

Janice M. Winfrey
City Clerk

City of Detroit
OFFICE OF THE CITY CLERK

Andre P. Gilbert II
Deputy City Clerk

DEPARTMENT PETITION REFERENCE COMMUNICATION

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.

Petition No.	2024-053
Name of Petitioner	La Joya Gardens Condo Association
Description of Petition	Petition for Encroachment into the northerly part of West Vernor Hwy, between Palms Avenue and Hubbard Avenue, for the purpose of installing frost slabs and canopies.
Type of Petition	Alley Vacation/ Encroachment/ Utility Vacation
Submission Date	2/12/24
Concerned Departments	Department of Public Works, Planning and Development Department, City Engineering Division
Petitioner Contact	La Joya Gardens Condo Association Christopher Laurent 4000 West Vernor Hwy Detroit, MI 48209



**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
WWW.DETROITMI.GOV**

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

Petitioner:
La Joya Gardens Condo Association
4000 West Vernor Hwy
Detroit, MI, 48209

On behalf of the above-mentioned petitioner the Department of Public Works: City Engineering Division is submitting a petition request for the action below. 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 for Encroachment into the northerly part of West Vernor Hwy, between Palms Avenue and Hubbard Avenue, for the purpose of installing frost slabs and canopies.

Jered Dean
Manager II
Department of Public Works
City Engineering Division
313-224-3985



Augst 29th, 2023

Mr. Jered Dean
City of Detroit Right of Way Management

Subject: Encroachment Request for La Joya Project 4000 Vernor Highway

Mr. Jered Dean,

We are writing to formally request your permission for encroachment regarding our project at 4000 Vernor Highway. As the listed property owner, we understand and respect the importance of adhering to property boundaries and regulations, and we are committed to ensuring that our proposed encroachment will be carried out in a responsible manner.

In this petition we are seeking your approval for the following:


- 1.- Commercial Facade along main corridor (Vernor) has outswing doors (Qty. 4) that will encroach beyond the property line @ 12 inches.
- 2.- Frost footings will be installed in the concrete slabs beneath the sidewalk in front of each outswing door (Qty. 4) along Vernor and will encroach beyond the said property line of the property.
- 3.- New canopies (Qty. 4) above each outswing door along the Vernor Corridor Facade will encroach the public right of way.

As designed the canopies will serve as shade and protection from the elements (snow, ice, rain, etc.) for patrons and residents of La Joya. In addition, the canopies will reduce the amount of direct sunlight that impacts the building, thus reducing energy consumption. In closing, canopies offer a versatile solution combining functional benefits with visual commercial appeal. Frost footings were added in front of entries to retail spaces this will prevent sidewalk heaving and future repairs on public sidewalks.

We are fully committed to assuming all financial responsibilities associated with the encroachment, including any potential maintenance. Furthermore, we are open to discussing any terms or conditions you may have regarding the encroachment agreement. It is our intention to ensure that this arrangement is beneficial for all involved and that it does not disrupt the public right of way or inconvenience the community.

Please feel free to contact our Development Manager, Ed Potas, at epotas@cinnaire.com to address any questions you may have. Thank you for your attention to this matter.

Sincerely,

DocuSigned by:

E79654C5FEE143C...
Christopher Laurent, President

Lansing | Corporate Headquarters
1118 South Washington Avenue
Lansing, Michigan 48910
517 482 8555

Detroit
2111 Woodward Avenue, Suite 600
Detroit, Michigan 48201
313 841 3751

Grand Rapids
100 César E. Chávez Avenue, Suite 202
Grand Rapids, Michigan 49503
616 272 7880

Chicago
225 West Washington Street, Suite 1350
Chicago, Illinois 60606
312 957 7283

Milwaukee
231 E. Buffalo Street, Suite 302
Milwaukee, Wisconsin 53202
517 482 8555

Indianapolis
320 North Meridian, Suite 516
Indianapolis, Indiana 46204
317 423 8880

Madison
10 East Doty Street, Suite 617
Madison, Wisconsin 53703
608 234 5291

Wilmington
100 West 10th Street, Suite 502
Wilmington, Delaware 19801
302 655 1420

LA JOYA GARDENS

LOCATION:
 DEFROIT, MI
 REGIONAL DEVELOPMENT AREA
 CHAIRMAN:
 3711 WOODWARD AVENUE, SUITE 400
 DEFROIT, MI 48207

SITIO

2001 MARKET ST, SUITE 500
 FARMINGTON HILLS, MI 48334

ARCHITECT:
 201 WOODWARD STREET, SUITE 202
 DEFROIT, MI 48207
 PROJECT NO. 101111
 DATE: 07/11/07

FUNCTIONAL PROGRAM:
 OFFICE & RECEPTION
 MEETING ROOMS
 CONFERENCE ROOM
 STORAGE
 RESTROOMS
 BREAK ROOM
 LOBBY
 ELEVATOR

LANDSCAPE:
 STANLEY BERNADES
 1000 WOODWARD AVENUE
 DEFROIT, MI 48207
 PHONE: 313-823-3838

SPONSOR:
 ARCHITECT:
 SUIRY:
 INSIDE:
 TROOP:
 CONTRACTOR:

PRODUCT SEALS DATE:
 DATE: 07/11/07
 BY: [Signature]
 FOR: [Signature]

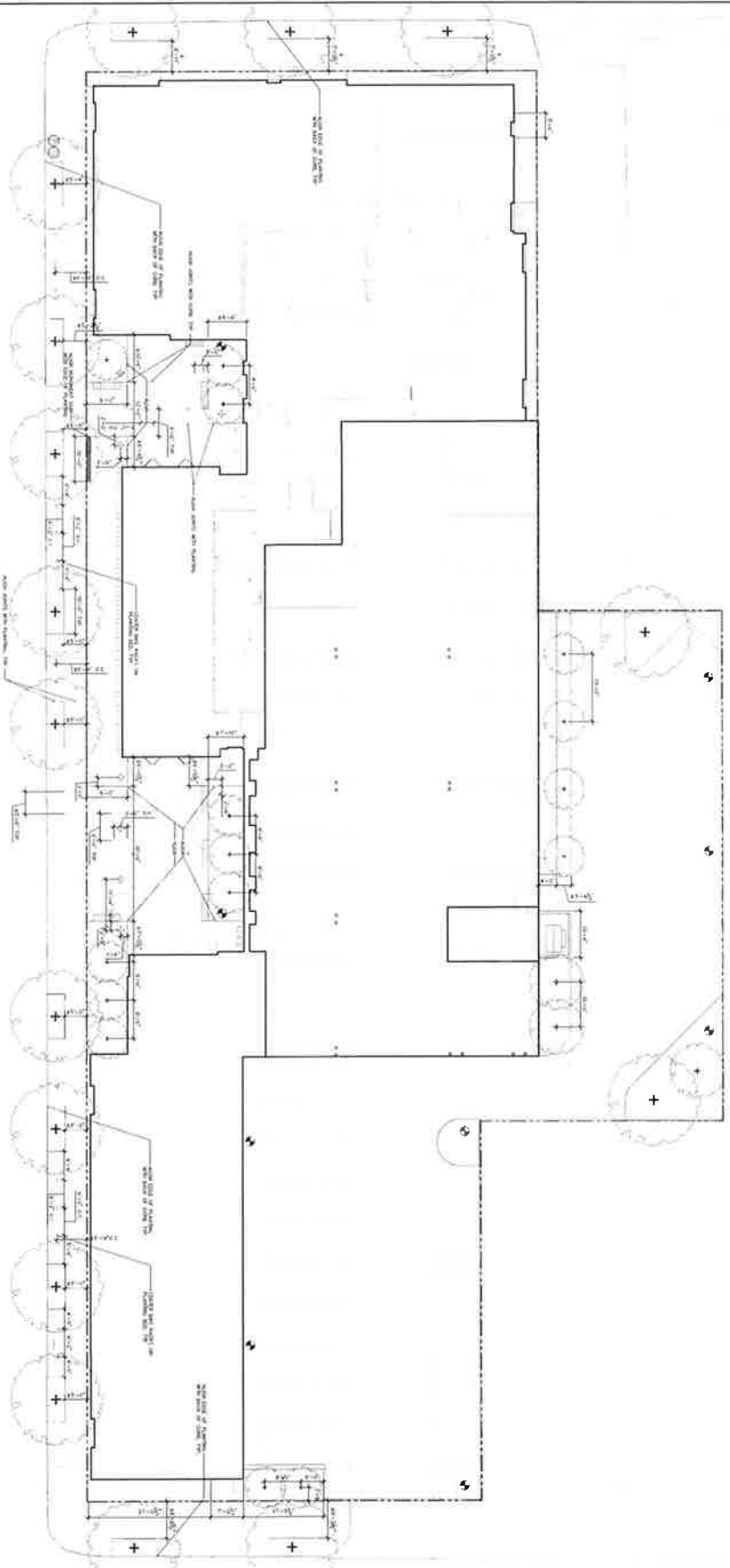
SCALE:
 1/8" = 1'-0"

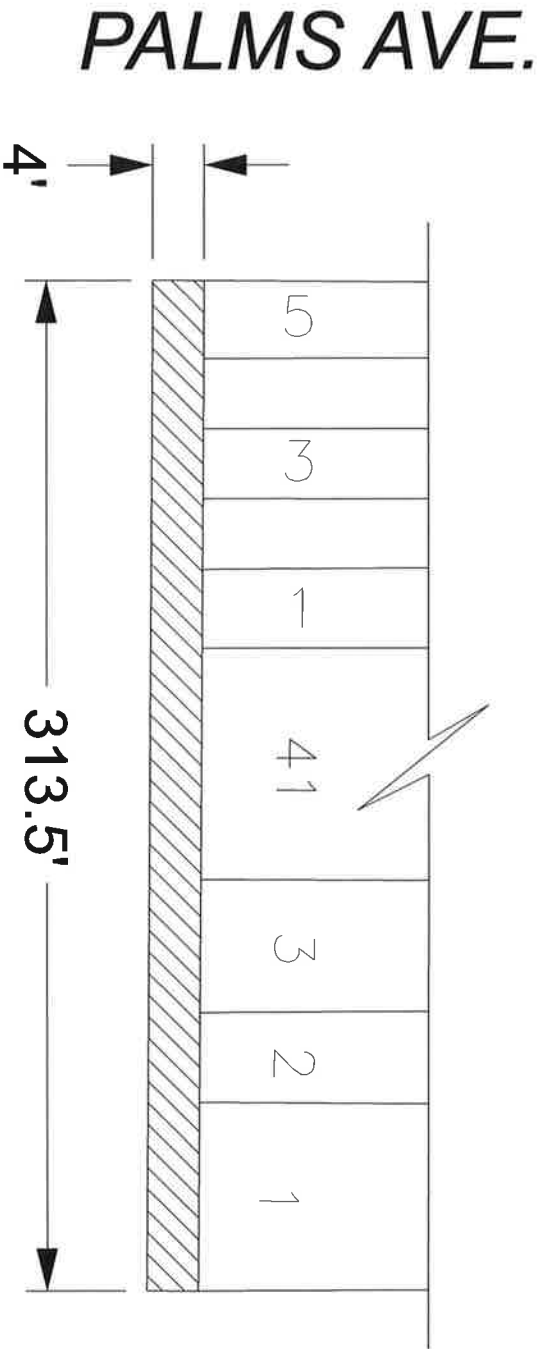


PROJECT NO. 101111
 DATE: 07/11/07
 SCALE: 1/8" = 1'-0"

LAYOUT PLAN

L-110






HUBBARD AVE.



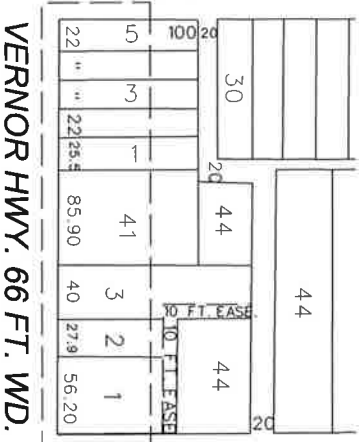
VERNOR HWY.

NOTE:
 FROST BLOCK WILL BE
 INSTALLED IN CONCRETE
 SLABS BENEATH SIDEWALK
 IN FRONT OF EACH
 OUTSWING DOOR

 - REQUEST ENCROACHMENT

(FOR OFFICE USE ONLY)

PALMS AVE. 50 FT. WD.



VERNOR HWY. 66 FT. WD.

HUBBARD AVE. 53.33 FT. WD.

CARTO 19 D

**REQUEST ENCROACHMENT
 INTO VERNOR HWY.
 AT 4000 VERNOR HWY.**

B					
A					
DESCRIPTION		DRN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY	AP	CHECKED	LC		
DATE	10-27-2023	APPROVED	JD		

**CITY OF DETROIT
 CITY ENGINEERING DIVISION
 SURVEY BUREAU**

JOB NO. 23-158

DRWG. NO.