proposed use appropriate according to the Table of Permissible Uses?***

**Yes.** The proposed subdivision use is appropriate according to the Table of Permissible Uses. The proposed plat amendment maintains a use that is listed in CBJ§49.25.300, Section 1.1 for the D-3 zoning district.

**3. *Will the proposed development comply with the other requirements of this chapter?***

**Yes.** The proposed subdivision complies with the other requirements of this chapter. Public notice of this project was provided in the June 29, 2007 and July 9, 2007 issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public right of way.

**4. *Will the proposed development materially endanger the public health or safety?***

**No.** As discussed in the analysis above, the proposed amendment will not cause a public safety hazard.

**5. *Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?***

**No.** The proposed changes will result in the subdivision being constructed in an appropriate manner. This development pattern is common in Juneau and will not cause decreases in property values or be out of harmony with other developments in the neighborhood.

**6. *Will the proposed development not be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?***

**No.** The proposed changes would result in a subdivision, which is similar to standard subdivisions envisioned in existing plans

**7. *Will the proposed development comply with the Juneau Coastal Management Program?***

**Yes.** The original Planned Unit Development was developed to preserve sensitive wetland areas. Based on the above analysis, the proposed amendment will have no affect on wetland habitat or other issues related to the Juneau Coastal Management Program.

**RECOMMENDATION**

We recommend that the Planning Commission adopt the Director's analysis, findings, and grant the requested Plat Amendment. The proposed amendment would allow a change in the lot coverage calculation from a 35 percent to 50 percent.



# BICKNELL, INC.

(907) 789-5727 • FAX (907) 789-2644

BICKNELLINC.COM OR EMAIL SALES@BICKNELLINC.COM

## FACSIMILE TRANSMITTAL SHEET

TO: <u>DAN SEXTON</u>	FROM: <u>Dan Miller</u>
COMPANY: <u>CBS</u>	DATE: <u>6.19.07</u>
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: <u>MAXIMUM LOT COVERAGE</u>	YOUR REFERENCE NUMBER:

URGENT  
 FOR REVIEW  
 PLEASE COMMENT  
 PLEASE REPLY  
 PLEASE RECYCLE

**NOTES/COMMENTS:**

Hi Dan, here is our letter of request. Let me know if you think it should include anything else.

Also, do we want to do this on all 86 lots for MCW phases 1-4 or just the 30 lots of Phase 1?

Thanks Dan  
Please call the office for VISA payment.

PO BOX 33517 • 10,000 CRAZY HORSE DRIVE #8 • JUNEAU, ALASKA 99803

**CONFIDENTIAL**

# BICKNELL, INC.

(907) 789-5727 • FAX (907) 789-2644

BICKNELLINC.COM OR EMAIL SALES@BICKNELLINC.COM

June 19, 2007

Mr. Dale Pernula  
CBJ CDD Director

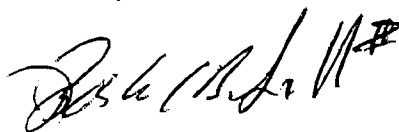
Dear Dale,

We have submitted an application for a building permit for a home to be constructed on Lot 19 in Montana Creek West Phase One Subdivision. The house is pre-sold and is one of our "stock" designs that we have built twice before in Montana Creek Estates Phase 4. It is a single story home and even though single story homes are more costly to build our clients want the accessibility that this model has.

During the zoning review of the permit, planner Dan Sexton calculated that the house footprint is 37% of the lot square footage. Montana Creek West is Zoned D-3 and the maximum lot coverage allowed is 35%. According to Mr. Sexton, we would either be required to reduce the size of the house by 120 sqft (which would make the house unacceptable to the buyer) or we would need to request a plat amendment to change the maximum lot coverage to the next highest zoning: D-5, which would allow up to 50% of the lot square footage to be used for a house footprint.

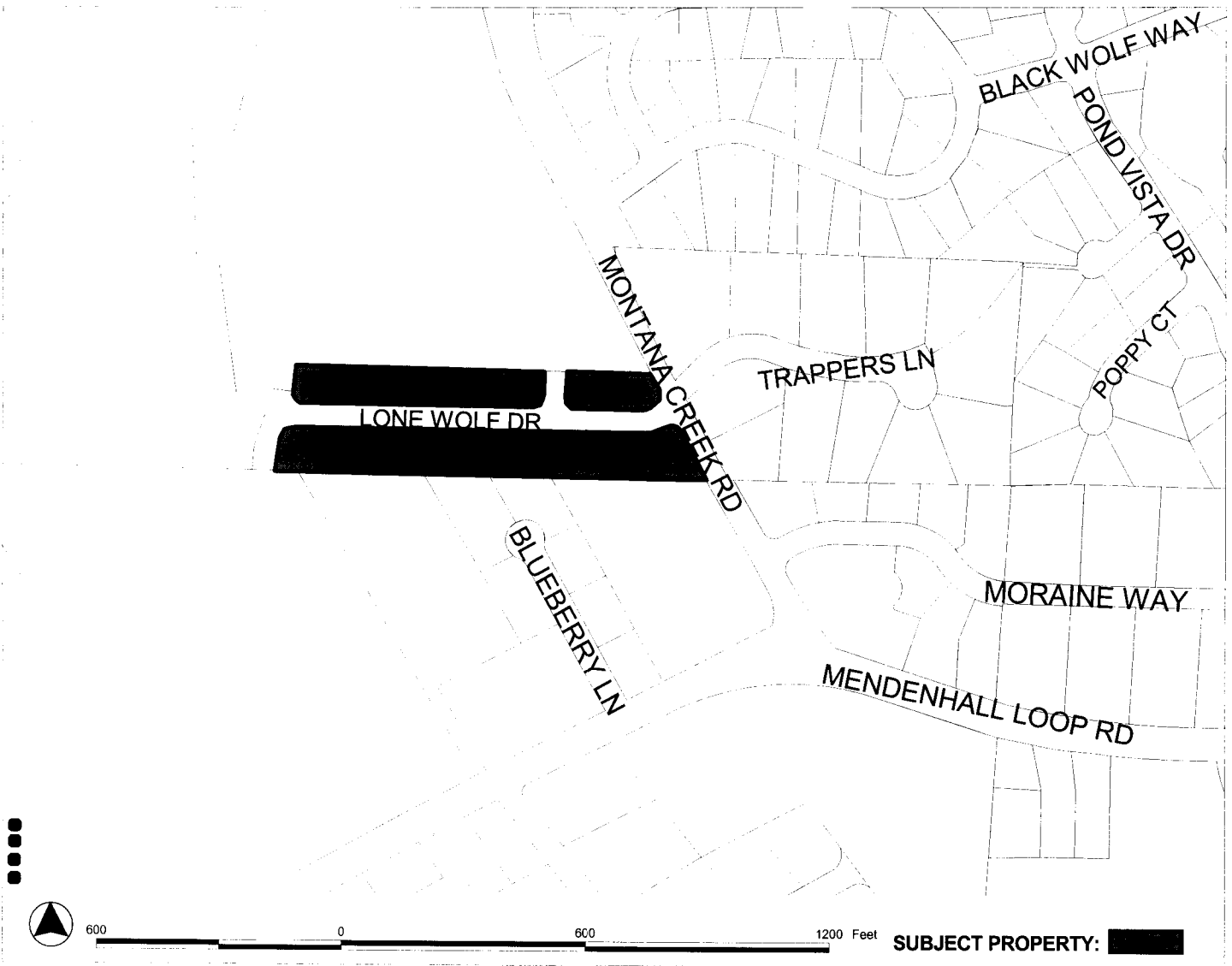
Please consider this letter a request for a PUD amendment that would change the maximum lot coverage from 35% to 50% on all of the lots in Montana Creek West Phase 1. Time is of the essence. Let us know if there is anything we can do to expedite the process.

Sincerely,



Spike Bicknell  
President  
Bicknell Inc.

# NOTICE OF PUBLIC HEARING



**PROPOSAL:** A Plat Amendment to adjust the lot coverage calculation from 35% to 50%.

**FILE NO:** SUB2007-00029

**TO:** Adjacent Property Owners

**HEARING DATE:** July 10, 2007

**HEARING TIME:** 7:00 P.M.

**PLACE:** ASSEMBLY CHAMBERS  
Municipal Bldg.  
155 South Seward St.,  
Juneau, Alaska 99801

**PROPERTY ADDRESS:** 9849 LONE WOLF DR  
9806 LONE WOLF DR  
9813 LONE WOLF DR  
**PARCEL CODE NUMBER:** 4-B29-0-116-001-0 through  
4-B29-0-116-030-0

**SITE SIZE:** 198,439 Square Feet

**ZONING:** D3

**ACCESS:** LONE WOLF DR

## PROPERTY OWNERS PLEASE NOTE:

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department no later than 8:30 A.M. on the Wednesday preceding the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a few days before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

If you have questions, please contact Dan Sexton at 586-0771, or e-mail: [Daniel\\_Sexton@ci.juneau.ak.us](mailto:Daniel_Sexton@ci.juneau.ak.us)

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at [www.juneau.org/plancomm](http://www.juneau.org/plancomm).



# SUBDIVISION OR PLATTING APPLICATION

(APPLICANT PLEASE FILL IN SHADED AREAS AS A MINIMUM)

<b>Project Number</b> PR5	<b>Project Name (15 characters)</b> MONTANA CREEK WEST PLAT	<b>Case Number</b> SUB2007-029	<b>Hearing Date</b>	<b>Date Received</b> 6/19/07
------------------------------	--	-----------------------------------	---------------------	---------------------------------

**LEGAL DESCRIPTION OF PROPERTY WHICH WILL BE SUBDIVIDED OR PLATTED:**

MONTANA CREEK WEST LOTS 1-16, 17A-B, 18-24  
LOTS 25A-B - LOTS 26-28

Number of Existing Parcels 1 Total Land Area \_\_\_\_\_ Resulting Lots or Parcels 30

**TYPE OF SUBDIVISION OR PLATTING APPROVAL REQUESTED**

(please see submittal requirements on reverse)

- |  |  |
|--|--|
| <p><b>MINOR SUBDIVISION</b><br/>(Changing or creating 4 or fewer lots)</p> <p><input type="checkbox"/> Zero Lot Line (Common Wall)</p> <p><input type="checkbox"/> "Panhandle" Subdivision</p> <p><input type="checkbox"/> Accretion Survey</p> <p><input type="checkbox"/> Boundary Adjustment</p> <p><input type="checkbox"/> Lot Consolidation</p> <p><input type="checkbox"/> Subdivision resulting in 4 or fewer lots</p> <p><input type="checkbox"/> Other _____</p> | <p><b>MAJOR SUBDIVISION</b><br/>(Changing or creating greater than 4 lots)</p> <p><input type="checkbox"/> Preliminary Plat</p> <p><input type="checkbox"/> Final Plat</p> <p><input checked="" type="checkbox"/> Plat Amendment</p> <p><input type="checkbox"/> Planned Unit Development - Preliminary Plan Approval</p> <p><input type="checkbox"/> Planned Unit Development - Final Plan Approval</p> <p><input type="checkbox"/> Other _____</p> |
|--|--|

\* Public Notice Sign Required

Please attach cover letter to fully explain the project if there is not adequate space on this form.

**PREVIOUS USE OF LAND OR BUILDING(S):**

**CURRENT BUILDING(S) OR STRUCTURES ON THE LAND:**  YES  NO  
If Yes, provide a site plan drawn to scale showing all improvements on the lot. An As-Built Survey may be required.

**CURRENT USE OF LAND OR BUILDING(S):** RESIDENTIAL SUBDIVISION

**PROPOSED USE OF LAND OR BUILDING(S):** GAME

**UTILITIES AVAILABLE** WATER:  Public  On Site SEWER:  Public  On Site

**UNIQUE CHARACTERISTICS OF LAND OR BUILDING:**

REVIEW APPROVALS		SUBDIVISION/PLATTING/PUD FEES				
	Initials	Date	Fees	Check No.	Receipt No.	Date
Buildings	_____	_____	Application Fees \$ 540	1-5501B	24625	6/19/07
Engineering	_____	_____	Admin. of Guarantee \$			
Planning	_____	_____	Adjustment \$			
			Pub. Not. Sign Fee \$ 100	V01594B	24620	6/23/07
			Pub. Not. Sign Deposit \$ 50	V01594B	74660	
			Total Fee \$			

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

06/20/2007 08:20 FAX 907 586 3365

COMMUNITY DEVELOPMENT

001

# DEVELOPMENT PERMIT APPLICATION

(APPLICANT - PLEASE FILL IN THE PROJECT/APPLICANT INFORMATION)

Project Number		<b>CITY and BOROUGH of JUNEAU</b>		Date Received: <b>6/19/07</b>	
Project Name (City Staff to assign name) <b>MONTANA CREEK WEST PLAT AMENDMENT</b>					
Project Description <b>LOT 3 MCW1</b>					
<b>T. MONTANA CREEK WEST PLAT AMENDMENT</b>					
<b>PROPERTY LOCATION</b>					
Street Address <b>9813 LONE WOLF DRIVE</b>				City / Zip <b>Juneau, AK 99801</b>	
Subdivision (if known) <b>MONTANA CR WEST I</b>		Survey (if known)		Block / Tract (if known) Lot (if known) <b>3</b>	
Assessor's Parcel Number (if known) <b>4-B29-0-116-003-0</b>					
<b>LANDOWNER / LESSEE</b>					
Property Owner's Name <b>Steve Olson</b> <input type="checkbox"/> Contact by E-Mail:				Contact Person	
Mailing Address <b>9813 Lone Wolf Dr, Juneau, AK</b>				Work Phone No.	
Home Phone No.				FAX No.	
<b>LANDOWNER/LESSEE CONSENT</b> (Required for Planning permits not needed on Building/Engineer permits)				<b>INITIAL ALL THAT MAY APPLY</b>	
I am (we are) the owner(s) or Lessee of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.				APPLICATION TYPE	
<input checked="" type="checkbox"/> <b>ALLOWABLE USE</b> <input type="checkbox"/> <b>CONDITIONAL USE</b> <input type="checkbox"/> <b>VARIANCE</b> <input type="checkbox"/> <b>DESIGN REVIEW</b> <input type="checkbox"/> <b>SUBDIVISION</b> <input type="checkbox"/> <b>OTHER</b>				OWNER'S INITIALS	
Landowner/Lessee Signature _____ Date _____ Landowner/Lessee Signature _____ Date _____ NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission and/or the Design Review Board may visit the property and may do so during the workday before the scheduled public hearing date.					
<b>APPLICANT</b> (if same as OWNER, write "SAME" and sign and date at X below)					
Applicant's Name <b>Steve Olson</b> <input type="checkbox"/> Contact by E-Mail:				Contact Person	
Mailing Address _____				Work Phone No.	
Home Phone No.				FAX No.	
Applicant's Signature _____				Date of Application _____	

(OFFICE USE ONLY BELOW THIS LINE)

C K	PERMIT TYPE	SIGN	DATE RECEIVED	APPLICATION NO.	C K	PERMIT TYPE	DATE RECEIVED	APPLICATION NO.	
	ALLOWABLE USE APPROVAL					WATER PERMIT			
	CONDITIONAL USE APPROVAL					SEWER PERMIT			
	VARIANCE					GRADING PERMIT			
	DESIGN REVIEW APPROVAL					DRIVEWAY PERMIT			
	SUBDIVISION					RIGHT-OF-WAY PERMIT			
	STREET VACATION					PUB. FAC. TRANSMISS. & EXCAV. PERMIT			
	BUILDING PERMIT					OTHER - (Describe)			
	Permit Intake Initials _____								
Zone _____		Total Lot Area _____		Required Setbacks					
				Front _____		Back _____		Side _____	
				Other _____					
COMMENTS:									

NOTE: DEVELOPMENT PERMIT APPLICATION FORM MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS

# DEVELOPMENT PERMIT APPLICATION

(APPLICANT - PLEASE FILL IN THE PROJECT/APPLICANT INFORMATION)

Project Number	<b>CITY and BOROUGH of JUNEAU</b>	Date Received:	<b>6/19/07</b>
Project Name (City Staff to assign name)	<b>MONTANA CREEK WEST PLAT AMENDMENT</b>		

PROJECT / APPLICANT INFORMATION	Project Description	<b>LOT 9 MCW PHASE 1</b>		
	<del>INCREASE MAXIMUM LOT COVERAGE FROM 35% TO 50%</del>			
	PROPERTY LOCATION	City / Zip		
	Street Address	<b>9849 LONE WOLF DR JUNEAU 99801</b>		
	Subdivision (if known)	Survey (if known)	Block / Tract (if known)	Lot (if known)
	<b>MONTANA CREEK WEST</b>			
	Assessor's Parcel Number (if known)			
	LANDOWNER / LESSEE			
	Property Owner's Name		Contact Person	Work Phone No.
	<b>Ryan Butler</b>			
Mailing Address		Home Phone No.	FAX No.	
<b>PO Box 33236</b>				
LANDOWNER/LESSEE CONSENT (Required for Planning permits not needed on Building/Engineer permits)		INITIAL ALL THAT MAY APPLY		
I am (we are) the owner(s) or Lessee(s) of the property subject to this application and I (we) consent as follows:		APPLICATION TYPE	OWNER'S INITIALS	
A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.		ALLOWABLE USE		
B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.		CONDITIONAL USE		
<input checked="" type="checkbox"/> Landowner/Lessee Signature		VARIANCE		
<input checked="" type="checkbox"/> Date		DESIGN REVIEW		
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission and/or the Design Review Board may visit the property and may do so during the weekend before the scheduled public hearing date.		SUBDIVISION		
APPLICANT (if same as OWNER, write "SAME" and sign and date at X below)		OTHER		
Applicant's Name		Contact Person	Work Phone No.	
<b>[Signature]</b>				
Mailing Address		Home Phone No.	FAX No.	
<b>[Signature]</b>				
Applicant's Signature		Date of Application		
<b>[Signature]</b>				

(OFFICE USE ONLY BELOW THIS LINE)

C K	PERMIT TYPE	DATE RECEIVED	APPLICATION NO.	C K	PERMIT TYPE	DATE RECEIVED	APPLICATION NO.
	ALLOWABLE USE APPROVAL				WATER PERMIT		
	CONDITIONAL USE APPROVAL				SEWER PERMIT		
	VARIANCE				GRADING PERMIT		
	DESIGN REVIEW APPROVAL				DRIVEWAY PERMIT		
	SUBDIVISION		<b>6/19/07 SUB 07 29</b>		RIGHT-OF-WAY PERMIT		
	STREET VACATION				PUB. PAC. TRANSMIS. & EXCAV. PERMIT		
	SIGN APPROVAL				OTHER --(Describe)		
	BUILDING PERMIT				Permit Intake Initials		
Zone		Total Lot Area		Required Setbacks			
				Front Back Side Other			
COMMENTS:							

NOTE: DEVELOPMENT PERMIT APPLICATION FORM MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS

06/20/2007 08:20 FAX 907 586 3365

COMMUNITY DEVELOPMENT

001

# DEVELOPMENT PERMIT APPLICATION

(APPLICANT - PLEASE FILL IN THE PROJECT/APPLICANT INFORMATION)

Project Number	<b>CITY and BOROUGH of JUNEAU</b>	Date Received: <b>6/19/07</b>
Project Name (City Staff to assign name) <b>MONTANA CREEK WEST PLAT AMENDMENT</b>		

PROJECT APPLICANT INFORMATION	Project Description <b>LOT 27 MCM</b>		
	<b>INCREASE MAXIMUM LOT COVERAGE FROM 35% TO 50%</b>		
	PROPERTY LOCATION		
	Street Address <b>9806 Lone Wolf Dr</b>	City / Zip <b>Juneau 99801</b>	
	Subdivision (if known) <b>MONTANA CR WEST</b>	Survey (if known)	Block / Tract (if known) <b>27</b>
	Assessor's Parcel Number (if known) <b>4-B29-D-116-001-0</b>		
	LANDOWNER / LESSEE		
	Property Owner's Name <b>Derek/Tammy Rabago</b>	Contact by E-Mail: <input type="checkbox"/>	Contact Person
	Home Address <b>PO BOX 34466 JUNEAU AK 99803</b>		Work Phone No.
			Home Phone No. / FAX No.
LANDOWNER/LESSEE CONSENT (Required for Marine permits not needed on Building/Engineer permits)		INITIAL ALL THAT MAY APPLY	
I am (we are) the owner(s) or Lessee of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and participation. B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.		APPLICATION TYPE	OWNER'S INITIALS
Landowner/Lessee Signature <b>[Signature]</b>		ALLOWABLE USE	
Date <b>21 JUNE 07</b>		CONDITIONAL USE	
Landowner/Lessee Signature		VARIANCE	
Date		DESIGN REVIEW	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and we attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission and/or the Design Review Board may visit the property and may do so during the weekend before the scheduled public hearing date.		SUBDIVISION	
OTHER			
APPLICANT (If same as OWNER, write "SAME" and sign and date at X below)			
Applicant's Name <b>[Signature]</b>		Contact Person	Work Phone No.
Home Address		Home Phone No.	FAX No.
Applicant's Signature <b>[Signature]</b>		Date of Application <b>[Signature]</b>	

586-0771

(OFFICE USE ONLY BELOW THIS LINE)

K	X	PERMIT TYPE	SD#	DATE RECEIVED	APPLICATION NO.	O	X	PERMIT TYPE	DATE RECEIVED	APPLICATION NO.
		ALLOWABLE USE APPROVAL						WATER PERMIT		
		CONDITIONAL USE APPROVAL						SEWER PERMIT		
		VARIANCE						GRADING PERMIT		
		DESIGN REVIEW APPROVAL						DRIVEWAY PERMIT		
		SUBDIVISION						RIGHT-OF-WAY PERMIT		
		STREET VACATION						PUB. FAC, TRANSMIS. & EXCAV. PERMIT		
		SIGN APPROVAL						OTHER --(Describe)		
		BUILDING PERMIT						Permit Intake Initials		
Zone		Total Lot Area		Required Setbacks						
				Front _____ Back _____ Side _____ Other _____						
COMMENTS:										

DAN SEXTON

NOTE: DEVELOPMENT PERMIT APPLICATION FORM MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS

# DEVELOPMENT PERMIT APPLICATION

(APPLICANT - PLEASE FILL IN THE PROJECT/APPLICANT INFORMATION)

Project Number	<b>CITY and BOROUGH of JUNEAU</b>	Date Received: <b>6/19/07</b>
Project Name (City staff to assign name)	<b>Montana Creek West 1 Plat Amend.</b>	

PROJECT / APPLICANT INFORMATION	Project Description <b>MCW Phase 1</b>															
	<b>PROPERTY LOCATION</b>															
	Street Address: <b>7001 -</b>	City / Zip: <b>JUNEAU 99801</b>														
	Subdivision (if known) <b>Montana Creek W</b>	Survey (if known)	Block / Tract (if known) / Lot (if known)													
	Assessor's Parcel Number (if known)															
	<b>LANDOWNER / LESSEE</b>															
	Property Owner's Name <input type="checkbox"/> Contact by E-Mail: <b>ROSCOE BICKNELL</b>	Contact Person <b>DAN</b>	Work Phone No. <b>798-5727</b>													
	Mailing Address <b>PO Box 33517</b>	Home Phone No. <b>723-7296</b>	FAX No.													
	<b>LANDOWNER/LESSEE CONSENT</b> (Required for Planning permits and added on Building/Engineer permits)		<b>INITIAL ALL THAT MAY APPLY</b>													
	I am (we are) the owner(s) or Lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application. [Signature] <b>6.19.07</b> Date [Signature] <b>6.19.07</b> Date X Landowner/Lessee Signature		<table border="1"> <tr> <th>APPLICATION TYPE</th> <th>OWNER'S INITIALS</th> </tr> <tr> <td>ALLOWABLE USE</td> <td></td> </tr> <tr> <td>CONDITIONAL USE</td> <td></td> </tr> <tr> <td>VARIANCE</td> <td></td> </tr> <tr> <td>DESIGN REVIEW</td> <td></td> </tr> <tr> <td>SUBDIVISION</td> <td></td> </tr> <tr> <td>OTHER</td> <td><b>Dm</b></td> </tr> </table>	APPLICATION TYPE	OWNER'S INITIALS	ALLOWABLE USE		CONDITIONAL USE		VARIANCE		DESIGN REVIEW		SUBDIVISION		OTHER
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OTHER	<b>Dm</b>															
<b>APPLICANT</b> (if same as OWNER, write "SAME" and sign and date at X below)																
Applicant's Name <b>DAN MILLER</b> <input type="checkbox"/> Contact by E-Mail	Contact Person	Work Phone No.														
Mailing Address	Home Phone No.	FAX No.														
[Signature]	X <b>6.19.07</b>	Date of Application														

(OFFICE USE ONLY BELOW THIS LINE)

C X	PERMIT TYPE	DATE RECEIVED	APPLICATION NO.	C X	PERMIT TYPE	DATE RECEIVED	APPLICATION NO.
CONDITIONAL USE APPROVAL	SEWER PERMIT						
VARIANCE	GRADING PERMIT						
DESIGN REVIEW APPROVAL	DRIVEWAY PERMIT						
X SUBDIVISION	RIGHT-OF-WAY PERMIT						
STREET VACATION	PUB. FAC. TRANSMISS. & EXCAV. PERMIT						
SIGN APPROVAL	OTHER - (Specify)						
BUILDING PERMIT	Permit Intake Initials						
Zone	Total Lot Area	Required Setbacks					
		Front	Back	Side	Other		
COMMENTS:							

NOTE: DEVELOPMENT PERMIT APPLICATION FORM MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS