

## AGENDA ITEM ACTION REQUEST

	<b>Meeting Date:</b> April 8, 2014	<b>Meeting Type:</b> Regular <input checked="" type="checkbox"/> Special <input type="checkbox"/>
<b>Requestor:</b>  <input type="checkbox"/> Manager <input type="checkbox"/> City Attorney <input type="checkbox"/> Department <input checked="" type="checkbox"/> Other MVG Development	<b>Item:</b> Refer a request to Planning Commission to close Wilson Avenue and Boulevard Avenue.	
<b>Reviewed:</b>  <input type="checkbox"/> Manager <input type="checkbox"/> City Attorney <input type="checkbox"/> Department <input type="checkbox"/> Other	<b>Review:</b> 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.	
<b>Recommend:</b>  <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		
	<b>Attachments:</b> 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: <sup>Home</sup> 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	
<b>Total</b>				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](http://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 HLV  
DATE 03/28/2014  
SCALE 1"=60'  
REVISIONS:

SHEET NO.  
**1 OF 1**  
JOB NO. S1400022

NORTH MAIN STREET  
80' RIGHT OF WAY

