

# City of Detroit

Janice M. Winfrey  
City Clerk

OFFICE OF THE CITY CLERK

Andre P. Gilbert II  
Deputy City Clerk

## DEPARTMENTAL REFERENCE COMMUNICATION

*Wednesday, August 12, 2020*

*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

**1309**      *GPM Investments LLC, request to encroach into the W McNichols right-of-way with an overhanging portion of an on premise sign located at 3345 W McNichols.*

1309



CITY OF DETROIT  
DEPARTMENT OF PUBLIC WORKS  
CITY ENGINEERING DIVISION

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVE. SUITE 601  
DETROIT, MICHIGAN 48226  
PHONE: (313) 224-3949 • TTY: 711  
FAX: (313) 224-3471  
WWW.DETROITMI.GOV

To: Clerk's Office  
From: The Department of Public Works  
City Engineering Division  
[MapsandRecordsBureau@DetroitMI.Gov](mailto:MapsandRecordsBureau@DetroitMI.Gov)  
(313) 224-3970

Petitioner:  
Douglas Jones  
On behalf of: GPM Investments, LLC  
[dljones@empirepetroleum.com](mailto:dljones@empirepetroleum.com)  
(214) 240-8822

On behalf of the above mentioned petitioner the Department of Public Works: City Engineering Division is submitting a petition request for the below mentioned action. The petitioner has received a project consultation from the Department of Public Works: City Engineering Division and has been advised the following:

Type of action recommended:

**Petition to encroach into the West McNichols right-of-way with an overhanging portion of an on premise sign located at 3345 West McNichols.**

Based on the scope of the project the following requirements have been outlined:

- No further requirements noted.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jered Dean', written over a horizontal line.

Jered Dean  
Manager II  
Maps and Records Bureau



Via Online Application for Right-of-Way Consultation Request

RE: Request for Encroachment Agreement for Price Sign at 3345 W. McNichols Rd., Detroit, MI 48221

To whom it may concern:

My name is Douglas Jones and I am an attorney for Empire Petroleum Partners, LLC ("Empire"). Empire's subsidiary, EPP – Atlas Acquisition, LLC ("Subsidiary"), owns that certain piece of land at 3345 W. McNichols Rd., Detroit, MI 48221 (the "Premises") where a Citgo gas station lies. A price sign at the northwest corner of the lot was erected before Empire purchased the Premises. Empire is asking to reach an agreement with the City of Detroit to permit the placement of the sign indefinitely.

Empire is currently under contract to sell substantially all of its assets to GPM Investments, LLC. The Premises is set to be transferred over at closing, which is currently planed for next month. The sign is currently a cloud on the title and needs to be cured before the property can be transferred over and Empire requests this matter to be addressed promptly.

Accompanying this letter, I have attached a copy of the deed for the Premises and a recent survey with the sign highlighted in yellow.

Please contact me at [dljones@empirepetroleum.com](mailto:dljones@empirepetroleum.com) or (214) 240-8822 if you have any questions and thank you for your help on this matter.

Sincerely,

A handwritten signature in black ink, appearing to be "D. Jones", written over a light blue horizontal line.

Douglas Jones  
Staff Attorney

**LEGAL DESCRIPTION**

The above property is located in the City of Detroit, County of Wayne, State of Michigan, and is more particularly described as follows: Lot 27 and 28, First Amendment, as recorded in Book 48 of Public Acts, 1918, at page 100.

PLAT 18-18399-13  
 The above property is located in the City of Detroit, County of Wayne, State of Michigan, and is more particularly described as follows: Lot 27 and 28, First Amendment, as recorded in Book 48 of Public Acts, 1918, at page 100.

**REFERENCE SURVEYS**

1. 18399-13, 18399-14, 18399-15, 18399-16, 18399-17, 18399-18, 18399-19, 18399-20, 18399-21, 18399-22, 18399-23, 18399-24, 18399-25, 18399-26, 18399-27, 18399-28, 18399-29, 18399-30, 18399-31, 18399-32, 18399-33, 18399-34, 18399-35, 18399-36, 18399-37, 18399-38, 18399-39, 18399-40, 18399-41, 18399-42, 18399-43, 18399-44, 18399-45, 18399-46, 18399-47, 18399-48, 18399-49, 18399-50, 18399-51, 18399-52, 18399-53, 18399-54, 18399-55, 18399-56, 18399-57, 18399-58, 18399-59, 18399-60, 18399-61, 18399-62, 18399-63, 18399-64, 18399-65, 18399-66, 18399-67, 18399-68, 18399-69, 18399-70, 18399-71, 18399-72, 18399-73, 18399-74, 18399-75, 18399-76, 18399-77, 18399-78, 18399-79, 18399-80, 18399-81, 18399-82, 18399-83, 18399-84, 18399-85, 18399-86, 18399-87, 18399-88, 18399-89, 18399-90, 18399-91, 18399-92, 18399-93, 18399-94, 18399-95, 18399-96, 18399-97, 18399-98, 18399-99, 18399-100.

**STATEMENT OF POSSIBLE ENCROACHMENTS**

1. The survey shows no encroachments on the subject property.

**ZONING INFORMATION**

1. The subject property is zoned R-1 (Single-Family Residential) under the City of Detroit Zoning Ordinance, as amended.

**SURVEYOR'S CERTIFICATION**

I, the undersigned, being duly sworn, depose and say that I am a duly Licensed Professional Engineer in the State of Michigan, and that I am the author of the above survey, and that the same is a true and correct copy of the original survey on file in my office.



STATE OF MICHIGAN  
 PROFESSIONAL ENGINEER

PREPARED FOR:

THE MICHIGAN ENGINEERING BOARD

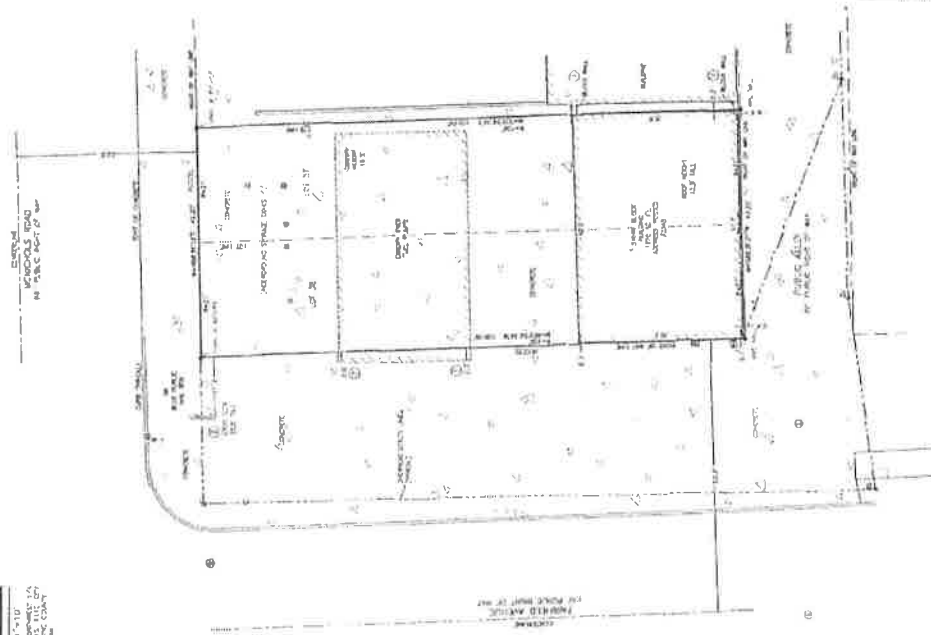
1930 Woodward Avenue, Suite 1000, Detroit, Michigan 48226  
 Telephone: (313) 963-1100  
 Fax: (313) 963-1101

**GPM Southeast, LLC**

3345 Manicholas  
 Detroit, MI  
 PC 48233

DATE	TIME	BY
12/15/10	10:00 AM	JK
12/15/10	10:00 AM	JK
12/15/10	10:00 AM	JK
12/15/10	10:00 AM	JK

DATE PLOTTED: 12/15/10  
 PLOTTER: HP  
 SCALE: AS SHOWN



**PROFESSIONAL SEAL**  

 STATE OF MICHIGAN  
 PROFESSIONAL ENGINEER  
 JAMES J. GRAND  
 1000 N. GRAND AVENUE, SUITE 1000  
 LANSING, MI 48205  
 PHONE: (313) 963-1100  
 FAX: (313) 963-1101  
 WWW.GRANDENGINEERS.COM

**FLOOD NOTE**

1. THE SUBJECT PROPERTY IS LOCATED IN AN AREA THAT IS NOT FLOODED BY ANY OF THE FLOODING EVENTS SHOWN ON THE FLOOD HAZARD MAPS OF THE CITY OF DETROIT.



**NOTES CORRESPONDING TO SCHEDULE B**

1. The survey was prepared in accordance with the Michigan Professional Engineers Act and the Michigan Professional Engineers Board Rules and Regulations.

**GENERAL NOTES**

1. THE SURVEY WAS MADE IN ACCORDANCE WITH THE MICHIGAN PROFESSIONAL ENGINEERS ACT AND THE MICHIGAN PROFESSIONAL ENGINEERS BOARD RULES AND REGULATIONS.

**LEGEND**

- 1. 1/4" DIA. CIRCLE WITH CENTER MARK: Survey Station
- 2. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS: Benchmark
- 3. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'B': Benchmark
- 4. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'S': Survey Station
- 5. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'E': Elevation
- 6. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'L': Level
- 7. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'H': Height
- 8. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'D': Distance
- 9. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'A': Area
- 10. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'V': Volume
- 11. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'P': Perimeter
- 12. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'M': Moment
- 13. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'I': Inertia
- 14. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'R': Radius
- 15. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'T': Tangent
- 16. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'N': Normal
- 17. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'C': Chord
- 18. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'S': Sine
- 19. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'C': Cosine
- 20. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'T': Tangent
- 21. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'S': Sine
- 22. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'C': Cosine
- 23. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'T': Tangent
- 24. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'S': Sine
- 25. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'C': Cosine
- 26. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'T': Tangent
- 27. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'S': Sine
- 28. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'C': Cosine
- 29. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'T': Tangent
- 30. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'S': Sine
- 31. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'C': Cosine
- 32. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'T': Tangent
- 33. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'S': Sine
- 34. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'C': Cosine
- 35. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'T': Tangent
- 36. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'S': Sine
- 37. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'C': Cosine
- 38. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'T': Tangent
- 39. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'S': Sine
- 40. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'C': Cosine
- 41. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'T': Tangent
- 42. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'S': Sine
- 43. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'C': Cosine
- 44. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'T': Tangent
- 45. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'S': Sine
- 46. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'C': Cosine
- 47. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'T': Tangent
- 48. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'S': Sine
- 49. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'C': Cosine
- 50. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'T': Tangent

**ABBREVIATIONS**

- 1. 1/4" DIA. CIRCLE WITH CENTER MARK: Survey Station
- 2. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS: Benchmark
- 3. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'B': Benchmark
- 4. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'S': Survey Station
- 5. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'E': Elevation
- 6. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'L': Level
- 7. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'H': Height
- 8. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'D': Distance
- 9. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'A': Area
- 10. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'V': Volume
- 11. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'P': Perimeter
- 12. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'M': Moment
- 13. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'I': Inertia
- 14. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'R': Radius
- 15. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'T': Tangent
- 16. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'N': Normal
- 17. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'C': Chord
- 18. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'S': Sine
- 19. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'C': Cosine
- 20. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'T': Tangent
- 21. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'S': Sine
- 22. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'C': Cosine
- 23. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'T': Tangent
- 24. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'S': Sine
- 25. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'C': Cosine
- 26. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'T': Tangent
- 27. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'S': Sine
- 28. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'C': Cosine
- 29. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'T': Tangent
- 30. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'S': Sine
- 31. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'C': Cosine
- 32. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'T': Tangent
- 33. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'S': Sine
- 34. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'C': Cosine
- 35. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'T': Tangent
- 36. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'S': Sine
- 37. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'C': Cosine
- 38. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'T': Tangent
- 39. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'S': Sine
- 40. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'C': Cosine
- 41. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'T': Tangent
- 42. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'S': Sine
- 43. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'C': Cosine
- 44. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'T': Tangent
- 45. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'S': Sine
- 46. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'C': Cosine
- 47. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'T': Tangent
- 48. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'S': Sine
- 49. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'C': Cosine
- 50. 1/4" DIA. CIRCLE WITH CENTER MARK AND CROSS AND 'T': Tangent

2020-08-12

**1309**

**1309** *Petition of GPM Investments LLC,  
request to encroach into the W  
McNichols right-of-way with an  
overhanging portion of an on premise  
sign located at 3345 W McNichols.*

---

REFERRED TO THE FOLLOWING DEPARTMENT(S)

DPW - CITY ENGINEERING DIVISION PLANNING AND  
DEVELOPMENT DEPARTMENT