

**INTER-OFFICE MEMORANDUM  
FOURTH PRECINCT**

Date  
June 20, 2017


**To:** Deputy Chief Charles Fitzgerald, Neighborhood Policing Bureau-West (Through Channels)  
**Subject:** PETITION X1461  
**From:** NPO Juan Lebron, badge 3117, Fourth Precinct

On Tuesday, June 13, 2017, I received the revised Petition for #X1461, the petitioner is requesting to convert to easement the North/South public alley, 18.78 ft. wide, in the block bound by St. James, Cabot, Michigan Avenue and Cabot Business Park II, LLC.

On Wednesday, June 14, 2017, I canvassed the location and I spoke with the petitioner Mostafa Tolba of 4430 St. James Detroit Michigan 48210 (C/O Quran Institute of America) who has requested to close the alleyway with a locked gate.

On Thursday, June 15, 2017 I made the location of 4306 St. James and talked to Louis Jose Reyna, H/M, DOB:06/06/58, telephone #313-675-2655 who stated he uses the alleyway to park vehicles in the rear of his residence. I also made the location of 4336 St. James and talked to Jennifer Sylvia Leon, H/F, DOB:01/20/89 telephone #313-680-1176. I then made the location of 4410 St. James and spoke with Martha Ray, W/F, DOB:10/21/48 telephone #313-581-9168. Finally, I made the location of 4871 Cabot and talked to Ranyah W Shalhout, W/F, DOB:01/02/88 telephone #313-765-2826. These residents do not approve the conversion to easement due to the loss of their ability to access the driveways located in the rear of their property.

This property change will affect Police, Emergency Services, and DTE's access to the residents. Therefore, I recommend petition X1461 is denied.

  
JUAN LEBRON  
NPO, badge #3117  
Fourth Precinct

**APPROVED**  
  
JUN 20 2017  
DEPUTY CHIEF  
NPB-WEST

**APPROVED**  
  
JUN 20 2017  
COMMANDER  
FOURTH PRECINCT

**City of Detroit**  
**City Engineering Division, Department of Public Works**  
**Survey Bureau**

**NOTICE OF PROPOSED CHANGE IN PROPERTY**

Date: 06/05/2017

Petition: x1461

- |  |  |
|--|--|
| <input type="checkbox"/> AT&T Telecommunication            | <input type="checkbox"/> Berm Use                          |
| <input type="checkbox"/> Comcast Television (CATV)         | <input checked="" type="checkbox"/> Conversion to Easement |
| <input type="checkbox"/> Detroit Edison (DTE)              | <input type="checkbox"/> Dedication                        |
| <input type="checkbox"/> Fire Department                   | <input type="checkbox"/> Encroachment                      |
| <input type="checkbox"/> Great Lakes Water Authority       | <input type="checkbox"/> Temporary Closing                 |
| <input type="checkbox"/> Land Bank Authority               | <input type="checkbox"/> Vacation                          |
| <input type="checkbox"/> Michcon (DTE)                     |  |
| <input type="checkbox"/> Planning & Development Department |  |
| <input type="checkbox"/> Public Lighting Authority         |  |
| <input type="checkbox"/> Public Lighting Department        |  |
| <input type="checkbox"/> Police Department                 |  |
| <input type="checkbox"/> Solid Waste Division, DPW         |  |
| <input type="checkbox"/> Street Design Bureau, DPW         |  |
| <input type="checkbox"/> Street Maintenance Division, DPW  |  |
| <input type="checkbox"/> Traffic Engineering Division, DPW |  |
| <input type="checkbox"/> Water and Sewerage Department     |  |
| <input type="checkbox"/> _____                             |  |

A petition drawing is attached. Property shown on the attached print is proposed to be changed as indicated. Kindly report (using the back of this sheet) the nature of your services, if any affected by the proposed change and the estimated costs of removing and rerouting such services (if necessary).

Please return one copy to City Engineering Division, DPW within two weeks of the submittal date. Retain one copy and print for you file.

Ron Brundidge, Director, Department of Public Works

By: Richard Doherty, CED DPW  
City Engineer

TO: City Engineering Division, DPW  
2 Woodward Ave., Suite 642  
Detroit, Michigan 48226-3462  
Survey Bureau: 313-224-3970

Petition: x1461

The proposed change in property (referred to on the other side of this sheet) would affect our services as follows:

- Not Involved
- Involved; but asking you to hold action on this petition until further notice.
- Involved; but no objections to the property change.
- Involved; objection to the property change.
- Involved; but no objections to the property change...provided as easement of the full width of the public right-of-way (street, alley or other public place) is reserved.
- Involved; the nature of our services and the estimated costs of removing and/or rerouting such services are:

Detroit Police Department  
(Utility or City Department)

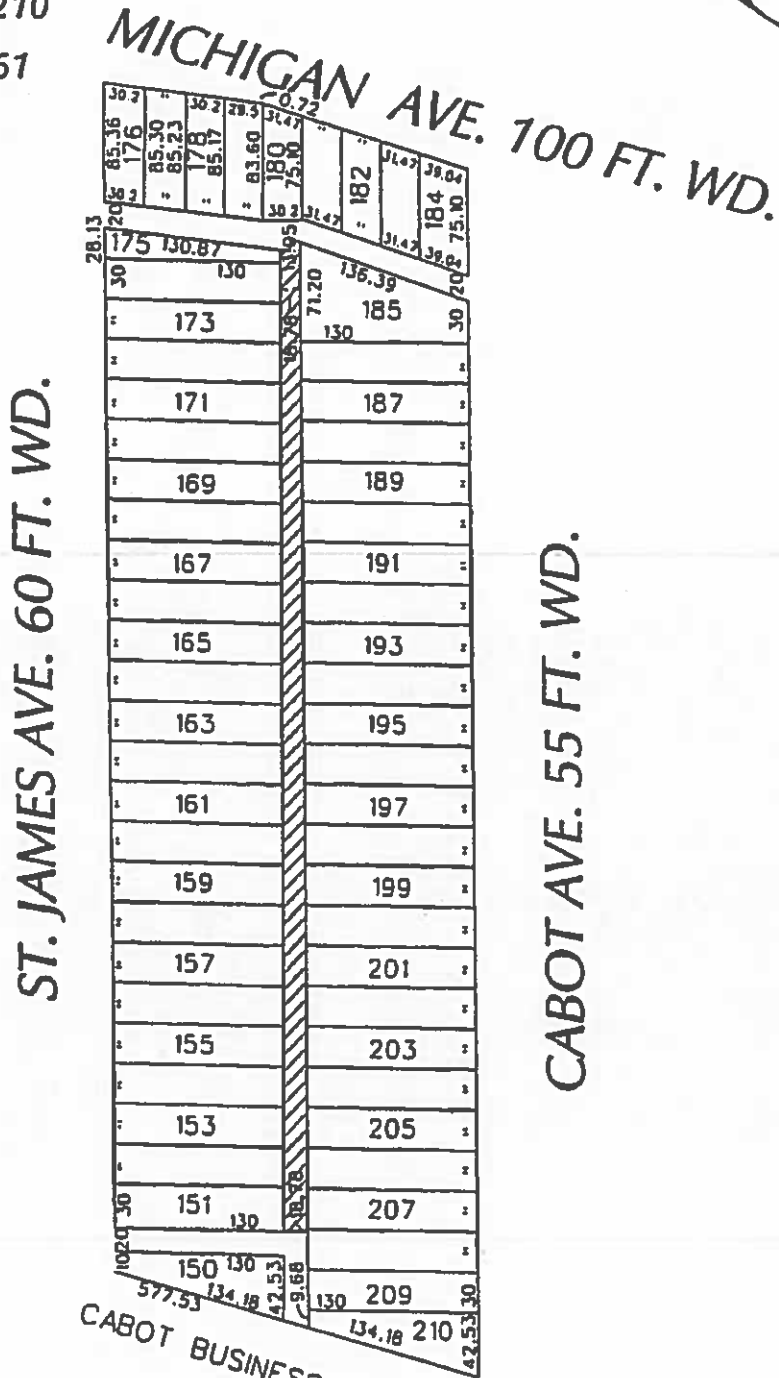
Fourth Precinct  
By

Police Officer Jon Lebron  
Title

6/16/17  
Date

313-596-5410  
Area code - Telephone number

PETITION NO. 1461  
 MOSTAFA TOLBA  
 C/O QURAN INSTITUTE OF AMERICA  
 4430 ST. JAMES AVE.  
 DETROIT, MICHIGAN 48210  
 C/O HISHAM TURK  
 PHONE NO. 248 521-0961



- CONVERSION TO EASEMENT

CABOT BUSINESS PARK II, LLC  
 (FOR OFFICE USE ONLY)

CARTO 4 B

<b>B</b> <b>A</b>		<b>REQUEST TO CONVERT TO EASEMENT</b> <b>THE NORTH/SOUTH PUBLIC ALLEY, 18.78 FT. WD.</b> <b>IN THE BLOCK BOUND BY</b> <b>ST. JAMES, CABOT, MICHIGAN AVE.</b> <b>AND CABOT BUSINESS PARK II, LLC</b>		<b>CITY OF DETROIT</b> <b>CITY ENGINEERING DEPARTMENT</b> <b>SURVEY BUREAU</b>	
DESCRIPTION REVISIONS		BRUN CHG APPD DATE		JOB NO. 01-01	
DRAWN BY WLW		CHECKED		DRWG. NO. X 1461	
DATE 06-05-17		APPROVED			

February 17, 2017

THE HONORABLE CITY COUNCIL  
ATTN: OFFICE OF THE CITY CLERK  
200 COLEMAN A. YOUNG MUNICIPAL CENTER  
DETROIT, MI 48226

FILED IN 1700 333-87 18570 111

Subject: Petition Request

I am Mostafa Tolba, Director of Quran Institute of America and Masjid Al-Furqan. Quran Institute of America is located at: 4430 St. James Street, Detroit, MI 48210 and Masjid Al-Furqan is located at: 4981 Cabot Street, Detroit, MI 48210. For more information about Quran Institute of America and Masjid Al-Furqan, please visit our website at [www.quran-institute.org](http://www.quran-institute.org).

In this petition, we are requesting the Alley between St. James Street and Cabot Street to be closed for the following reasons:

- The northern part of the subject Alley is only used by Quran Institute of America and Masjid Al-Furqan.
- The southern part of the subject alley is already physically closed by the neighboring residential properties.

We request the Honorable City Council to take the necessary actions to review and inform us about its decision regarding this Petition. We are requesting an actual Hearing before City Council if an actual hearing before City Council is required to make their final decision.

Please contact me if you have any questions or need more information.  
Thank you for your time and consideration,

Sincerely,



Sheikh Mostafa Tolba, Director  
Quran Institute of America  
4430 St. James Street  
Detroit MI 48210  
Office Phone : 313-584-4464  
Cell Phone : 313-575-6721  
E-mail : [director@quran-institute.org](mailto:director@quran-institute.org)

**LEGAL DESCRIPTIONS OF PARENT PARCELS BEFORE LOT COMBINATION:**

**PARCEL 1:** [Detailed legal description of Parcel 1, including lot numbers and area.]

**PARCEL 2:** [Detailed legal description of Parcel 2, including lot numbers and area.]

**PARCEL 3:** [Detailed legal description of Parcel 3, including lot numbers and area.]

**PARCEL 4:** [Detailed legal description of Parcel 4, including lot numbers and area.]

**PARCEL 5:** [Detailed legal description of Parcel 5, including lot numbers and area.]

**LEGAL DESCRIPTION AFTER LOT COMBINATION:**

**PARCEL 1:** [Detailed legal description of the combined Parcel 1, including lot numbers and area.]

**PARCEL 2:** [Detailed legal description of the combined Parcel 2, including lot numbers and area.]

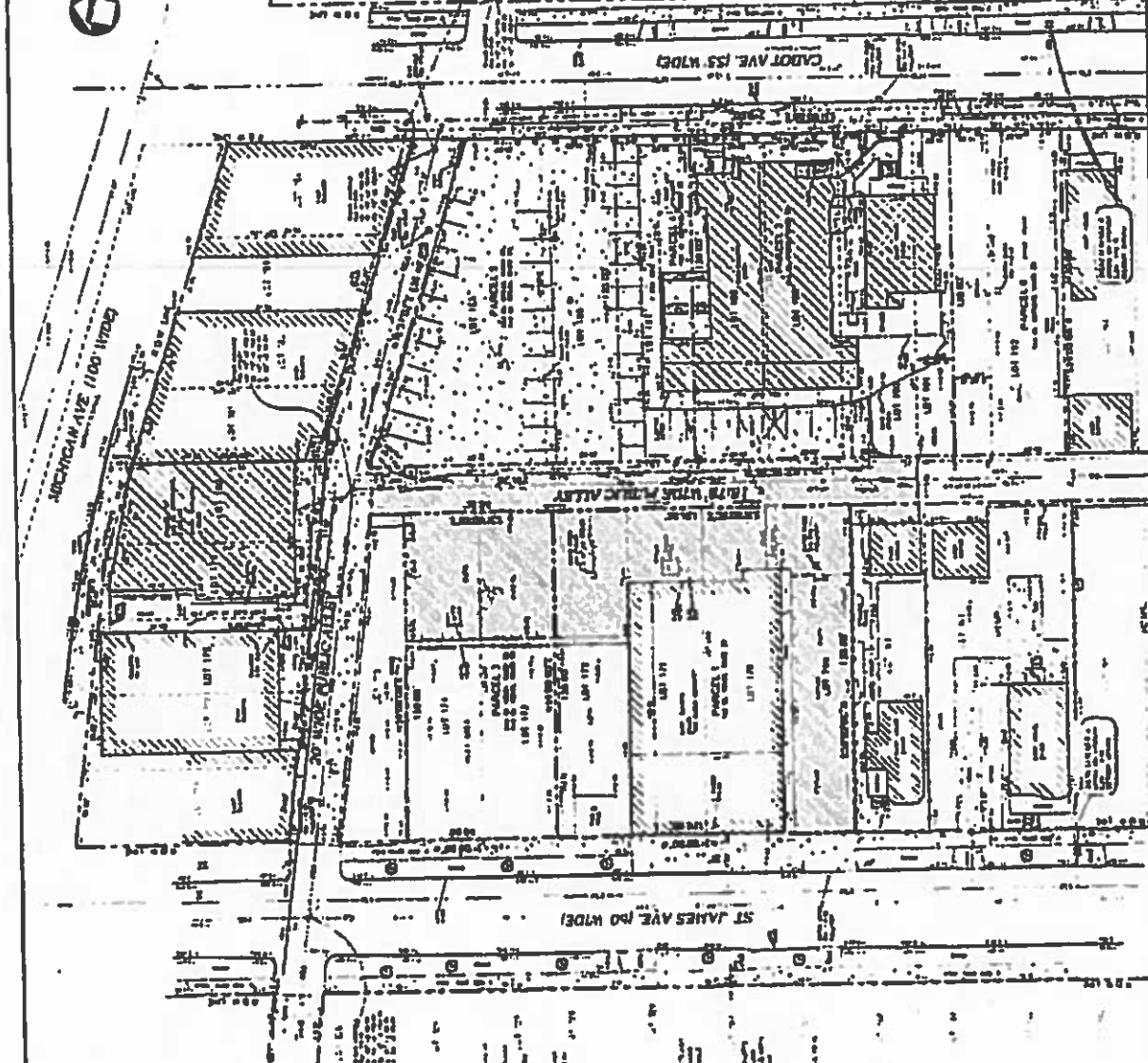
**PARCEL 3:** [Detailed legal description of the combined Parcel 3, including lot numbers and area.]

**LEGAL DESCRIPTIONS (WITH NO CHANGES):**

**PARCEL 1:** [Detailed legal description of Parcel 1, including lot numbers and area.]

**PARCEL 2:** [Detailed legal description of Parcel 2, including lot numbers and area.]

**PARCEL 3:** [Detailed legal description of Parcel 3, including lot numbers and area.]



**NOTICE TO THE PUBLIC:**

This plan is a preliminary plan and is subject to change without notice. It is not to be used for any purpose other than the one for which it is intended. The owner of the land shown on this plan is advised that the plan is not a guarantee of title and that the plan is not a warranty of any kind. The plan is not to be used for any purpose other than the one for which it is intended. The owner of the land shown on this plan is advised that the plan is not a guarantee of title and that the plan is not a warranty of any kind.

**NOTICE TO THE PUBLIC:**

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