





**MATANUSKA-SUSITNA BOROUGH**  
● PLATTING DIVISION ●

350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488  
PHONE 745-9874 ● FAX 745-9876

April 28, 2000.

**NOTIFICATION OF PLATTING BOARD ACTION**

ANDY GEORGE  
GEORGE/HERNANDEZ  
721 WESTPOINT DRIVE  
WASILLA, AK 99654

RE: LAKEWOOD BUS.  
PARK LOT 7B-VAC  
  
CS: PXG-5

Action taken by the Platting Board on April 20, 2000, is as follows:

The REQUEST for VACATION of PORTION of RIGHT-OF-WAY was APPROVED CONTINGENT UPON CONDITIONS AND/OR FINDINGS (ATTACHED)

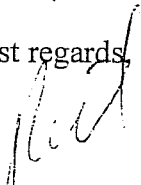
ALL DECISIONS AS TO APPROVAL OR DISAPPROVAL OF A SUBDIVISION OR OF A WAIVER OF PLATTING REQUIREMENTS BY THE PLATTING BOARD OR OFFICER SHALL BE FINAL UNLESS APPEALED TO THE BOARD OF ADJUSTMENT AND APPEALS, MSB 15.39. A PETITION WHICH IS TABLED BY THE BOARD SHALL BE DEEMED DENIED UNLESS THE APPLICANT BRINGS THE MATTER BACK BEFORE THE BOARD WITH ALL CONDITIONS MET WITHIN THE TIME ALLOWED BY THE BOARD OR BY LAW.

IF ROAD CONSTRUCTION IS REQUIRED PLEASE NOTE THE FOLLOWING CONDITIONS:

1. Notice of cost estimate to be submitted by an engineer or a copy of the construction contract or the contractor's proposal, to be approved by the Borough Dept of Public Works.
2. Payment of a 2% fee based upon the approved estimate submitted.
3. Notice to proceed must be issued prior to construction as no road inspection is authorized without this notice.

If this is in reference to a plat application, recordation at the appropriate District Recorder's Office of the plat is required before any transfer of title can occur. Should you have any questions or require a copy of the minutes of the meeting, please feel free to contact this office.

Kindest regards,

  
Rick Brown  
Platting Officer

XC: COTTINI LAND SURVEYING, POB 2748, PALMER, AK 99645; MSB-DPW

## CONDITION AND/OR REASONS

The Platting Board approved of the vacation of the cul-de-sac bulb within Lot 7A of Lakewood Business Park Subdivision contingent upon the following:

1. City of Wasilla Council approval within 30 days;
2. Either combine this vacation plat with the replat of Lots 5A and 7A or record a separate *vacation plat*;
3. Pay taxes and special assessments in full for the year of recording;
4. Pay recording fees;
5. Resolve with MEA their request for additional utility easements;
6. Comply with MSB Dept of Public Works' comments;
  - a) city of Wasilla approval;
  - b) work out curb and gutter removal with COW;
7. Submit *final plat* in full compliance with MSB Title 16.

## FINDINGS

- FINDING** The vacation meets the requirements of MSB 16.15.035 allowing for platting board and city of Wasilla Council approval.
- FINDING** This vacation will resolve the encroachment of an existing structure into the 25' setback.
- FINDING** Additional right of way is not needed as Westpoint Drive extends legally and physically into the Wasilla Mall Subdivision.
- FINDING** No public or agency objections have been received.
- FINDING** The vacation is conditioned on the completion of combining Lots 5A and 7A into Lot 7B.
- FINDING** City of Wasilla Council approval is required within 30 days of the signed platting board *notification of action*.
- FINDING** All decisions of the platting board are final unless appealed to the Board of Adjustment and Appeals within 15 business days from the date of the signed platting board *notification of action*.

**FINDING** The petitioner agrees with the recommendations.



**MATANUSKA-SUSITNA BOROUGH**  
• PLATTING DIVISION •

350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488  
PHONE 745-9874 • FAX 745-9876

April 28, 2000

CITY COUNCIL  
CITY OF WASILLA  
290 E HERNING  
WASILLA, AK 99654

RE: **LAKEWOOD BUSINESS PARK LOT 7A VACATION OF PORTION OF CUL-  
DE-SAC BULB (PXG-5)**

Dear Council Members:

On April 20, 2000, the Platting Board of the Matanuska-Susitna Borough granted the vacation of a portion of the cul-de-sac bulb within Lot 7A of Lakewood Business Park Subdivision pursuant to AS 29.40.120 through AS 29.40.160 and MSB 16.15.035. The written *notification of action* is dated April 28, 2000.

**CONDITIONS AND/OR REASONS**

The Platting Board approved of the vacation of the cul-de-sac bulb within Lot 7A of Lakewood Business Park Subdivision contingent upon the following:

1. City of Wasilla Council approval within 30 days;
2. Either combine this vacation plat with the replat of Lots 5A and 7A or record a separate *vacation plat*;
3. Pay taxes and special assessments in full for the year of recording;
4. Pay recording fees;
5. Resolve with MEA their request for additional utility easements;
6. Comply with MSB Dept of Public Works' comments;
  - a. City of Wasilla approval;
  - b. work out curb and gutter removal with COW;
7. Submit *final plat* in full compliance with MSB Title 16.

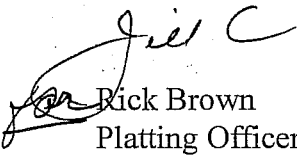
**FINDINGS**

- FINDING** The vacation meets the requirements of MSB 16.15.035 allowing for platting board and city of Wasilla Council approval.
- FINDING** This vacation will resolve the encroachment of an existing structure into the 25' setback.
- FINDING** Additional right of way is not needed as Westpoint Drive extends legally and physically into the Wasilla Mall Subdivision.
- FINDING** No public or agency objections have been received.
- FINDING** The vacation is conditioned on the completion of combining Lots 5A and 7A into Lot 7B.
- FINDING** City of Wasilla Council approval is required within 30 days of the signed platting board *notification of action*.
- FINDING** All decisions of the platting board are final unless appealed to the Board of Adjustment and Appeals within 15 business days from the date of the signed platting board *notification of action*.
- FINDING** The petitioner agrees with the recommendations.

All pertinent data, including vicinity map, draft platting board minutes, and notification of action are attached.

If we do not hear from you within 30 days we will assume that the City of Wasilla has no objection to this vacation.

Kindest regards,

  
Rick Brown  
Platting Officer

attachments

xc: W/O ENCLOSURES: COTTINI LAND SURVEYING, POB 2748, PALMER, AK 99645; MSB-DPW



**VACATION of PORTION of CUL-DE-SAC w/in LAKEWOOD BUSINESS PARK LOT 7A**

Ms. Carricaburu stated that on March 30, 2000, 20 public hearing notices were mailed. To date none have been returned and no objections received. Two letters of non-objection have been received. Mr. Hulbert gave an overview.

Ms. Roberts opened the public hearing. With no one present wishing to speak, the public hearing was closed.

Pio Cottini, petitioner's representative addressed the board, stating that the city has changed their setback distances therefore the vacation is necessary in order to have them approve a replat. The owner concurs with the recommendations.

Mr. Timmons moved to approve the vacation for portion of right of way of Westpoint Drive contingent on seven recommendations. Ms. Larson seconded the motion. Voting on the motion, it passed.

Findings were adopted adding, 'petitioner agrees with the recommendations.'

DRAFT

DRAFT

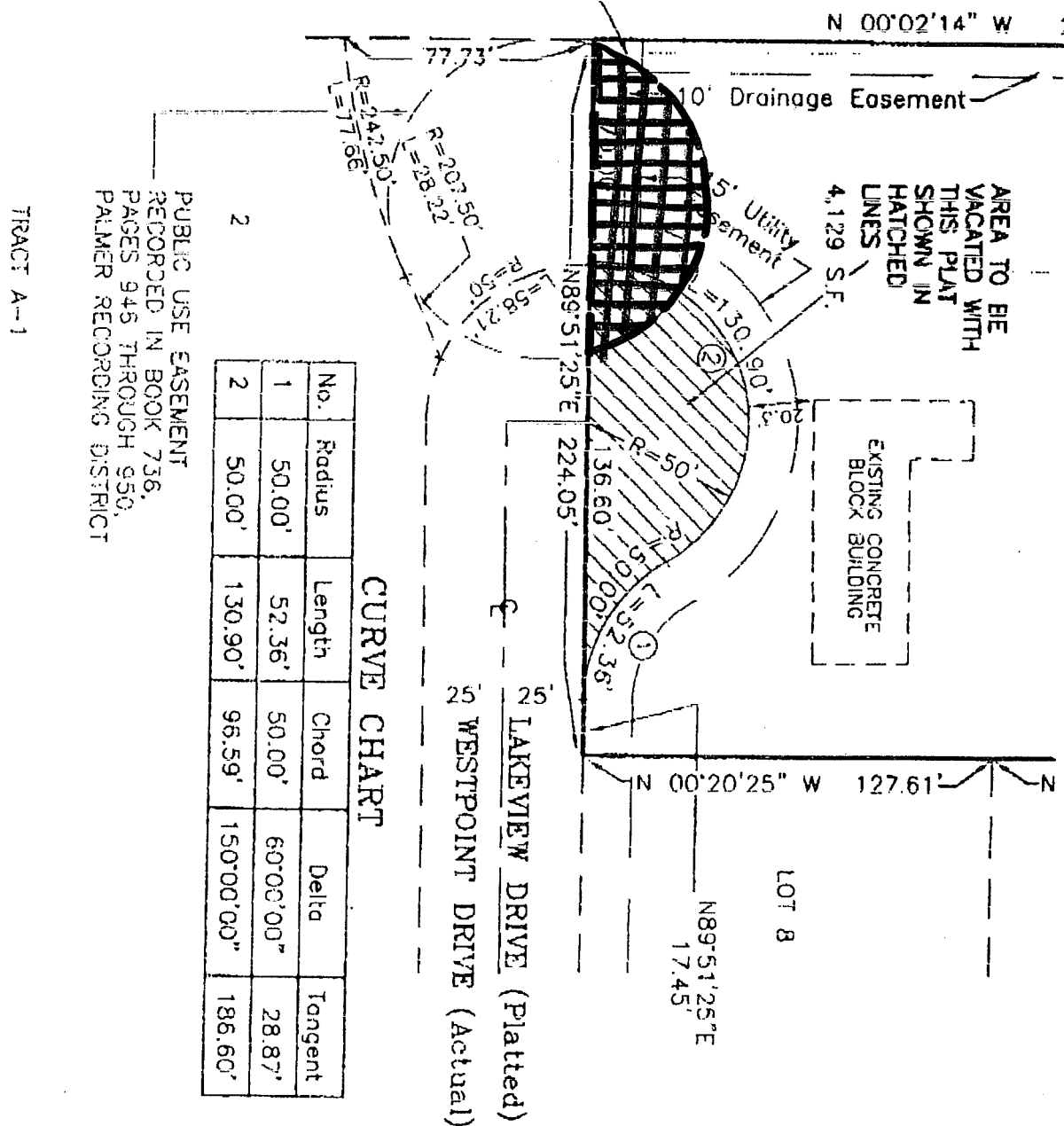


# EXHIBIT 'A'

## P.U.E.

**PUBLIC USE WITH  
EASEMENT WITH  
50' RADIUS TEMPORARY  
TURN AROUND**

WASILLA MALL SUBDIVISION  
PLAT No. 85-43



PUBLIC USE EASEMENT  
RECORDED IN BOOK 736,  
PAGES 946 THROUGH 950,  
PALMER RECORDING DISTRICT

TRACT A-1

CURVE CHART

No.	Radius	Length	Chord	Delta	Tangent
1	50.00'	52.36'	50.00'	60°00'00"	28.87'
2	50.00'	130.90'	96.59'	150°00'00"	186.60'

LOT 8

N89°51'25"E  
17.45'

N89°51'25"E  
224.05'

R=242.50'  
L=177.66'

R=203.50'  
L=28.32'

R=58.21'  
L=50.00'

R=50'  
L=52.36'

R=50.00'  
L=130.90'

