

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Thursday, June 12, 2008

To: *The Department or Commission Listed Below*

From: *Janice M. Winfrey, Detroit City Clerk*

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

DPW - CITY ENGINEERING DIVISION PLANNING AND DEVELOPMENT DEPARTMENT
CITY PLANNING COMMISSION TRANSPORTATION DEPARTMENT

2615 *JDJ Holdings, LLC, request to vacate street and alley in the area of Riopelle, north of Milwaukee and south of curb line of E. Grand Blvd., and alley west of Riopelle between Milwaukee and E. Grand Blvd.*

Carlo 410
LVM 386

RECEIVED
JUN 16 2008

CD
TED



211 W. Fort Street, Suite 720
Detroit, MI 48226

MAY 03 21 29

CITY CLERK -

2615

May 28, 2008

City of Detroit
Honorable City Council
C/o Office of the City Clerk
200 Coleman A. Young Municipal Center
Detroit, MI 48226

Re: Request to Vacate Street and Alley

Dear Ms. Winfrey,

I am writing to request vacation subject to existing utility easements of Riopelle Street running north of Milwaukee to the southern curb line of E. Grand Boulevard and vacation of the alley located west of Riopelle between Milwaukee and E. Grand Boulevard. The vacation will provide the ability for JDJ Holdings, LLC to renovate a vacant building to create office, warehouse and maintenance facilities.

A Survey has been provided to the City Engineer for purposes of analyzing the requirements for the right of way and any utility easements and to City Law Department for purposes of preparing a Deed to convey the property to JDJ Holdings, LLC. JDJ Holdings, LLC owns all property on both the West and East side of Riopelle Street between E Grand Boulevard and Milwaukee Street.

On behalf of JDJ Holdings, LLC the owner of the abutting properties I am available to assist you in any way including communication with the respective utility companies to promptly move forward with the above vacation.

Please forward all communication and material regarding this request to:

Taktix Solutions, LLC
211 W. Fort Street, Suite 720
Detroit, MI 48226

Should you have any questions or require further information please call Michelle Gilbert at 313 961-9446.

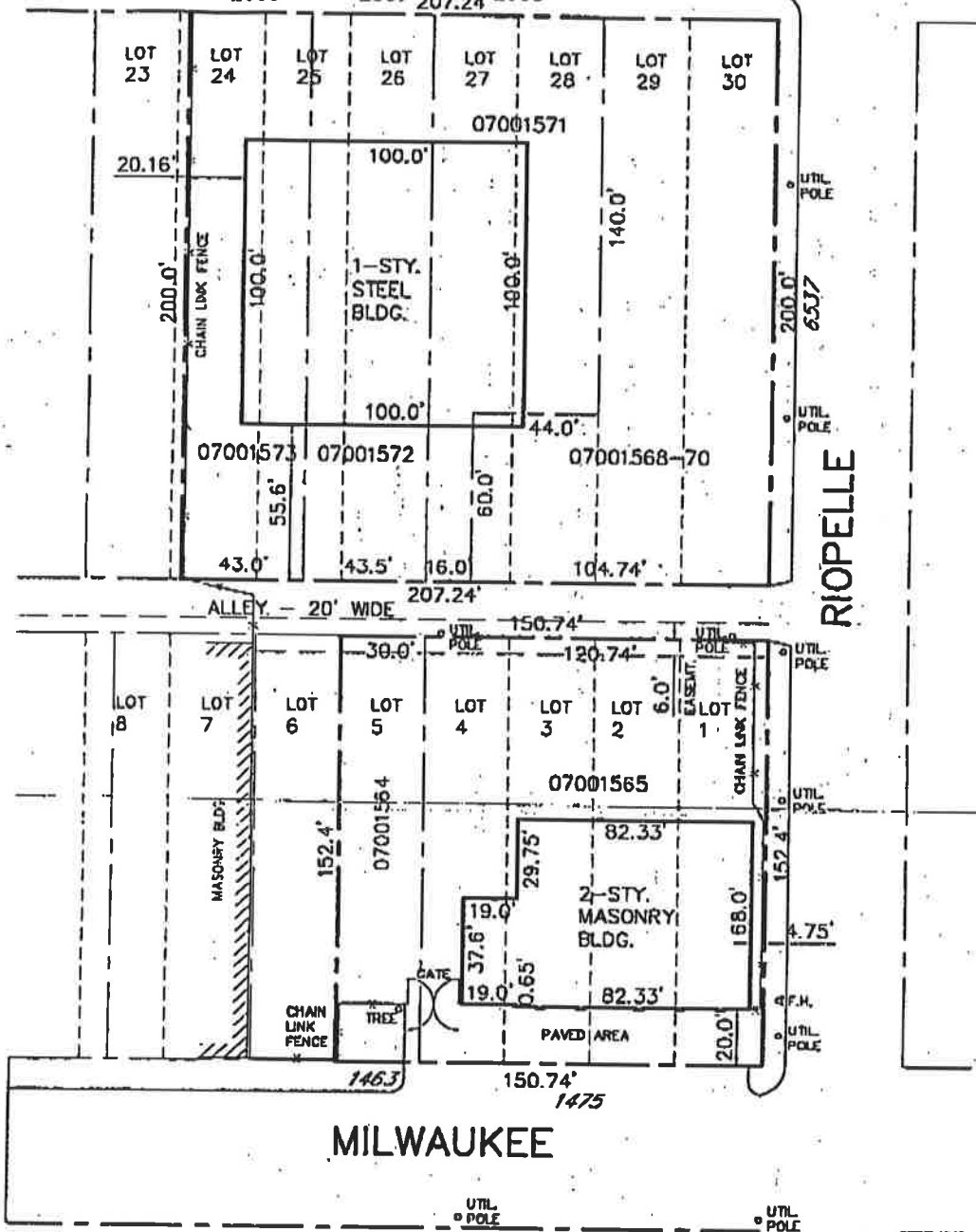
We look forward to working with you to bring new investment to the City of Detroit.

Thank you for your assistance.

Very truly yours,

Michelle Gilbert

Cc: City Engineering - Noel Perry
City Law Department



BOUNDARY SURVEY

SCALE: 1" = 50'-0"



- SIX (6) PARCELS:
 1475 E. MILWAUKEE ID# 07001565
 1463 E. MILWAUKEE ID# 07001564
 6537 RIOPELLE ID# 07001568-70
 2663 E. GRAND BLVD. ID# 07001571
 2667 E. GRAND BLVD. ID# 07001572
 2669 E. GRAND BLVD. ID# 07001573

LEGAL DESCRIPTION:
 LOTS 1 THRU 5, LOTS 25 THRU 30
 & THE E 28.5' OF LOT 24 OF
 SCHROEDER'S SUBD'N, L13 P33, W.C.R.

CERTIFICATION APRIL 13, 2007
 DETROIT ARCHITECT LLC HEREBY CERTIFIES TO THE
 PURCHASER, TITLE COMPANY AND ANY OTHER APPLICABLE
 PARTIES THAT:
 1) THE PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD
 AREA IN ACCORDANCE WITH THE DEPT. OF HOUSING &
 URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION
 - SPECIAL FLOOD HAZARD AREA MAPS.
 2) ALL STRUCTURES ARE LOCATED WITHIN THE PROPERTY
 LINES.
 3) THERE ARE NO ENCROACHMENTS OF ANY KIND
 WHATSOEVER



Nathan L. Harvey

DETROIT ARCHITECT

2663 E. Grand Blvd., Detroit MI
 Owner: Edward Peterson, 22535 Kaul, St. Clair Shores, MI 48081

Nathan L. Harvey, AIA
 PCS: (313) 615-1115, Dtl: (313) 869-6900, Fax: (313) 869-4141
 13718 Woodward Ave, Highland Park, MI 48203, halvey@detarchitect.net

Contact: Dave Winton, 810-217-0259

BOUNDARY SURVEY

Scale: 1" = 50'-0" 04/12/07

Sheet 1 of 1

Handwritten: JDA HOLDING, LLC
 18640 KNOX AVENUE
 FORT WORTH, TEXAS 76123
 GPF . MI 48223



February 3, 2011

Honorable City Council:

RE: Petition No. 2615 – JDJ Holdings, LLC request to vacate street and alley in the area of Riopelle, north of Milwaukee and south of curb line of E. Grand Blvd., and alley west of Riopelle between Milwaukee and E. Grand Blvd.

Petition No. 2615 of “JDJ Holdings, LLC”, request the conversion of Riopelle Avenue, 50 feet wide, between East Grand Boulevard, 150 feet wide and Milwaukee Avenue, 60 feet wide; and a portion of the east – west public alley, 20 feet wide, in the block bounded by East Grand Boulevard, 150 feet wide, Milwaukee Avenue, 60 feet wide, Russell Street, 60 feet wide, and Riopelle Avenue, 50 feet wide into private easements for utility companies. This request will provide the ability for JDJ Holdings LLC to renovate a vacant building to create office, warehouse and maintenance facilities.

The request was approved by the Solid Waste Division – DPW, and the Traffic Engineering Division – DPW. The petition was referred to the City Engineering Division – DPW for investigation (utility review) and report. This is our report.

All City departments and privately owned utility companies have reported no objections to the conversion of public rights-of-way into private easements for public utilities. Provisions protecting utility installations are part of the resolution.

I am recommending adoption of the attached resolution.

Respectfully submitted,

Manilal Patel, Interim City Engineer
City Engineering Division – DPW

NRP\

Cc: Alfred Jordan, Director-DPW
Mayor’s Office - City Council Liaison

BY COUNCIL MEMBER _____

RESOLVED, All that part of Riopelle Avenue, 50 feet wide, between East Grand Boulevard, 150 feet wide, and Milwaukee Avenue, 60 feet wide, lying Westerly of and abutting the West line of Lots 31, 34 through 37, both inclusive, and lying Easterly of and abutting the East line of Lots 30 and 1 all in the "Schroeder's Subdivision" of the North 447.40 feet of Lot 17 of the Theo J and Denis J. Camnau's Subdivision of Fractional Sections 29 and 32, Detroit, Wayne County, Michigan, as recorded in Liber 13, Page 33, Plats, Wayne County Records;

Also, all that part of the East - West public alley, 20 feet wide in the block bounded by East Grand Boulevard, 150 feet wide, Milwaukee Avenue, 60 feet wide, Russell Street, 60 feet wide, and Riopelle Avenue, 50 feet wide lying Southerly of and abutting the South line of Lots 21 through 30, both inclusive, and lying Northerly of and abutting the North line of Lots 1 through 10, both inclusive, all in the "Schroeder's Subdivision" of the North 447.40 feet of Lot 17 of the Theo J and Denis J. Camnau's Subdivision of Fractional Sections 29 and 32, Detroit, Wayne County, Michigan, as recorded in Liber 13, Page 33, Plats, Wayne County Records;

Be and the same is hereby vacated as a public Street and alley and is hereby converted into private easements for public utilities of the full width of the Street and alley, which easements shall be subject to the following covenants and agreements, uses, reservations and regulations, which shall be observed by the owners of the lots abutting on said Street and alley and by their heirs, executors, administrators and assigns, forever to wit:

First, said owners hereby grant to and for the use of the public easements or rights-of-way over said vacated public Street and alley herein above described for the purposes of maintaining, installing, repairing, removing, or replacing public utilities such as water mains, sewers, gas lines or mains, telephone, electric light conduits or poles or things usually placed or installed in a public Street and alley in the City of Detroit, with the right to ingress and egress at any time to and over said easements for the purpose above set forth,

Second, Said utility easements or rights-of-way in and over said vacated Street and alley herein above described shall be forever accessible to the maintenance and inspection forces of the utility companies, or those specifically authorized by them, for the purpose of inspecting, installing, maintaining, repairing, removing, or replacing any sewer, conduit, water main, gas line or main, telephone or light pole or any utility facility placed or installed in the utility easements or rights-of-way. The utility companies shall have the right to cross or use the driveways and yards of the adjoining properties for ingress and egress at any time to and over said utility easements with any necessary equipment to perform the above mentioned task, with the understanding that the utility companies shall use due care in such crossing or use, and that any property damaged by the utility companies, other than that specifically prohibited by this resolution, shall be restored to a satisfactory condition,

Third, Said owners for their heirs and assigns further agree that no buildings or structures of any nature whatsoever including, but not limited to, concrete slabs or driveways, retaining or partition walls, shall be built or placed upon said easements, nor change of surface grade made, without prior approval of the City Engineering Division – DPW,

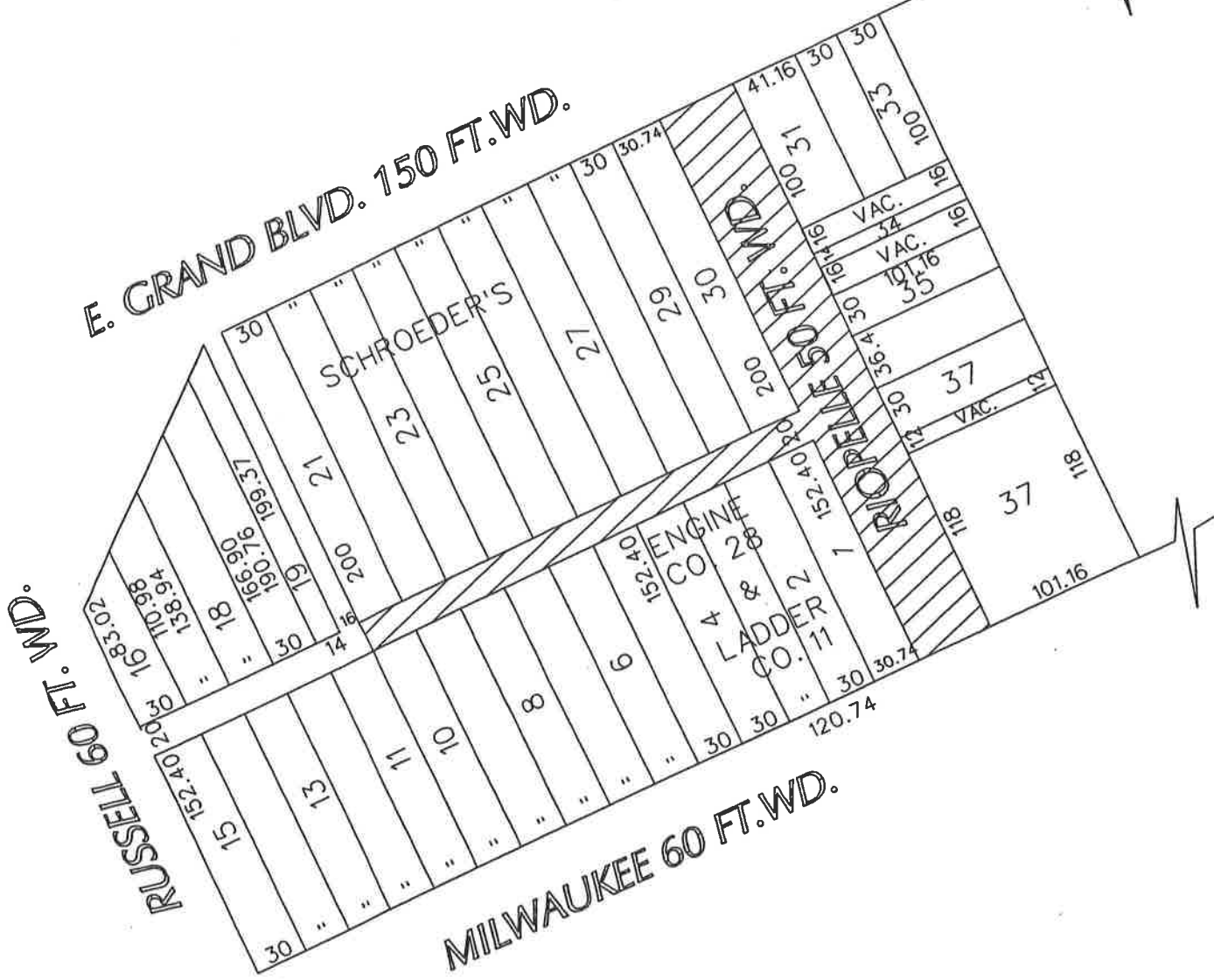
Fourth, That if the owners of any lots abutting on said vacated Street and alley shall request the removal and/or relocation of any existing poles or other utilities in said easements, such owners shall pay all costs incidental to such removal and/or relocation, unless such charges are waived by the utility owners,

Fifth, That if any utility located in said property shall break or be damaged as a result of any action on the part of said owners or assigns (by way of illustration but not limitation) such as storage of excessive weights of materials or construction not in accordance with Section 3, mentioned above, then in such event said owners or assigns shall be liable for all costs incidental to the repair of such broken or damaged utility; and further

PROVIDED, That if it becomes necessary to remove the paved alley return at the entrances (into Riopelle Avenue.), such removal and construction of new curb and sidewalk shall be done under city permit and inspection according to City Engineering Division – DPW specifications with all costs borne by the abutting owner(s), their heir or assigns(if necessary); and further

PROVIDED, that the City Clerk shall within 30 days record a certified copy of this resolution with the Wayne County Register of Deeds.

PETITION NO. 2615
 JDJ HOLDINGS LLC
 c/o TAKTIX SOLUTION
 211 W. FORT, STE. 720
 DETROIT MI 48226
 MICHELLE GILBERT
 PHONE NO. 313-961-9446



- REQUESTED CONVERSION TO EASEMENT

(FOR OFFICE USE ONLY)

CARTO 41D

| | | | | | |
|-------------|---------|----------|------|------|--|
| B | | | | | |
| A | | | | | |
| DESCRIPTION | DRWN | CHKD | APPD | DATE | |
| REVISIONS | | | | | |
| DRAWN BY | NP | CHECKED | | | |
| DATE | 7-31-08 | APPROVED | | | |

REQUESTED CONVERSION TO EASEMENT A PORTION OF THE EAST - WEST PUBLIC ALLEY AND RIOPELLE AVENUE ALL IN THE AREA OF RUSSELL, MILWAUKEE, AND E. GRAND BLVD.

CITY OF DETROIT
 CITY ENGINEERING DEPARTMENT
 SURVEY BUREAU

JOB NO. 01-01

DRWG. NO. x2615.dgn