

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

Janice M. Winfrey
City Clerk

City of Detroit
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.*

2 Woodward Ave. Coleman A. Young Municipal Center Rm. 200, Detroit, MI 48226

(313) 224 - 3260 | Fax: (313) 224 - 1466

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
(313) 224-3970

Petitioner:
Douglas Jones
On behalf of: GPM Investments, LLC
djones@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".

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 planned 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 djones@empirepetroleum.com or (214) 240-8822 if you have any questions and thank you for your help on this matter.

Sincerely,

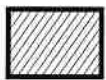
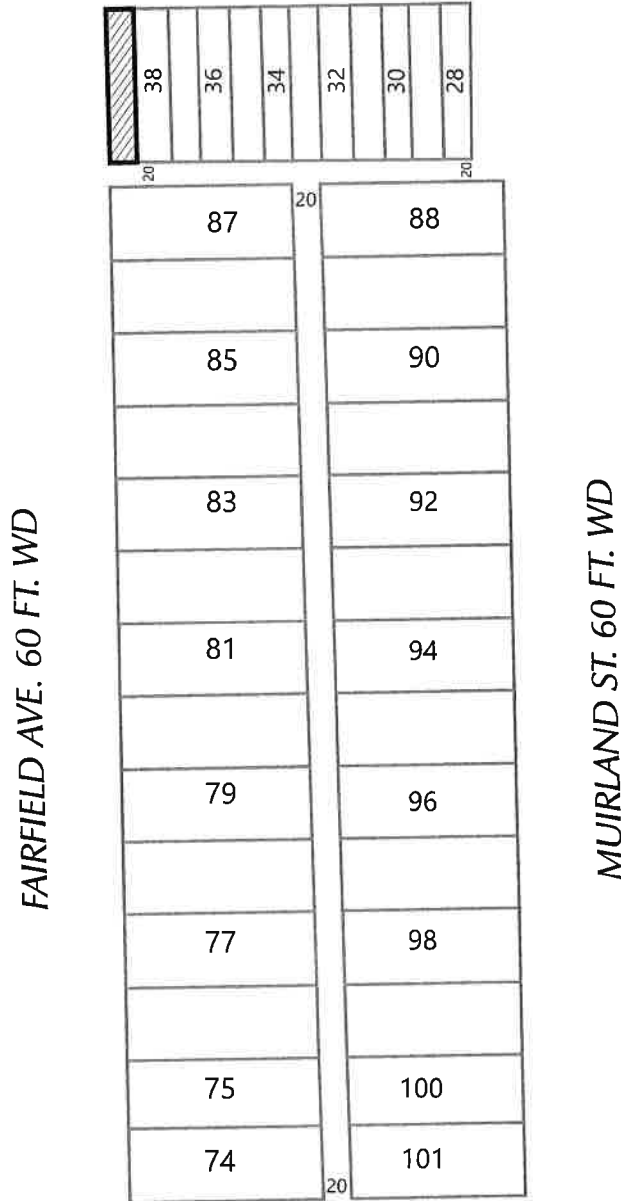
A handwritten signature in blue ink, appearing to read "Douglas Jones".

Douglas Jones
Staff Attorney

PETITION NO. 1309 *Revised*
 C/O DOUGLAS JONES
 REPRESENTING EMPIRE PETROLEUM PARTNERS, LLC.
 214-240-8822
 DLJONES@EMPIREPETOLEUM.COM



WEST MCNICHOLS RD. 66 FT. WD



- VACATION TO EASEMENT

GROVE AVE. 50 FT. WD

(FOR OFFICE USE ONLY)

CARTO 25 C

B				
A	ADDITION OF FAIRFIELD VACATION	KJ	JD	11-04-2020
	DESCRIPTION	DRWN	CHKD	APPD
REVISIONS				
DRAWN BY	KJ			
DATE	07-27-20			
CHECKED	JD			
APPROVED BY	JD			

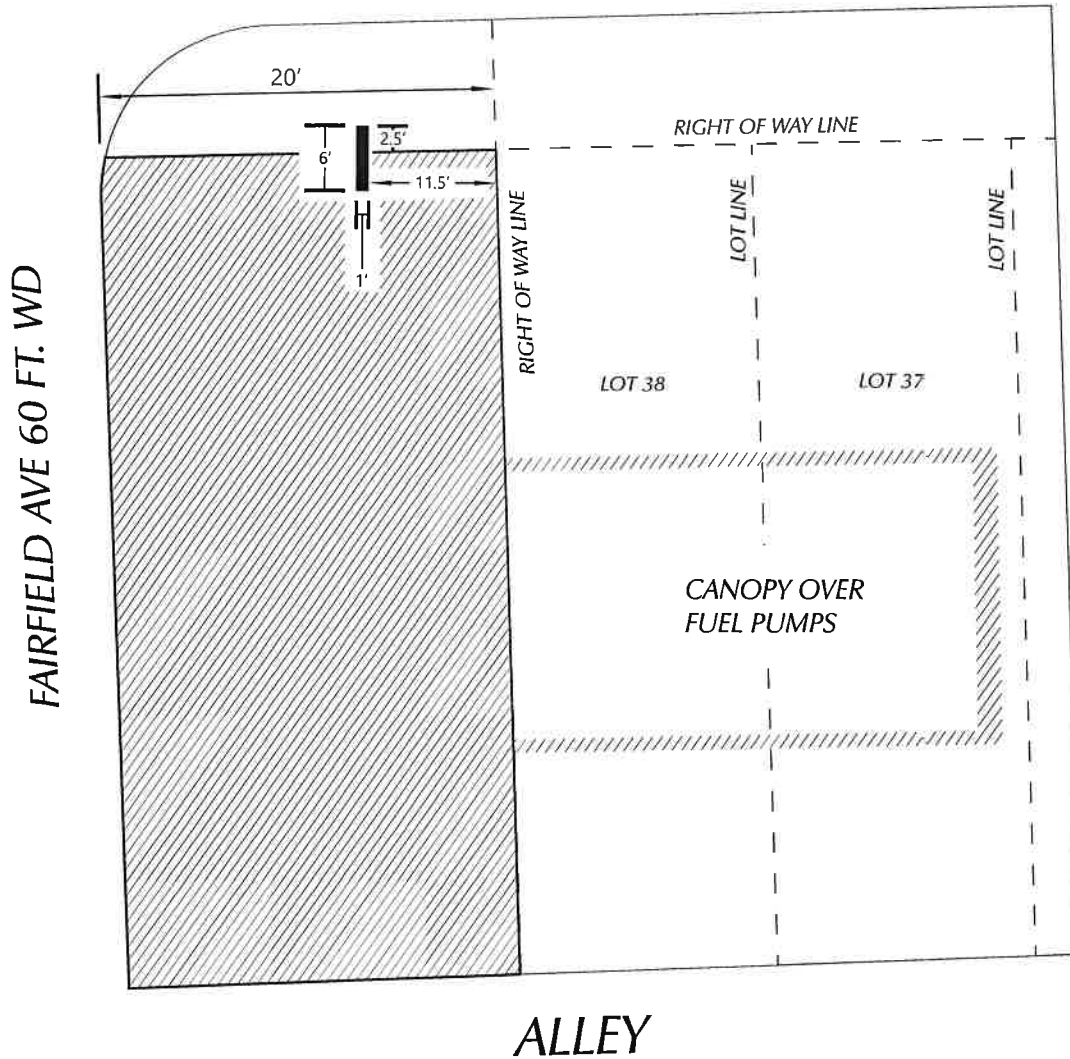
R.O.W. ENCROACHMENT AND VACATION OF 20 FT OF FAIRFIELD AVE, IN THE BLOCK BOUND BY WEST MCNICHOLS RD, MUIRLAND ST, GROVE AVE AND FAIRFIELD AVE.

CITY OF DETROIT	
CITY ENGINEERING DIVISION	
SURVEY BUREAU	
JOB NO.	01-01
DRWG. NO.	X 1309

PETITION NO. 1309_revised
 C/O DOUGLAS JONES
 REPRESENTING EMPIRE PETROLEUM PARTNERS, LLC.
 214-240-8822
 DLJONES@EMPIREPETOLEUM.COM



WEST MCNICHOLS RD. 66 FT. WD



(FOR OFFICE USE ONLY)

CARTO 25 C

B				
A	ADDITION OF FAIRFIELD VACATION	KJ	JD	11-04-2020
	DESCRIPTION	DRWN	CHKD	APPD
	REVISIONS			
	DRAWN BY	CHECKED		
	DATE	APPROVED BY		
	07-27-20	JD		

R.O.W. ENCROACHMENT AND VACATION OF 20 FT OF FAIRFIELD AVE, IN THE BLOCK BOUND BY WEST MCNICHOLS RD, MUIRLAND ST, GROVE AVE AND FAIRFIELD AVE.

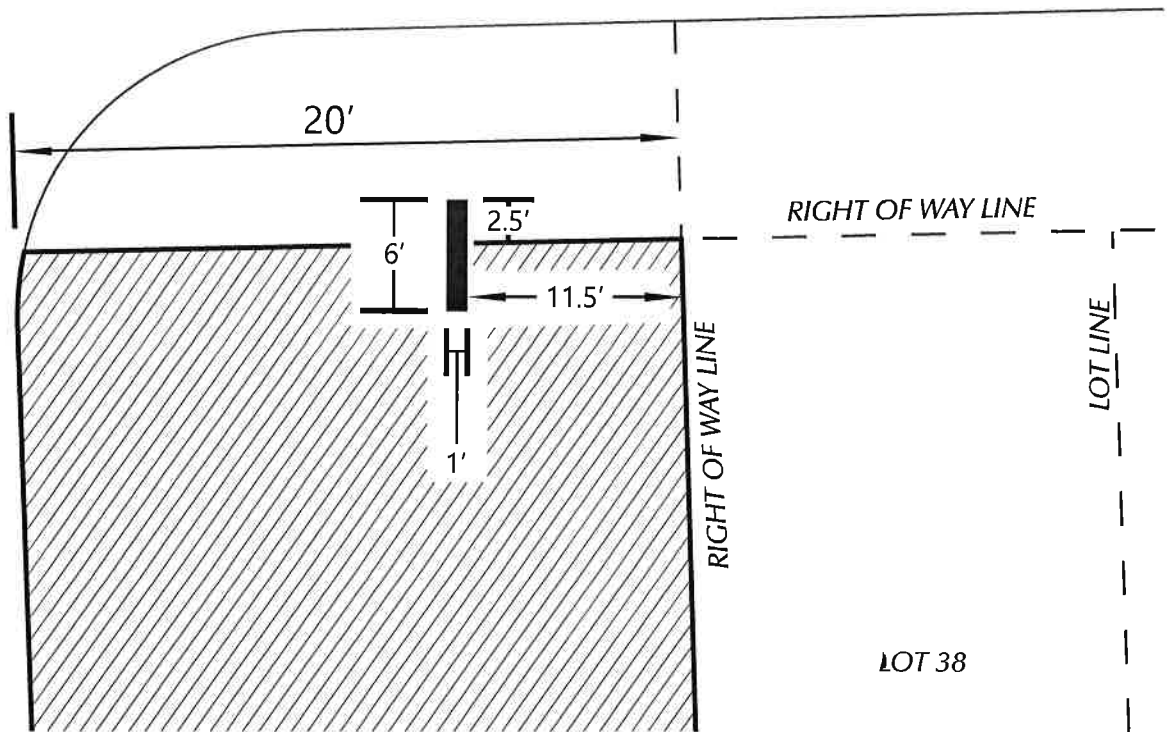
CITY OF DETROIT	
CITY ENGINEERING DIVISION	
SURVEY BUREAU	
JOB NO.	01-02
DRWG. NO.	X 1309

PETITION NO. 1309_revised
 C/O DOUGLAS JONES
 REPRESENTING EMPIRE PETROLEUM PARTNERS, LLC.
 214-240-8822
 DLJONES@EMPIREPETOLEUM.COM



WEST MCNICHOLS RD. 66 FT. WD

FAIRFIELD AVE 60 FT. WD



- SIGN ENCROACHMENT
- VACATION TO EASEMENT

(FOR OFFICE USE ONLY)

CARTO 25 C

B				
A	ADDITION OF FAIRFIELD VACATION	KJ	JD	11-04-2020
	DESCRIPTION	DRWN	CHKD	APPD
	REVISIONS			
	DRAWN BY	CHECKED		
	DATE	APPROVED BY		
	07-27-20	JD		

R.O.W. ENCROACHMENT AND VACATION OF 20 FT OF FAIRFIELD AVE, IN THE BLOCK BOUND BY WEST MCNICHOLS RD, MUIRLAND ST, GROVE AVE AND FAIRFIELD AVE.

CITY OF DETROIT	
CITY ENGINEERING DIVISION	
SURVEY BUREAU	
JOB NO.	01-03
DRWG. NO.	X 1309

City of Detroit
City Engineering Division, Department of Public Works
Maps and Records Bureau

NOTICE OF PROPOSED CHANGE IN PROPERTY

Date: 11/18/2020

Petition: x1309

- | | |
|---|--|
| <input type="checkbox"/> AT&T Telecommunication | |
| <input type="checkbox"/> Comcast Television (CATV) | <input type="checkbox"/> Berm Use |
| <input type="checkbox"/> Detroit Edison (DTE) | |
| <input type="checkbox"/> Fire Department | <input checked="" type="checkbox"/> Conversion to Easement |
| <input type="checkbox"/> Great Lakes Water Authority | |
| <input type="checkbox"/> Land Bank Authority | <input type="checkbox"/> Dedicatin |
| <input type="checkbox"/> Michcon (DTE) | |
| <input type="checkbox"/> Planning & Development Department | <input checked="" type="checkbox"/> Encroachment |
| <input type="checkbox"/> Public Lighting Authority | |
| <input type="checkbox"/> Public Lighting Department | <input type="checkbox"/> Outright Vacation |
| <input checked="" type="checkbox"/> Police Department | |
| <input type="checkbox"/> Solid Waste Division, DPW | <input type="checkbox"/> Temporary Closing |
| <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"/> Detroit Thermal | |
| <input type="checkbox"/> International Transmission Company (ITC) | |

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). If a response is not received after a second notice of proposed change has been issued DPW will make the determination to move forward with the petition.

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: x1309

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

- Not Involved
- Involved; but no objections to the property change.
- Involved; objection to the property change.
- Involved; the nature of our services and the estimated costs of removing and/or rerouting such services are:

Objections, Please leave a brief explanation for any objection or the nature of an estimated cost:

DETROIT POLICE #12
(Utility or City Department)

SHERIFF D LUDBOE
By

SERGEANT 5-371
Title

11/18/2020
Date

313-596-1221
Area code - Telephone number

APPROVED
NOV 18 2020
[Signature]
COMMANDER
TWELFTH PRECINCT