

Date of Action: 1.12.15	
Approved <input checked="" type="checkbox"/>	Denied <input type="checkbox"/>
By: <i>Kornit</i>	

**CITY COUNCIL ACTION MEMORANDUM**

**AM No. 15-04: Partial vacation of Nicola Avenue right-of-way.**

Originator: Public Works Director  
 Date: December 22, 2014

Agenda of: January 12, 2015

Route to:	Department Head	Signature	Date
X	Public Works Director	<i>[Signature]</i>	12/22/14
X	Finance Director	<i>[Signature]</i>	12-29-14
X	Deputy Administrator	<i>[Signature]</i>	12/29/14
X	City Clerk	<i>[Signature]</i>	12-29-14

Reviewed by Mayor Bert L. Cottle: *[Signature]* 12:29:2014

Fiscal Impact:  yes  no

Account name/number:

Attachments: Borough Notice (6 pages)

**Summary Statement:** This vacation is being proposed as a result of the Machen Road project recently completed by the Mat-Su Borough. This project relocated a portion of Nicola Avenue south to improve the alignment of the new road.

The new alignment now allows the unused right-of-way to be incorporated into Lot 1, Block 3 of Wasilla Acres. The proposed partial vacation is supported by the Public Works Director as the area is no longer needed for road maintenance and it adjusts the south lot line of Lot 1, Block 3 to be consistent with the neighboring lots.

**Staff Recommendation:** Adopt AM No. 15-04 in support of the partial vacation of Nicola Avenue in accordance with Mat-Su Borough Pre-application meeting notice for December 18, 2014.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING DIVISION  
PRE-APPLICATION ROUTING SLIP**

**DUE DATE:** December 15, 2014  
**MEETING DATE:** December 18, 2014  
**TIME:** 10:00 a.m.  
**E-MAIL:** vityakudryn@gmail.com  
**PETITIONER / #:** Vitaly Kudryn #232-5424  
**OWNER(s) / #:** Same  
**SEC/TWP/RNG:** SEC 08, T17N, R01W  
**LTAX MAP:** WA 12  
**SUBDIVISION:** Wasilla Acres  
**TAX ID:** 51113B03L001  
**REQUEST:** Vacate a portion of unused right-of-way (W. Nicola Avenue) and attach to Lot 1, Block 3, Wasilla Acres. W. Nicola Avenue was moved this year, outside of this existing right-of-way. Petitioner has stated that City of Wasilla has been contacted and had no objections to this vacation.

**SENT PRE-APP PACKET TO:**

PLATTING ASST, MARILYN MCGUIRE  
 ASSESSMENTS, CHERYL SCOTT  
 CULTURAL RESOURCES, FRAN SEAGER-BOSS  
 CULTURAL RESOURCES, HEATHER RALSTON  
 PLANNING, EILEEN PROBASCO  
 ENVIRONMENTAL PLANNER, FRANKIE BARKER  
 CODE COMPLIANCE, THERESA TARANTO  
 DEVELOPMENT SERVICES, SUSAN LEE  
 LIDS, MARCIA VONEHR  
 O & M DIVISION, JENNIFER BALLINGER  
 O & M DIVISION, TERRY DOLAN & JIM JENSON  
 & ANNE DOLLARD  
 ATTORNEY, JOHN ASCHENBRENNER

PLATTING OFFICER, PAUL HULBERT  
 ROW COORDINATOR, ANDY DEAN  
 PLANNING DIVISION, LAUREN DRISCOLL  
 PERMIT CENTER, MAIN E-MAIL ADDRESS  
 COMMUNITY DEVELOPMENT, ELIZABETH WEIANT  
 COMMUNITY DEVELOPMENT, ERIC PHILLIPS  
 COMMUNITY DEVELOPMENT, JILL IRSIK  
 EMS SERVICES, RICHARD BOOTHBY  
 EMS SERVICES, JM MCNUTT  
 PRE-DESIGN & ENGINEERING, PIERRE STRAGIER,  
 BRAD SWORTS, MIKE CAMPFIELD, MIKE WELLER,  
 TRACY MCDANIEL, SHEILA ARMSTRONG,  
 & CP E-MAIL

**COMMENTS:**

PRE-APP CHECK LIST.	
TASK	COMPLETED
Collect \$25 / Receipt	√
Collect Map	√
Collect Application	√
Schedule Date	√
Apt. Sheet to Customer	√
Summary (2 Sheets)	
*Govern	√
*My Property	√
GIS Tax Map	√
Aerial Map	√
SOA Road?	No
Cartegraph Sheet	√
CITY P/W/H?	Yes - Wasilla
MM Check	✓
E-Mail for Comments	

**Pre-Application Conference Request**

Name, phone # and address of requestor(s):

Name, phone #, address of owner(s) (if different):

Vitaly Kudryn  
1831 W Nicola Ave  
Wasilla AK 99654

967 232 5424  
vitalykudryn@gmail.com

**Required Items:**

- 1.  Fee of \$25.00. Exact cash amount or check made out to MSB.  TAX MAP # WA 12
- 2.  Location of land (Township, Range, Section; Tax Account #; Subdivision Name and Lot & Block, etc.):  
Wasilla Acres Lot 1 Block 3  
51113 003 L001 17N01W08
- 3.  Basic dimensions of the lots to be created, the road to be built, the area to be vacated, etc.
- 4.  Existing rights of way shown with names.
- 5.  If eliminating lot lines or easement/right-of-way vacations: provide copy of map showing the area of vacation or the lot line to be eliminated.
- 6.  If creating a street or road: proposed rights of way shown.
- 7.  Please explain the purpose of the proposed action. For lot line eliminations or easement/right-of-way vacations, please explain the reason, i.e., setback violation, encroachment, topography, etc.:  
Vacate a portion of unused ROW (NICOLA AVE) AND ATTACH  
THAT IS LOT 1, BLOCK 3, WASILLA ACRES. NICOLA AVE WAS MOVED  
THIS YEAR, OUTSIDE OF THIS RIGHT-OF-WAY.  
MR. KUDRYN SAID ARCHIE GIDDINGS WITH COW IS OK WITH  
THIS

*Pre-application conferences are scheduled ten to 21 days after acceptance of fees.*

Provide if available:

- Documentation of any easements
- Topography
- As-Built Survey

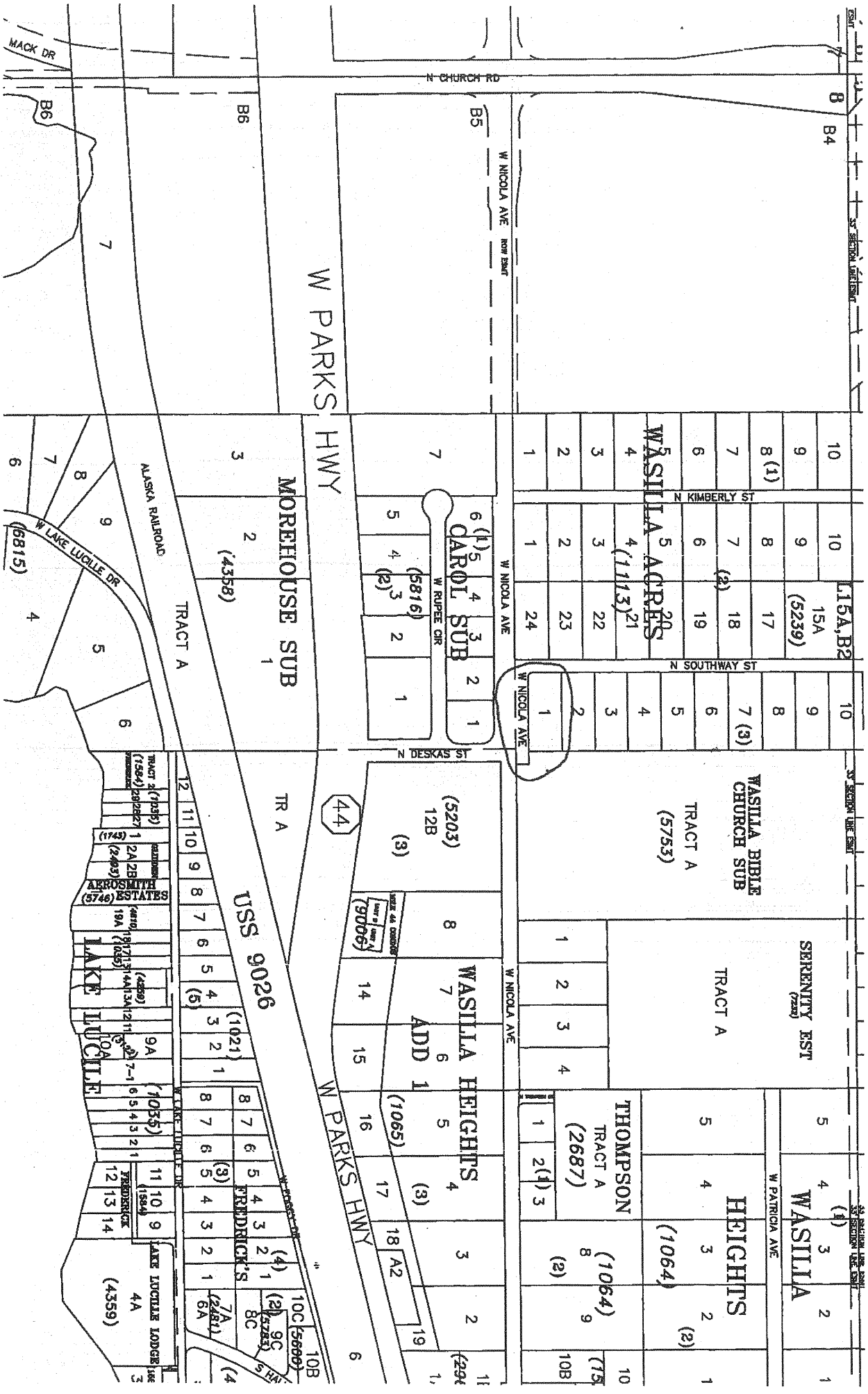
**PRE-APPLICATION CONFERENCE DATE & TIME:**

EMAIL NO LATER THAN 12/18/14 AT 10AM  
NO SIT DOWN MTG, NOT A COUNTER APP.

The pre-application conference is a meeting between petitioner and Platting staff where staff reviews with the petitioner the MSB platting procedures, development policies, public improvement ordinance requirements, and other requirements affecting the proposed plan. *The Pre-Application conference requires preparation by both parties to maximize the benefits to both parties. In order to give our customers the best possible service, we need to know specifically what is wanted. Vague ideas do not give us enough information to provide the customer a full picture of what may or may not be required to process this request.*

Return to: Matanuska-Susitna Borough  
Attention: Platting Division  
350 E. Dahlia Ave  
Palmer AK 99645





B4

10 10 15A B2  
9 9 (5239)  
8 (1) 8 17  
7 7 (2) 18  
6 6 19  
5 5 20  
4 (11/3) 21  
3 3 22  
2 2 23  
1 1 24

10 9 8 7 (3) 6 5 4 3 2 1

10 9 8 7 (3) 6 5 4 3 2 1

5 4 (4) 3 2 1

5 4 3 2 1

5 4 3 2 1

5 4 3 2 1

5 4 3 2 1

5 4 3 2 1

WASILLA ACRES  
N KIMBERLY ST  
N SOUTHWAY ST  
W NICOLA AVE

WASILLA BIBLE CHURCH SUB  
TRACT A (5753)  
SERENITY EST (7220)  
TRACT A  
W NICOLA AVE

THOMPSON TRACT A (2687)  
W PATRICIA AVE

HEIGTS (1064)  
WASILLA (1064)  
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MOREHOUSE SUB  
TRACT A (4358)  
ALASKA RAILROAD  
W PARKS HWY

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TRACT A (4358)  
ALASKA RAILROAD  
W PARKS HWY

USS 9026  
W PARKS HWY

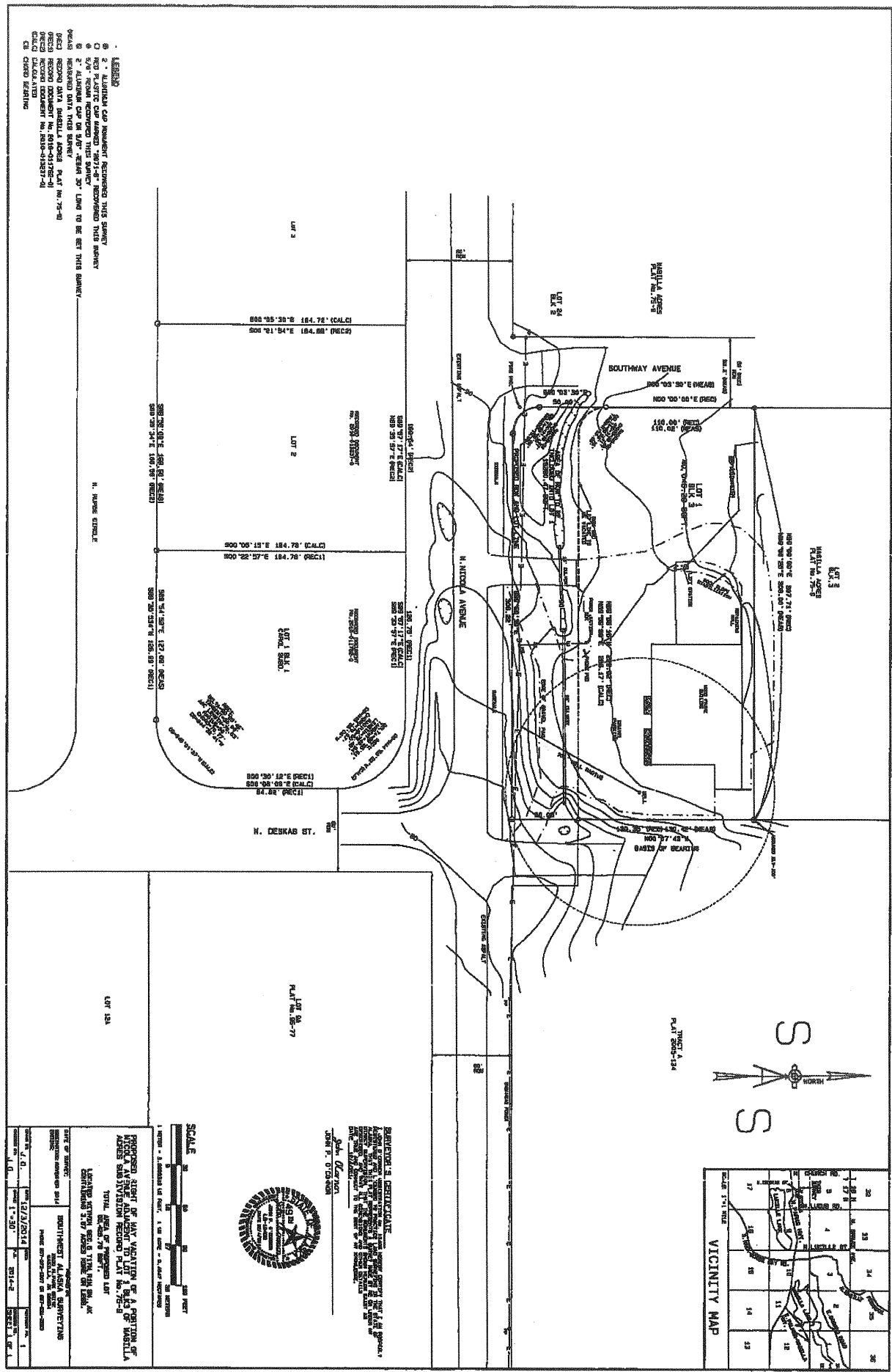
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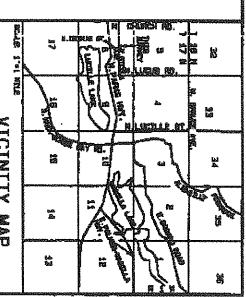
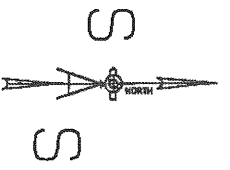


**LEGEND**

- ② - ALTIMETER CAP MEASUREMENT RECORDED THIS SURVEY
- ③ - 2" PLATONIC CAP MEASUREMENT RECORDED THIS SURVEY
- ④ - 2" ALTIMETER CAP ON 5/0" - 2" MEASUREMENT LINE TO BE SET THIS SURVEY
- ⑤ - 2" ALTIMETER CAP ON 5/0" - 2" MEASUREMENT LINE TO BE SET THIS SURVEY
- ⑥ - 2" ALTIMETER CAP ON 5/0" - 2" MEASUREMENT LINE TO BE SET THIS SURVEY

DEED RECORD DATA SHEET LOTS 1 & 2 PLAT NO. 75-3  
 DEED RECORD DATA SHEET LOTS 3 & 4 PLAT NO. 75-3  
 DEED RECORD DATA SHEET LOTS 5 & 6 PLAT NO. 75-3  
 DEED RECORD DATA SHEET LOTS 7 & 8 PLAT NO. 75-3  
 DEED RECORD DATA SHEET LOTS 9 & 10 PLAT NO. 75-3  
 DEED RECORD DATA SHEET LOTS 11 & 12 PLAT NO. 75-3  
 DEED RECORD DATA SHEET LOTS 13 & 14 PLAT NO. 75-3  
 DEED RECORD DATA SHEET LOTS 15 & 16 PLAT NO. 75-3  
 DEED RECORD DATA SHEET LOTS 17 & 18 PLAT NO. 75-3  
 DEED RECORD DATA SHEET LOTS 19 & 20 PLAT NO. 75-3  
 DEED RECORD DATA SHEET LOTS 21 & 22 PLAT NO. 75-3  
 DEED RECORD DATA SHEET LOTS 23 & 24 PLAT NO. 75-3  
 DEED RECORD DATA SHEET LOTS 25 & 26 PLAT NO. 75-3  
 DEED RECORD DATA SHEET LOTS 27 & 28 PLAT NO. 75-3  
 DEED RECORD DATA SHEET LOTS 29 & 30 PLAT NO. 75-3

Lot No.	Bearing	Distance	Notes
1	S 89° 00' 00" E	127.00' (REC'D)	1/2" PLATONIC CAP
2	S 89° 00' 00" E	127.00' (REC'D)	1/2" PLATONIC CAP
3	S 89° 00' 00" E	127.00' (REC'D)	1/2" PLATONIC CAP
4	S 89° 00' 00" E	127.00' (REC'D)	1/2" PLATONIC CAP
5	S 89° 00' 00" E	127.00' (REC'D)	1/2" PLATONIC CAP
6	S 89° 00' 00" E	127.00' (REC'D)	1/2" PLATONIC CAP
7	S 89° 00' 00" E	127.00' (REC'D)	1/2" PLATONIC CAP
8	S 89° 00' 00" E	127.00' (REC'D)	1/2" PLATONIC CAP
9	S 89° 00' 00" E	127.00' (REC'D)	1/2" PLATONIC CAP
10	S 89° 00' 00" E	127.00' (REC'D)	1/2" PLATONIC CAP
11	S 89° 00' 00" E	127.00' (REC'D)	1/2" PLATONIC CAP
12	S 89° 00' 00" E	127.00' (REC'D)	1/2" PLATONIC CAP
13	S 89° 00' 00" E	127.00' (REC'D)	1/2" PLATONIC CAP
14	S 89° 00' 00" E	127.00' (REC'D)	1/2" PLATONIC CAP
15	S 89° 00' 00" E	127.00' (REC'D)	1/2" PLATONIC CAP
16	S 89° 00' 00" E	127.00' (REC'D)	1/2" PLATONIC CAP
17	S 89° 00' 00" E	127.00' (REC'D)	1/2" PLATONIC CAP
18	S 89° 00' 00" E	127.00' (REC'D)	1/2" PLATONIC CAP
19	S 89° 00' 00" E	127.00' (REC'D)	1/2" PLATONIC CAP
20	S 89° 00' 00" E	127.00' (REC'D)	1/2" PLATONIC CAP
21	S 89° 00' 00" E	127.00' (REC'D)	1/2" PLATONIC CAP
22	S 89° 00' 00" E	127.00' (REC'D)	1/2" PLATONIC CAP
23	S 89° 00' 00" E	127.00' (REC'D)	1/2" PLATONIC CAP
24	S 89° 00' 00" E	127.00' (REC'D)	1/2" PLATONIC CAP
25	S 89° 00' 00" E	127.00' (REC'D)	1/2" PLATONIC CAP
26	S 89° 00' 00" E	127.00' (REC'D)	1/2" PLATONIC CAP
27	S 89° 00' 00" E	127.00' (REC'D)	1/2" PLATONIC CAP
28	S 89° 00' 00" E	127.00' (REC'D)	1/2" PLATONIC CAP
29	S 89° 00' 00" E	127.00' (REC'D)	1/2" PLATONIC CAP
30	S 89° 00' 00" E	127.00' (REC'D)	1/2" PLATONIC CAP



**STATEMENT OF CERTIFICATE**  
 I, JOHN P. O'CONNELL, Surveyor, do hereby certify that the above described subdivision is correct and true to the best of my knowledge and belief, and that the same was prepared and conducted in accordance with the laws of the State of New York.

JOHN P. O'CONNELL  
 Surveyor



**PROPOSED SPLIT OF ANY VACATION BE A PORTION OF**  
 VACATION AT THE ALMONT TO LOT 1 & 2 OF WESTLA  
 ADRES SUB DIVISION RECORD PLAT NO. 75-3

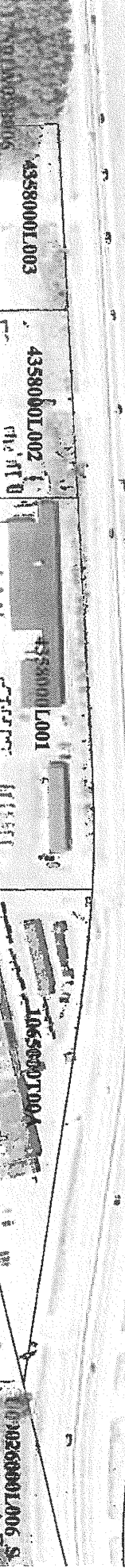
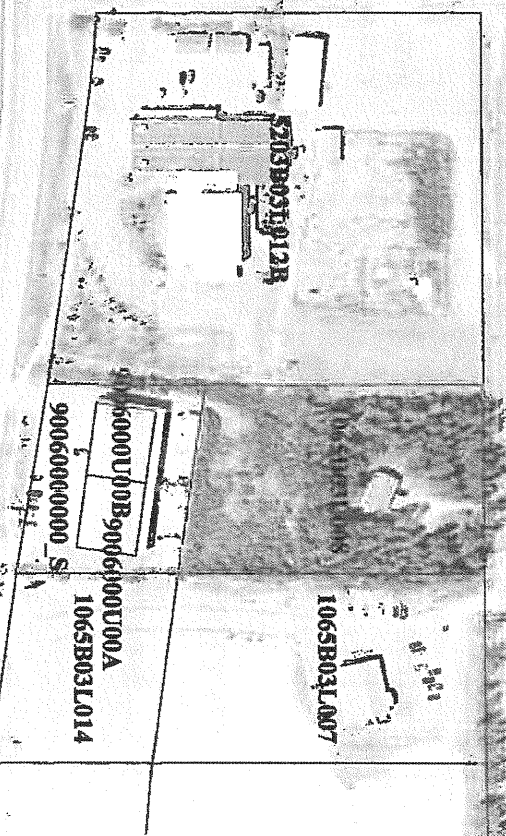
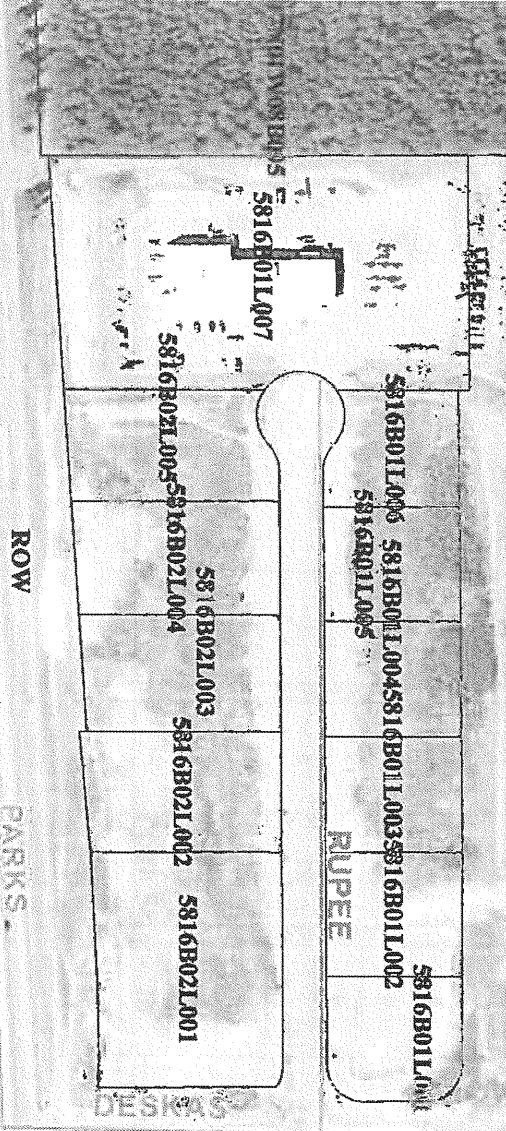
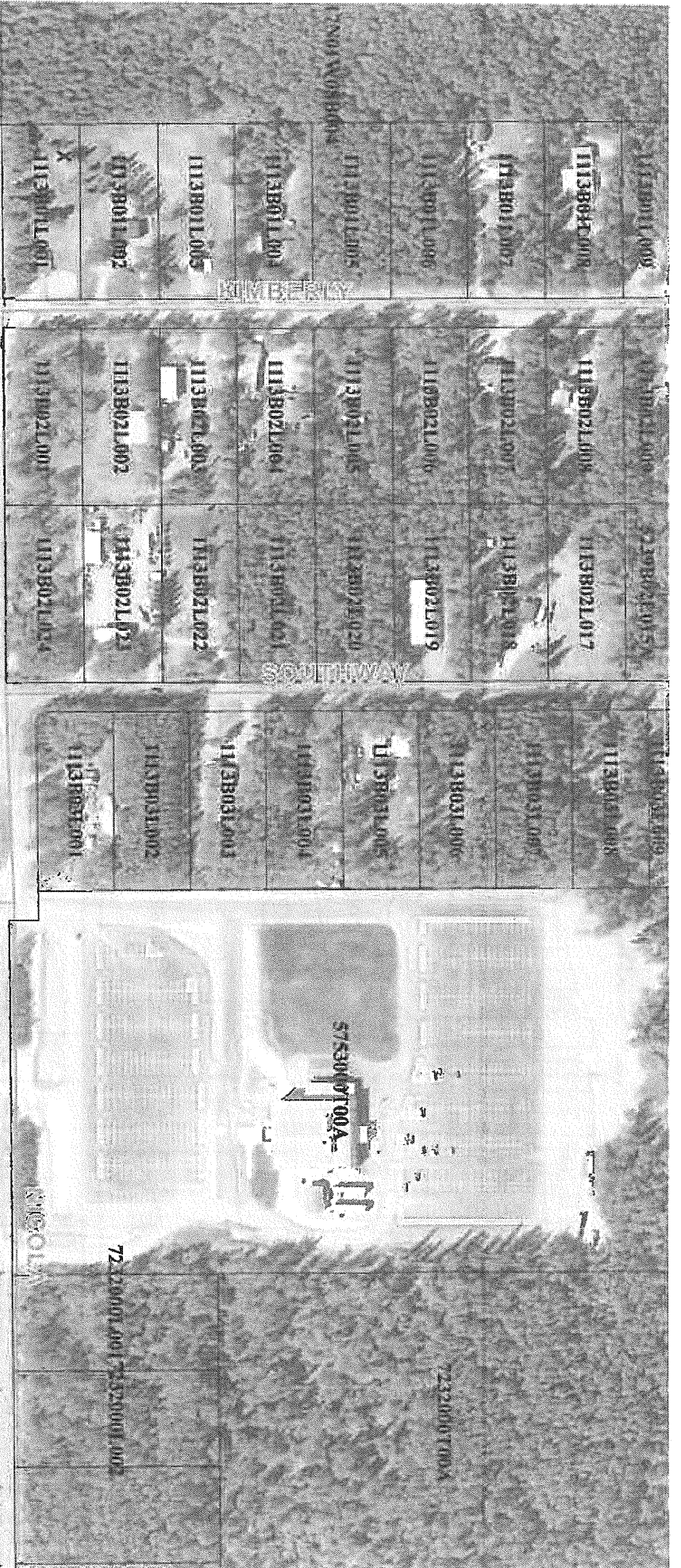
**TOTAL AREA OF PROPOSED LOT**  
 1.00 ACRES (APPROX.)

**LOCATED AT THE ALMONT TOWN OF ALMONT, NY.**

**SUBDIVISION RECORD PLAT NO. 75-3**

**DATE OF SURVEY: 12/3/2014**

**BY: J. O'CONNELL**



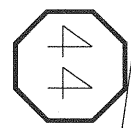
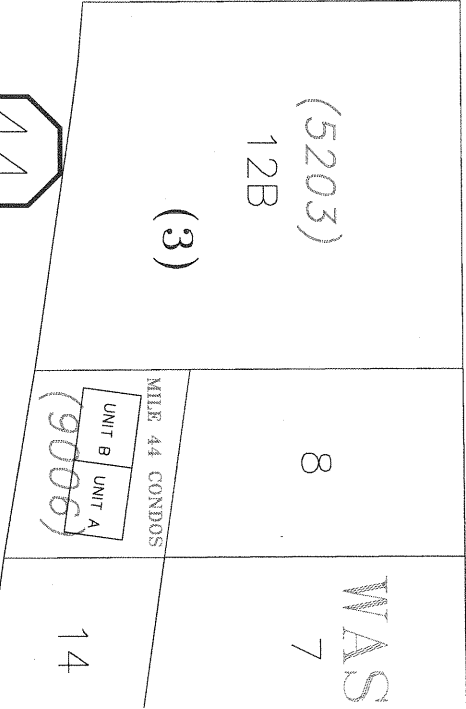
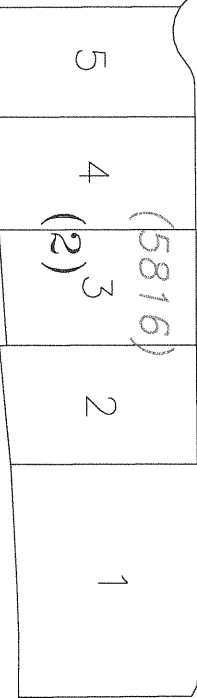
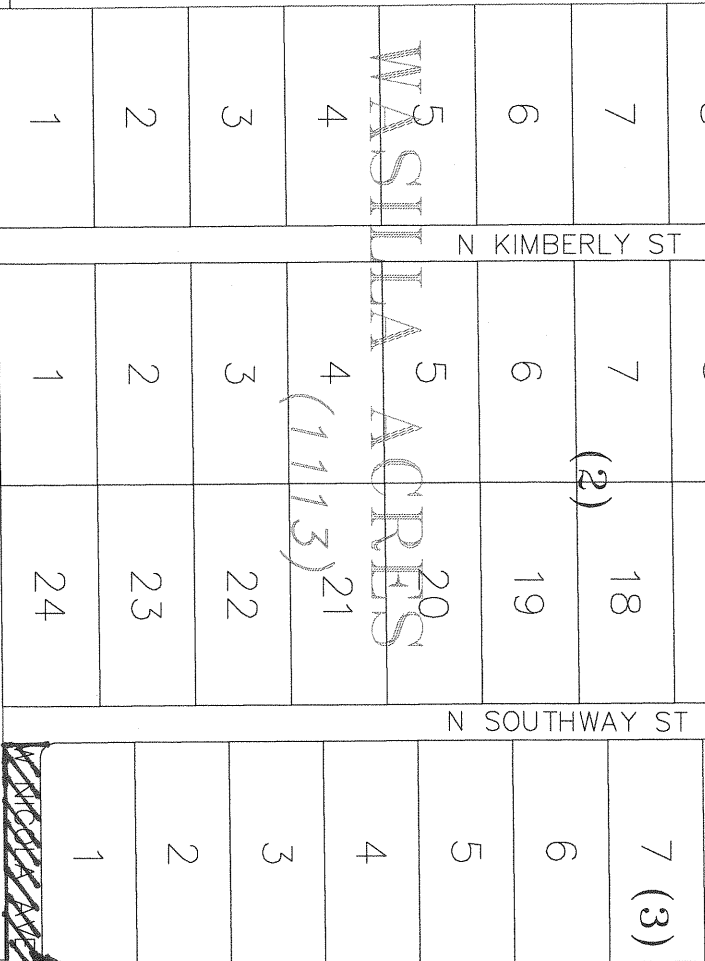
WASILLA BIBLE  
CHURCH SUB

TRAC-

TRACT A

(5753)

*PROPOSED  
Vacation*



PARKS HWY MOREHOUSE SUB

TR A