

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. June

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

Petition No.	2024-216
Name of Petitioner	AVA Property Management LLC
Description of Petition	Petition request to combine their properties as one parcel and must vacate the east-west and north-south alleys that are bounded by their owned parcels 14115 Plymouth Road and 11350 Freeland Road. This is a vacation with a reservation of a utility easement.
Type of Petition	Alley Vacation/ Encroachment/ Utility Vacation
Submission Date	7/1/2024
Concerned Departments	Department of Public Works, Planning and Development Department, City Engineering Division
Petitioner Contact	AVA Property Management LLC 14115 Plymouth Road Detroit, MI 48227



CITY OF DETROIT
DEPARTMENT OF PUBLIC WORKS

COLEMAN A. YOUNG MUNICIPAL CENTER

2 WOODWARD AVE. SUITE 601

DETROIT, MICHIGAN 48226

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

Petitioner:
Ava Property Management LLC
14115 Plymouth Road
Detroit, MI 48227

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:

Ava Property Management LLC wants to combine their properties as one parcel and must vacate the east-west and north-south alleys that are bounded by their owned parcels 14115 Plymouth Road and 11350 Freeland Road. This is a vacation with a reservation of a utility easement.

Raven Wright
Supervisor of Maps & Records
Department of Public Works
City Engineering Division
313-224-3985

Letter of Intent

April 06, 2024

**City of Detroit
Office of the Chief Financial Officer
Office of the Assessor
2 Woodward Ave.
Suite 828
Detroit, MI 48226**

**AVA Property Management LLC / Property Owner
Khaled El-Diraoui, Sole Member
14115 Plymouth Rd., Detroit, MI 48227
11350 Freeland, Detroit, MI 48227
(313) 779-7633**

RE: Alley Vacation

To whom it may concern:

AVA Property Management LLC is the owner of the neighboring parcels located at 14115 Plymouth and 11350 Freeland. AVA Property Management LLC would like to combine their properties as one parcel, and need to vacate the alley in order to do so. There are no adjoining neighbors on either side of the alley, as the alley is landlocked on all sides between 14115 Plymouth and 11350 Freeland.

AVA Property Management LLC hereby respectfully requests that the alley in between 14115 Plymouth Rd and 11350 Freeland be vacated by the City of Detroit. The vacated alley shall be accessible to any/all utility companies and/or city departments who have services and/or easements located there. AVA Property Management LLC has sought the help of Atlas Consulting to assist in this matter and is authorized to act on behalf of AVA Property Management LLC.

 4/6/24

**Khaled El-Diraoui
AVA Property Management LLC
Sole Member**

City of Detroit

PUBLIC WORKS DEPARTMENT: CITY ENGINEERING DIVISION

Coleman A. Young Municipal Center - 6th Floor

We, the undersigned individuals owning property adjacent to the proposed right-of-way to be vacated have no objections to the request of the petitioner. This petition requires consent by 2/3 of the adjacent owners in residential areas. Commercial areas require 100% of adjacent owners to consent. Properties owned by a business or other entity must be signed by an authorized agent in order to be counted in this petition.

By signing this petition the property owner is confirming awareness of the following changes to their property:

- (1) Vacating the proposed street or alley will result in the property owner being allocated ownership of $\frac{1}{2}$ of the street or alley (conditional to the design of the subdivision) and will cause the property assessment to be adjusted to include the increase in square footage.
- (2) Drainage fees to the property will be adjusted based on any added impervious surfaces added to the property. Please contact the Department of Water and Sewage for additional questions regarding rates.
- (3) Garages orientated toward the alley may no longer be accessible by the alley. Upon approval of this petition the alley will no longer be considered public. The property owner waves their right to access their property using the alley.

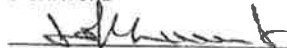
Commercial properties are subject to the conditions of their land use grant. Which may require permission from the Buildings and Safety Engineering and Environment Department or the Board of Zoning Appeals prior to changing the limits of their property.

PRINTNAME / ADDRESS / DATE SIGNED
Khaled El-Diraoui Sole Member on behalf of
AVA Property Management LLC

14115 Plymouth Rd
Detroit, MI 48227

4/9/24

SIGNATURE

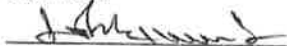


PRINTNAME / ADDRESS / DATE SIGNED
Khaled El-Diraoui Sole Member on behalf of
AVA Property Management LLC

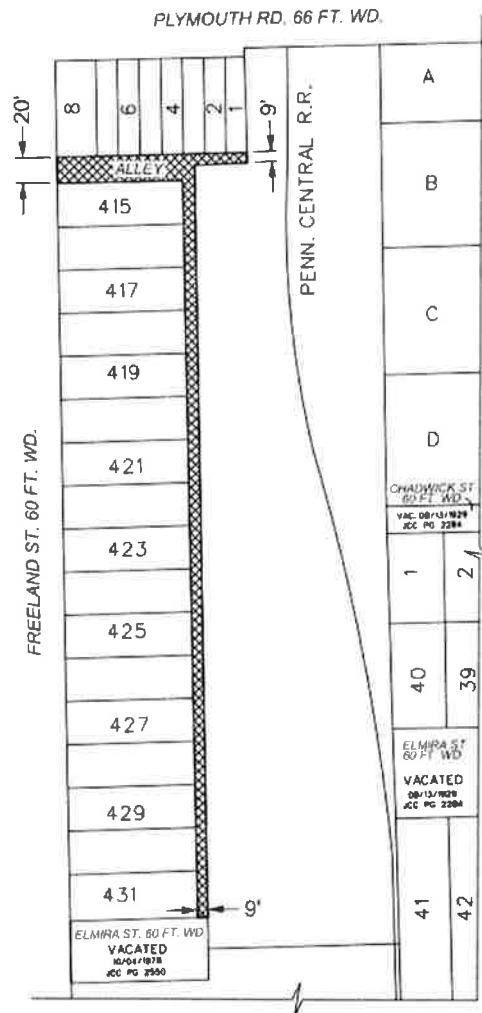
11350 Freeland
Detroit, MI 48227

4/9/24

SIGNATURE



MAP-24-55



- VACATION WITH UTILITY EASEMENT

(FOR OFFICE USE ONLY)

CARTO 82 B

B					
A					
DESCRIPTION	DATE	CHECK	APP	DATE	
BLANK BY	TS	CHECKED		LC	
DATE	04-12-2024	APPROVED		RW	

REQUEST TO VACATE WITH UTILITY EASEMENT
THE N/S PUBLIC ALLEY AND THE E/W PUBLIC ALLEY
BETWEEN FREELAND ST., PLYMOUTH RD.,
ELMIRA ST. AND PENN CENTRAL R.R.

CITY OF DETROIT
CITY ENGINEERING DIVISION
SURVEY BUREAU

JOB NO. 24-55

DRWG. NO.