



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:

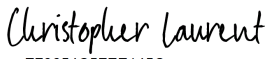
- 1.- Commercial Facade along main corridor (Vernor) has outswing doors (Qty. 4) that will encroach beyond the property line @ 12 inches.
- 2.- Frost footings will be installed in the concrete slabs beneath the sidewalk in front of each outswing door (Qty. 4) along Vernor and will encroach beyond the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

E79654C5FEE145C...
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:
DETROIT, MI
MSHDA DEVELOPMENT #3934
OWNER:
CINNAIRE
2111 WOODWARD AVENUE, SUITE 600
DETROIT, MI 48201

SITIO

architecture • urbanism
2001 MARKET ST, SUITE 2500
PHILADELPHIA, PA 19103
215.281.5500

ASSOCIATED ARCHITECT

700 W. WASHINGTON
511 BURGHOUGH STREET, SUITE 122
DETROIT MI
(313) 405-5005

STRUCTURAL ENGINEERING

ODONNELL & MACCARATO, INC.
1 WEST BROAD STREET, SUITE 1009
BETHLEHEM, PA 18018
(610) 897-9833

MISCELLANEOUS ELECTRICAL, PLUMBING & FIRE

ALDERSON ENGINEERING, INC.
200 SOUTHAMPTON, PA 18986
(215) 394-9485

LANDSCAPE

STUDIO | BRYAN HANES
3401 CENTINIA ST., PA 19107
(215) 263-2666

ACOUSTICS

METROPOLITAN ACOUSTICS
1604 JPK BLVD, SUITE 1002
PHILADELPHIA, PA 19103
(215) 241-5262

CIVIL ENGINEERING

MANNIK SMITH GROUP
65 CACILAC SQUARE, SUITE 3311
DETROIT, MI 48228
(313) 961-9500

SPONSOR:

NAME:

ARCHITECT:

NAME:

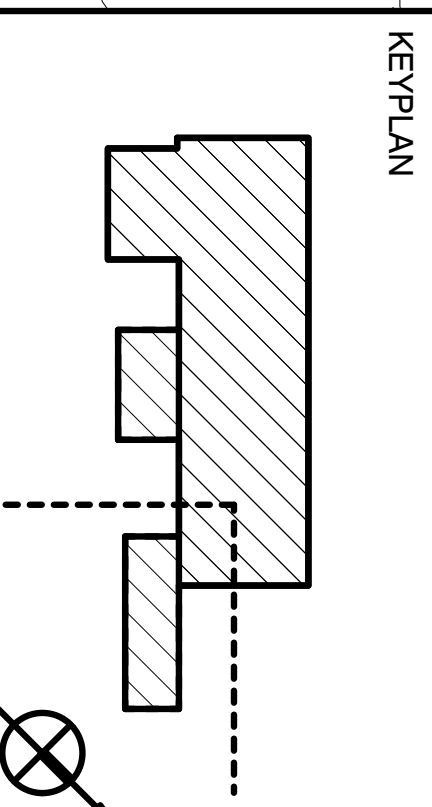
SURETY:

NAME:

MSHDA:

NO.:

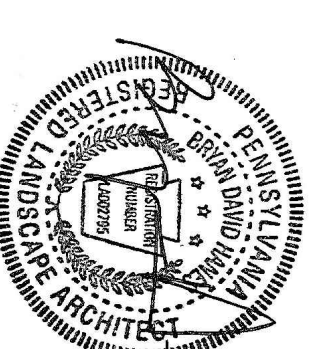
KEY PLAN



PROJECT ISSUE DATE

REV #	DATE	DESCRIPTION
10	10.19.2020	PERMIT SUBMISSION
12	12.01.2020	MSHDA CD SUBMISSION
02	02.17.2021	ISSUE FOR CONSTRUCTION

SEALS



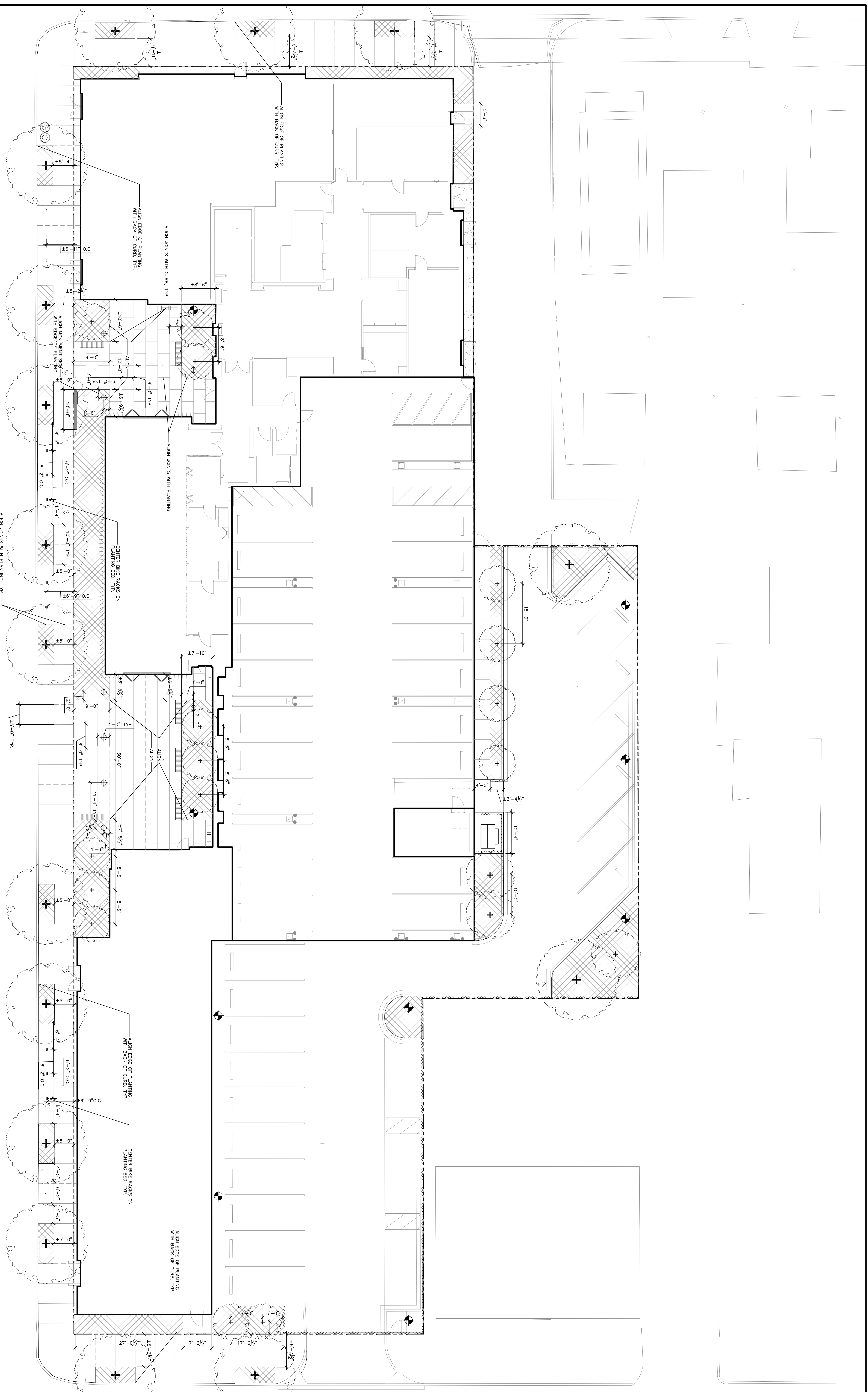
CINNAIRE © 2021. SITE/LLC. ALL RIGHTS RESERVED.
MSHDA: MSHDA DEVELOPMENT #3934. MSHDA: MSHDA DEVELOPMENT #3934. MSHDA: MSHDA DEVELOPMENT #3934. MSHDA: MSHDA DEVELOPMENT #3934. MSHDA: MSHDA DEVELOPMENT #3934.

PERMIT SUBMISSION

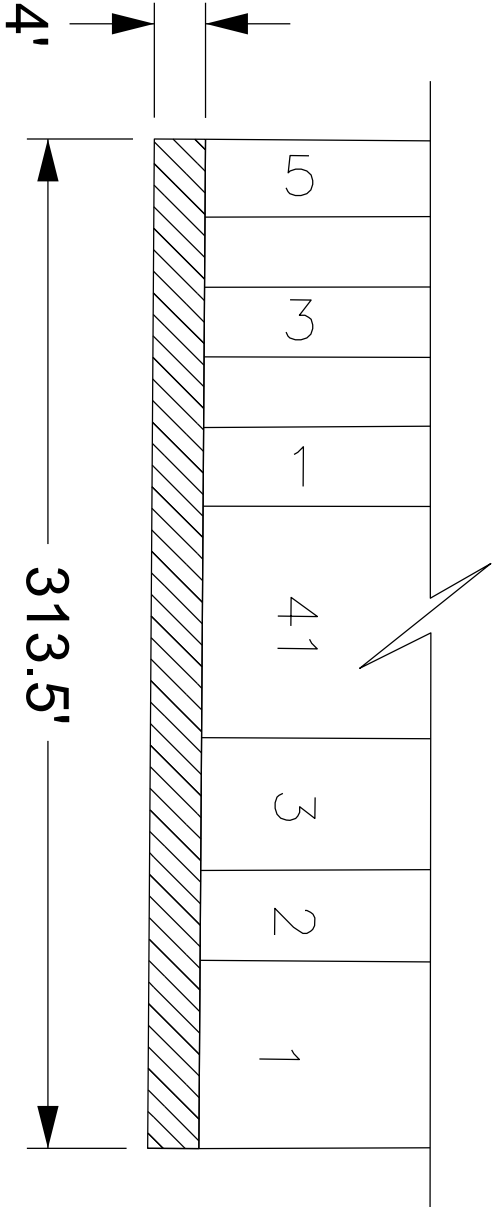
Date: 10/19/2020

LAYOUT PLAN

L-110



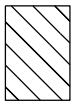
PALMS AVE.



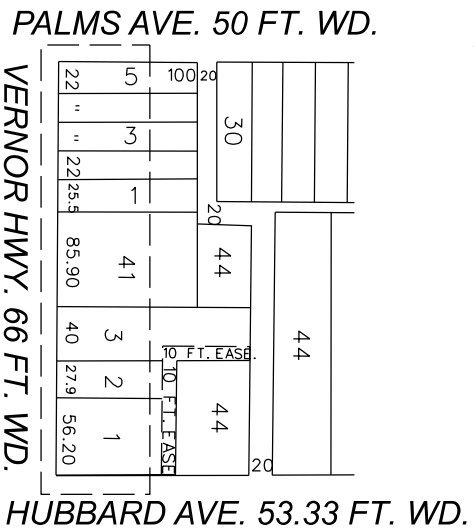
HUBBARD AVE.

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)



CARTO 19 D

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

B				
A				
DESCRIPTION		DRWN	CHHD	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.	