

AGENDA ITEM ACTION REQUEST

	Meeting Date: April 8, 2014	Meeting Type: Regular <input checked="" type="checkbox"/> Special <input type="checkbox"/>
Requestor: <input type="checkbox"/> Manager <input type="checkbox"/> City Attorney <input type="checkbox"/> Department <input checked="" type="checkbox"/> Other MVG Development	Item: Refer a request to Planning Commission to close Wilson Avenue and Boulevard Avenue.	
Reviewed: <input type="checkbox"/> Manager <input type="checkbox"/> City Attorney <input type="checkbox"/> Department <input type="checkbox"/> Other	Review: Wilson Avenue is a substandard public street that intersects North Main Street approximately 300 feet south of the North Main Street/Mt. Clinton Pike intersection. Boulevard Avenue is an undeveloped public street located off of Wilson Avenue extending about 680 feet to the south. The purpose of the closures is to allow development of the contiguous parcels including building over portions of the public street right-of-ways.	
Recommend: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Manager <input type="checkbox"/> City Attorney <input type="checkbox"/> Department <input type="checkbox"/> Other		
	Attachments: 1. Road Closure Letter. 2. Street/Alley Closing Application. 3. Proposed Vacation of Existing ROW	



March 31, 2014

Members of City Council
409 South Main Street
Harrisonburg, VA 22801

RE: Proposed Road Closure
Wilson Ave & Boulevard Avenue
City of Harrisonburg, Virginia
Balzer Project No: S1400022

Dear Council Members:

On behalf of MVG Development Group (Developer), Balzer & Associates, Inc. requests the City's consideration for street closure of Wilson Avenue and Boulevard Avenue located near the intersection of North Main Street & Mt. Clinton Pike in Harrisonburg, Virginia. The purpose of the closures is to allow development of the contiguous parcels. Public utilities will be accommodated with easements either within their existing location and/or relocated positions as warranted. Private access easements to any parcels requiring access to public right-of-way will be provided.

Respectfully submitted,
BALZER AND ASSOCIATES, INC.

William S. Moore, PE
Project Manager

Enclosures:

*Exhibit Showing Proposed Vacation of Existing Right-of-Way of Wilson Avenue and Boulevard Avenue (1 Page)
Application for Street or Alley Closing (1 Page)*

PLANNERS • ARCHITECTS • ENGINEERS • SURVEYORS

ROANOKE • RICHMOND • NEW RIVER VALLEY • SHENANDOAH VALLEY

1561 Commerce Road, Suite 401 • Verona, Virginia 24482 • (540) 248-3220 • FAX (540) 248-3221

Date application received: 4/2/14

**Application for Street or Alley Closing
City of Harrisonburg, Virginia**

Review fee: \$50.00 Board of Viewers appointment \$ _____ Total Paid: \$ 450.00

Applicant's Name: NORTHSIDE LLC
Street Address: 9527 CENTREVILLE RD E-mail: JEM.JAM.L@AOL.COM
City: BRIDGEWATER State: VIRGINIA Zip: 22812
Telephone: ^{Home} 540-828-7432 Fax _____ Mobile 540-405-4495
Representative (if any): Balzer and Associates Inc.

Street Address: 1561 Commerce Rd E-mail: wmoore@balzer.cc
City: Verona State: VA Zip: 24482
Telephone: Work 540-248-3220 Fax 540-248-3221 Mobile 540-294-0258

Description of Request

Location Wilson Ave from Main St. to it's terminus. Boulevard Ave in its entirety.

Square footage of area to be closed: 77,078 sq. ft.

Cost per square foot: \$ _____ Total cost: \$ _____

Please provide a detailed description of the proposed closure (additional pages attached):
(see attached letter.)

Name and addresses of adjacent property owners (Additional names listed on separate sheet)

North: (see attached exhibit)

South: (see attached exhibit)

East: (see attached exhibit)

West: (see attached exhibit)

I hereby certify that it is my intention to have the above described Street(s) or Alley(s) closed and that the information contained herein is true and accurate. In addition, I understand that all required advertising and associated costs will be at the expense of the applicant.

Signature: James E Moore MANAGER
Applicant

Date: 4-1-2014

ITEMS REQUIRED FOR SUBMISSION

- Completed application
- Letter described proposed use
- Adjacent property owners
- Survey & metes and bounds description (prepared by a surveyor, engineer, or other person duly authorized by the State)
- Value per square foot of cost to purchase
- Fees paid
- Other _____

Please be advised, adjoining property owners shall be expected to buy that portion of the street/alley which abuts their property before second reading and final closing! The cost shall be a fair market value determined by the Commissioner of Revenue.



City of Harrisonburg, Virginia

CM2014058

Treasurer's Office Advice/Receipt

(This is not a Customer Receipt)

Make Checks Payable and Remit To:
Harrisonburg City Treasurer
345 South Main Street
Harrisonburg, Virginia 22801

Payment Due:

Customer: **Balzer & Associates**

Department	Date	Receipt Code	Description	Amount
CMO	4/2/2014	1000-1901	Northside LLC - Street Alley Closing Application	50.00
			Wilson Ave/Boulevard Ave	
Total				50.00

PAID
APR - 2 2014
#5
JEFFREY SHAFER
TREASURER

Erica Kann

Print Name

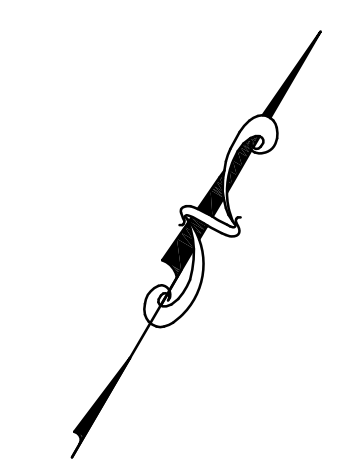


NOTES

- THIS EXHIBIT IS COMPILED FROM DEEDS AND PLATS OF RECORD, AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. NO EASEMENTS OR IMPROVEMENTS SHOWN.

- ALL PUBLIC SEWER, WATER, AND OVERHEAD UTILITIES SHALL BE ACCOMMODATED WITH A MINIMUM 20' EASEMENT. LOCATIONS TO BE FIELD VERIFIED.

- * PARCELS 42 B BC, 42 B 34, 42 B BA & BB, AND 42 B 1A SHALL BE ACCOMMODATED BY AN ACCESS EASEMENT TO PUBLIC RIGHT OF WAY.



REFLECTING TOMORROW

www.balzer.cc

Richmond
New River Valley
Roanoke
Shenandoah Valley

RESIDENTIAL LAND DEVELOPMENT ENGINEERING
SITE DEVELOPMENT ENGINEERING
LAND USE PLANNING & ZONING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
ARCHITECTURE
STRUCTURAL ENGINEERING

Balzer and Associates, Inc.

15871 City View Drive
Suite 200
Midlothian, VA 23113
804-794-0571
FAX 804-794-2635

EXHIBIT SHOWING PROPOSED VACATION OF EXISTING RIGHT OF WAY OF WILSON AVENUE AND BOULEVARD AVENUE
CITY OF HARRISONBURG, VIRGINIA

DRAWN BY JAP

DESIGNED BY

CHECKED BY HLW

DATE 03/28/2014

SCALE 1"=60'

REVISIONS:

SHEET NO.

1 OF 1

JOB NO. S1400022