



**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:
E&D Property, LLC
12891 Whitcomb
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 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 request vacation with easement, two north/south alleys bounded by Whitcomb Ave., Tyler Ave., Greenfield Ave., and Fullerton Ave.

Georgine Gersdorff
Manager II
Department of Public Works
City Engineering Division
313-224-3985



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City of Detroit: Street and Alley Vacations

Department of Public Works - Maps and Records

Right-of-Way Type

Easement Vacation

This layer indicates all streets and alleys vacated 'Outright' and vacated with conversion to utility easement in the City of Detroit. This layer is updated on a regular basis.

Definition of Terms

Vacation - Has been "Outright" vacated, meaning the right of way has become a private property with no restrictions. Showing in **red** on this map.

Easement - Has been vacated with the reserve of a utility easement, meaning the right of way has become a private property with access rights for utility companies. Showing in **blue** on this map.

Fields

- Review ID: An unique ID for each feature.
- Type of Vacation: The indicator of vacation or easement.
- ROW Type: The indicator of the alley or a specific street name.
- JCC Date: The date for the R.O.W. status change was approved by the City Council.
- JCC Page: Page number to the R.O.W. status change resolution printed on the Journal of City Council.
- Jurisdiction: The R.O.W. status change was initially approved by whom. Value 0*, 1**, 2***.
- Petition ID: the Document ID number for the R.O.W. status

12874 greenfield

Tyler St

Tyler St

Alley #1-->

Alley #2-->

object_id	34961
parcel_number	22049859-61
ward	22
address	12874 GREENFIELD
council_district	1
zip_code	48227
taxpayer_1	E & D PROPERTY, LLC
taxpayer_2	
taxpayer_street	12874 GREENFIELD
taxpayer_city	DETROIT
taxpayer_state	MI
taxpayer_zip	48227
property_class	301

50 m
200 ft

Michigan Geographic Framework | Office of the Assessor, City of Detroit. Zoning data provided by the Buil... Powered by Esri

[Download Link](#) to export the whole table to Shapefile, CSV file, KML, Excel, FGDB, GeoJSON, Feature

Right of Way Street and Alley Vacations

Va
Ea

Parcels

City of Detroit Boundary



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Letter of Intent

October 29th, 2024

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


**E & D Property LLC / Property Owner
Leonard Dervishi, Sole Member
12874 Greenfield Road., Detroit, MI 48227
12891 Whitcomb, Detroit, MI 48227
12893 Whitcomb, Detroit, MI 48227
12903 Whitcomb, Detroit, MI 48227
(313) 595-6073**

RE: Alley Vacation with an Easement

To whom it may concern:

E & D Property LLC is the owner of the neighboring parcels located at 12874 Greenfield Road, and 12891, 12893, 12903 Whitcomb. E & D Property LLC would like to split/combine their properties, 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.

E & D Property LLC hereby respectfully requests that the alley 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. E & D Property LLC has sought the help of Atlas Consulting to assist in this matter and is authorized to act on behalf of E & D Property LLC.



**Leonard Dervishi
E & D Property LLC
Sole Member**



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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.

PRINT NAME / ADDRESS / DATE SIGNED

Leonard Dervishi on behalf of

E & D Property LLC

12874 Greenfield Road Detroit MI 48227

8/7/2024

SIGNATURE

PRINT NAME / ADDRESS / DATE SIGNED

Leonard Dervishi on behalf of

E & D Property LLC

12891 Whitcomb Detroit MI 48227

8/7/2024

SIGNATURE



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PRINT NAME / ADDRESS / DATE SIGNED

Leonard Dervishi on behalf of

E & D Property LLC

12893 Whitcomb Detroit MI 48227

8/7/2024

SIGNATURE

PRINT NAME / ADDRESS / DATE SIGNED

Leonard Dervishi on behalf of

E & D Property LLC

12903 Whitcomb Detroit MI 48227

8/7/2024

SIGNATURE

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MAP-24-163

GREENFIELD AVE. 106 FT. WD.

TYLER AVE. 50 FT. WD.

3	18'		92.87'	63		68	128
2				64		67	129
1				65		66	130

PREST AVE. 75 FT. WD.
VACATED
BY ORDER OF
JCC PG 2593

WHITCOMB AVE. 50 FT. WD.

FULLERTON AVE. 66 FT. WD.

- REQUEST ALLEY VACATION WITH EASEMENT

CARTO 83 C

(FOR OFFICE USE ONLY)

B						REQUEST VACATION WITH EASEMENT OF TWO NORTH/SOUTH ALLEYS BOUNDED BY WHITCOMB AVE., TYLER AVE., GREENFIELD AVE., AND FULLERTON AVE.	CITY OF DETROIT
A							CITY ENGINEERING DIVISION
REVISIONS							SURVEY BUREAU
DESCRIPTION							
DRAWN BY		LC		CHECKED		AP/TS	JOB NO. 24-163
DATE		10/31/2024		APPROVED		RW	DRWG. NO.



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