



Zone Map Amendment (Rezoning) for PUD - Application

1/26/12

PROPERTY OWNER INFORMATION*	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	El Jebel Shrine Association/ Philip Hause
Address	4625 W 50th Ave
City, State, Zip	Denver, CO 80212
Telephone	303-455-3470
Email	c/o William.schwartz@msn.com
*If More Than One Property Owner: All official map amendment applications for a PUD District shall be initiated by all the owners of the entire land area subject to the rezoning application, or their representatives authorized in writing to do so.	

PROPERTY OWNER(S) REPRESENTATIVE**	
<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Representative Name	Shrine Preservation Partners LLC/Glen Sibley
Address	P.O. Box 784
City, State, Zip	Denver, CO 80201
Telephone	720-274-5043
Email	gsibley@aol.com
**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	

Please attach Proof of Ownership acceptable to the Manager for all property owners, such as (a) Assessor's Record, (b) Warranty deed or deed of trust, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.

SUBJECT PROPERTY INFORMATION	
Location (address and/or boundary description):	4625 W 50th Ave, Denver, CO 80212
Assessor's Parcel Numbers:	PIN 160667242 Schedule Number 0218300002000 ;PIN160667293 Schedule Number 0218303004000
Legal Description: (Can be submitted as an attachment. If metes & bounds, a map is required.)	T3 S18 R68 SW/4 COM 618FT W OFVAC VRAIN ST ON E & W CNTR LI OF SEC NELY 307FT ELY 480FT TOW LI OF VAC VRAIN ST, BERKELEY PARK HEIGHTS B3 L14 TO 36 & VAC VRAIN ST ADJ & VACALY ADJ
Area in Acres or Square Feet:	228,300/5.24 (total 2 parcels)
Current Zone District(s):	PUD 273

PROPOSAL		
Proposed Zone District	<input checked="" type="checkbox"/> General PUD	<input type="checkbox"/> Detailed PUD
Proposing SubAreas?	<input checked="" type="checkbox"/> Yes ^{IF} _{NEEDED}	<input type="checkbox"/> No
Intent of PUD:	Intent of this PUD is to allow a variety of housing types on an existing site that is too small to straight zone, and transition from the existing single family neighborhood to the existing Shrine	
Standard Zone District: Please list the zone district(s) on which the PUD will be based.	E-SU-D1, E-TU-B, G-MU-3 possible SubArea zones	
Deviations from Standard Zone District: Please provide a list of proposed deviations and an explanation of why the deviation is needed. Please provide as an attachment if necessary.	Deviation	Why deviation is necessary
	setbacks, lot width	request due to type of units and available space due to site constraints
	bulk plain	request due to type of units and desire for minimum sf, internal to project not adjacent to exist
	existing shrine	all zone conflicts due to an existing condition



REVIEW CRITERIA	
<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.13</p>	<p><input checked="" type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan</p> <p>Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.</p> <p><input checked="" type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</p> <p><input checked="" type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p>
<p>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.14</p>	<p>Justifying Circumstances - One of the following circumstances exists:</p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error.</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact.</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage.</p> <p><input checked="" type="checkbox"/> The land or its surroundings has changed or is changing to such a degree that rezoning that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area</p> <p><input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (Overlay Zone Districts), of this Code.</p> <p>Please provide an attachment describing the justifying circumstance.</p> <p><input checked="" type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</p> <p>Please provide an attachment describing how the above criterion is met.</p>
<p>Additional Review Criteria for Rezoning to PUD District: The proposal must comply with all of the additional review criteria DZC Sec. 12.4.10.15</p>	<p><input checked="" type="checkbox"/> The PUD District is consistent with the intent and purpose of such districts stated in Article 9, Division 9.6 (Planned Unit Development).</p> <p><input checked="" type="checkbox"/> The PUD District and the PUD District Plan comply with all applicable standards and criteria station in Division 9.6.</p> <p><input checked="" type="checkbox"/> The development proposed on the subject property is not feasible under any other Zone Districts, and would require an unreasonable number of variances or waivers and conditions.</p> <p><input checked="" type="checkbox"/> The PUD District, the PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property.</p> <p><input checked="" type="checkbox"/> The PUD District, the PUD District Plan establish permitted building forms that are compatible with adjacent existing building forms, or which are made compatible through appropriate transitions at the boundaries of the PUD District Plan (e.g., through decreases in building height; through significant distance or separation by rights-of-way, landscaping or similar features; or through innovative building design).</p> <p>Please provide an attachment describing how the above criteria are met.</p>



ATTACHMENTS

Please check any attachments provided with this application:

- Authorization for Representative
- Proof of Ownership Document(s)
- Legal Description
- Deviations
- Review Criteria

Please list any additional attachments:

Application letter including review criteria, neighborhood meetings sign in sheets and meeting notes, zoning map and site development master plan for PUD reference

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owners of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area to Be Rezoned	Please sign below as an indication of your consent to the above certification statement (must sign in the exact same manner as title to the property is held)	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	Property owner representative written authorization? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	NO
El Jabel Shrine Association/ Philip Hause	4625 W 50th Ave Denver, CO 80212 303-455-3470 c/o William.schwartz@msn.com	100%	<i>Philip Hause</i>	6/6/14	A	YES





June 20, 2014

Ms. Julie Underdahl, Chair
Denver Planning Board
Community Planning and Development Agency
201 West Colfax Avenue, Department 209
Denver, CO 80202

Re: El Jebel Shrine Association Letter of Authorization

Dear Ms. Underdahl, Members of the Planning Board and City of Denver Staff:

As the legal property owners of the El Jebel Shrine Association, this letter is to confirm that the Shrine Preservation Partners, LLC and Lynn Moore of Davis Partnership Architects have the authority to represent us in the application for property Rezoning and in the Site Development Plan applications on behalf of the El Jebel Shrine Association. The El Jebel Shrine Association is in constant contact with the Shrine Preservation Partners, whom we have a contract with for the purchase of the property. We support their plans to rezone the property for a variety of residential uses and to convert the El Jebel Shrine building to include residential units while maintaining the ability to use the property for a fraternal meeting.

The El Jebel Shrine Association endorses and supports the inclusion of our currently owned property in the request for rezoning that is being submitted by the Shrine Preservation Partners. This property is comprised of the following two parcels:

- Parcel A - 4625 W. 50th Avenue, Denver, CO 80212
- Parcel B - 5030 Vrain Street, Denver, CO 80212

Please let me know if you have any questions. We greatly appreciate your attention to this request.

Sincerely,

Philip Hause, Chairman of the Board

June 23, 2014

Doug Jones, Project Coordinator
Development Services – City and County of Denver
201 W. Colfax Avenue, Dept. 203
Denver, CO 80202

Steve Nalley
Planning Services – City and County of Denver
201 W Colfax Avenue, Dept. 203
Denver, CO 80202

Re: Rezoning Initiation – El Jebel Residential

Dear Doug and Steve:

On behalf of El Jebel Shrine Association (Seller) and Shrine Preservation Partners (Purchasers), please accept the attached Zone Map Amendment (Rezoning) for PUD Application

Current Zoning: PUD #273 with B-2 guidelines
Rezoning Request: PUD-G

Parcel-A Property Location:
4625 West 50th Avenue
Denver, CO 80212

Parcel-A1 Adjacent Land:
5030 Vrain Street
Denver, CO 80212

Existing Site:

The existing PUD #273 site is 5.6 acres, which includes the Shrine “Parcel A” (3.727 acres) and the adjacent “Parcel A1” (1.870 acres).

The El Jebel Shrine building located within “Parcel A” contains 56,745 gross square feet of space. Uses currently include an event center, meeting hall, eating place with a club liquor license, and various offices. The site area supporting the Shrine building contains surface parking, access drives and utility/service areas.

“Parcel A1” currently contains surface parking that is accessed from both Utica and Vrain Streets and supports events that occur in the Shrine.



DAVIS
PARTNERSHIP
ARCHITECTS

DENVER OFFICE

2301 Blake Street, Suite 100
Denver, CO 80205-2108
T 303.861.8555
F 303.861.3027

VAIL OFFICE

0225 Main Street, Unit C101
Edwards, CO 81632-8113
T 970.926.8960
F 970.926.8961

www.davispartnership.com

The surrounding zoning is OS-A (Willis Case Golf Course) and E-SU-DX, which presently includes single-family residential and duplex homes located north and east of the property.

Proposed “Site A” Description: Residential Land Use PUD-G:

The existing Shrine building, with its 60 foot high tower, would be preserved and converted to include residences along with interior parking on the lower level. The building will also include other significant and historic amenities and accoutrements for Shrine residents and adjacent residents. These will include an eating space, a game room, exercise facility and storage areas. A permitted liquor license will remain in effect for this property

The remainder of “Site A” will include town homes of various sizes surrounding the Shrine building and Golf Course. With some flexible regulations, “Site A” will generally conform to G-MU-3 zoning.

Proposed “Site A1” Residential Land Use PUD-G:

It is intended that this site serve as a transition from the denser multi-family and town home zoning surrounding the Shrine to a less dense residential zoning for duplexes on approx. 6,543 square foot lots facing West 50th Avenue, and for single-family homes on approx. 6,029 square foot lots adjacent to the existing neighboring homes. Both the duplexes and the single-family residences will have alley loaded garages, allowing for accessory dwellings. With flexible regulations, “Site A1” will generally conform to E-SU-D1 and E-TU-B zoning.

Proposed Dedication:

Not currently dedicated, Vrain Street will become a dedicated 60 foot R.O.W.

Summary:

The proposal for “Sites A and A1” is primarily designed to be compatible with the context of the surrounding area and to accommodate the desires of the adjacent neighborhood after numerous outreach meetings with organized HOA’s, other groups and individuals. We believe there is strong support for this rezoning request. The general consensus is that saving the historic Shrine building, combined with a conversion to a residential community, outweighs the benefits of the Shriners present public event use.

Review Criteria:

General Review Criteria:

The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7

A. Consistent with Adopted Plans

Residential zoning is consistent with the adopted plans for the stability of this area. The Shiner's diminishing membership, an aging building in need of repairs, and increased expenses for upkeep have forced the Shriners to offer the property for sale and redevelopment. Transforming this building and its surrounding land to a residential neighborhood will enhance the entire community while maintaining its historic and iconic character.

B. Uniformity of District Regulations and Restrictions

Uniformity in architecture and design throughout the PUD-G will complement the Shrine and surrounding neighborhood.

C. Public Health, Safety and General Welfare

The proposed rezoning of the El Jebel PUD will improve the health, safety and welfare of the city by providing improved fire, water, parking and road service for the neighborhood and its surrounding community.

The Land:

The present El Jebel Shrine zoning (PUD #273) allows uses such as community center, meeting hall, eating place, various offices, and an active liquor license.

Due to decreased membership and increased expenses associated with an aging building, the Shriners have chosen to sell the property to Shrine Preservation Partners. They are in support of the preservation of the Shrine and the adjacent land for residential development.

The future residential use of the property will be more compatible to the neighborhood than the current use that supports large events that create parking and traffic problems for homeowners in the area, as well as along the streets and arteries that lead into the area.

The Proposal:

The proposed PUD-G development will consist of a variety of housing styles that are compatible with, and complementary to, the Shrine building. It also includes single-family home designs that are similar to the adjacent neighborhood.

General PUD District Plan:

The El Jebel Residential Development will be phased and proceed over a period of time. Site development plans are expected to be submitted for each phase.

The El Jebel Residential Development conforms to all applicable standards and criteria in Division 9.6 for PUD-G.

The El Jebel Residential Development is not compatible with a standard zoning district due to the size of the parcel and the existing 60 foot high Shrine tower, which is located in the middle of the property and which, due to its historical significance as a neighborhood icon, should be preserved for posterity.

It is not feasible to develop this 5.6-acre site under any other zoning because of its diverse housing styles and the need to preserve the character and architectural integrity of the historic Shrine.

The El Jebel Residential Development will be comprised of a variety of residential styles that complement the Shrine while transitioning to and blending appropriately with homes in the established, surrounding neighborhood. The character of the Shrine building and adjacent open space will also provide cues for the residential design.

The El Jebel Residential Development will feature:

- 6 single-family lots of approximately 6,029 square feet each
(approximately 45.33' x 133')
- 5 duplex lots of approximately 6,543 square feet each
(approximately 53.2' x 123')
- 37 town home lots
- 30 Shrine-building residences

All of these home designs will be designed to standards that complement the historic Shrine building while preserving most view corridors. In addition, a landscape design agreement has been approved by Willis Case Golf Course and this cooperative agreement will preserve all mutual landscape boundaries to define and beautify both properties.

In the attached documents, you will find a formal PUD-G application and all the required supporting documents. Please let me know if you need any additional material for this submittal.

Sincerely,

DAVIS PARTNERSHIP ARCHITECTS, PC



Lynn A. Moore
Principal

Denver Property Assessment and Taxation System (3.1.7)

4625 W 50TH AVE

Owner	PIN	Legal Description	Property Type	Tax District
EL JEBEL SHRINE 4625 W 50TH AVE DENVER, CO 80212-2997	160667242 Schedule Number 0218300002000	T3 S18 R68 SW/4 COM 618FT W OFVAC VRAIN ST ON E & W CNTR LI OF SEC NELY 307FT ELY 480FT TOW LI OF VAC VRAIN ST	INDUSTRIAL - CHURCH	DENV

Summary

Style:	OTHER	Reception No:	Year Built:	1930
Recording Date:		Building Sqr. Foot: 56745	Document Type:	
Bedrooms:		Sale Price:	Baths Full/Half:	0/0
Mill Levy:	83.090	Basement/Finish: 0/0	Zoning Used for Valuation:	ESU
Lot Size:	147,000			

Note: Valuation zoning may be different from City's new zoning code.

Assessment

	Actual	Assessed	Exempt
Current Year			
Land	\$2,249,100	\$652,240	\$1,538,250
Improvements	\$3,055,200	\$886,010	
Total	\$5,304,300	\$1,538,250	
Prior Year			
Land	\$2,249,100	\$652,240	\$1,538,250
Improvements	\$3,055,200	\$886,010	
Total	\$5,304,300	\$1,538,250	

Denver Property Assessment and Taxation System (3.1.7)

4625 W 50TH AVE

Owner	PIN	Legal Description	Property Type	Tax District
EL JEBEL SHRINE 4625 W 50TH AVE DENVER, CO 80212-2997	160667242 Schedule Number 0218300002000	T3 S18 R68 SW/4 COM 618FT W OFVAC VRAIN ST ON E & W CNTR LI OF SEC NELY 307FT ELY 480FT TOW LI OF VAC VRAIN ST	INDUSTRIAL - CHURCH	DENV

Summary

Style:	OTHER	Reception No:	Year Built:	1930
Recording Date:		Building Sqr. Foot: 56745	Document Type:	
Bedrooms:		Sale Price:	Baths Full/Half:	0/0
Mill Levy:	83.090	Basement/Finish: 0/0	Zoning Used for Valuation:	ESU
Lot Size:	147,000			

Note: Valuation zoning may be different from City's new zoning code.

Assessment

	Actual	Assessed	Exempt
Current Year			
Land	\$2,249,100	\$652,240	\$1,538,250
Improvements	\$3,055,200	\$886,010	
Total	\$5,304,300	\$1,538,250	
Prior Year			
Land	\$2,249,100	\$652,240	\$1,538,250
Improvements	\$3,055,200	\$886,010	
Total	\$5,304,300	\$1,538,250	

Denver Property Assessment and Taxation System (3.1.7)

4625 W 50TH AVE

Owner	PIN	Legal Description	Property Type	Tax District
EL JEBEL SHRINE 4625 W 50TH AVE DENVER, CO 80212-2997	160667242 Schedule Number 0218300002000	T3 S18 R68 SW/4 COM 618FT W OFVAC VRAIN ST ON E & W CNTR LI OF SEC NELY 307FT ELY 480FT TOW LI OF VAC VRAIN ST	INDUSTRIAL - CHURCH	DENV

Assessment

Actual Value Year: 2014 Actual Value: \$5,304,300

Property

Year Built: 1930 Square Footage: 56745

Comparables

PIN Schedule Number / Parcel Id Address Sale Month/Year Sales Price

No comparables available for this property.

Denver Property Assessment and Taxation System (3.1.7)

4625 W 50TH AVE

Owner	PIN	Legal Description	Property Type	Tax District
EL JEBEL SHRINE 4625 W 50TH AVE DENVER, CO 80212-2997	160667242 Schedule Number 0218300002000	T3 S18 R68 SW/4 COM 618FT W OFVAC VRAIN ST ON E & W CNTR LI OF SEC NELY 307FT ELY 480FT TOW LI OF VAC VRAIN ST	INDUSTRIAL - CHURCH	DENV

Additional Property Information

[Clear results](#)

Zoning [Details](#)

Zone District: PUD
Code Version: 1956 - Former Chapter 59
[Zoning Map](#)

Neighborhood [Details](#)

Regis

Subdivision [Details](#)

Historic Landmark District [Details](#)

No

Historic Landmark [Details](#)

No

Enterprise Zone [Details](#)

Not in enterprise zone.

Floodplain Designation [Details](#)

Zone: X

Downloadable Maps

[Parcel Map](#)
[Quarter Section Map #NW_049](#)
[Assessment Parcel Map Index](#)
[Quarter Section Map Index](#)

Denver Property Assessment and Taxation System (3.1.7)

5030 VRAIN ST

Owner	PIN	Legal Description	Property Type	Tax District
EL JEBEL SHRINE ASSN 4625 W 50TH AVE DENVER , CO 80212- 2997	160667293 Schedule Number 0218303004000	BERKELEY PARK HEIGHTS B3 L14 TO 36 & VAC VRAIN ST ADJ & VACALY ADJ		DENV

Summary

Style:	OTHER	Reception No:	Year Built:	0000	
Recording Date:		Building Sqr. Foot:	0	Document Type:	
Bedrooms:		Sale Price:		Baths Full/Half:	0/0
Mill Levy:	83.090	Basement/Finish:	0/0	Zoning Used for Valuation:	UMS
Lot Size:	81,300				

Note: Valuation zoning may be different from City's new zoning code.

Assessment

	Actual	Assessed	Exempt
Current Year			
Land	\$823,200	\$238,730	\$262,920
Improvements	\$83,400	\$24,190	
Total	\$906,600	\$262,920	
Prior Year			
Land	\$823,200	\$238,730	\$262,920
Improvements	\$83,400	\$24,190	
Total	\$906,600	\$262,920	

Denver Property Assessment and Taxation System (3.1.7)

5030 VRAIN ST

Owner	PIN	Legal Description	Property Type	Tax District
EL JEBEL SHRINE ASSN 4625 W 50TH AVE DENVER , CO 80212- 2997	160667293 Schedule Number 0218303004000	BERKELEY PARK HEIGHTS B3 L14 TO 36 & VAC VRAIN ST ADJ & VACALY ADJ		DENV

Assessment

Actual Value Year: 2014 Actual Value: \$906,600

Property

Year Built: 0 Square Footage: 0

Comparables

PIN	Schedule Number / Parcel Id	Address	Sale Month/Year	Sales Price
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No comparables available for this property.

Denver Property Assessment and Taxation System (3.1.7)

5030 VRain ST

Owner	PIN	Legal Description	Property Type	Tax District
EL JEBEL SHRINE ASSN 4625 W 50TH AVE DENVER , CO 80212- 2997	160667293 Schedule Number 0218303004000	BERKELEY PARK HEIGHTS B3 L14 TO 36 & VAC VRain ST ADJ & VACALY ADJ		DENV

Additional Property Information

[Clear results](#)

Zoning [Details](#)

Zone District: PUD
Code Version: 1956 - Former Chapter 59
[Zoning Map](#)

Neighborhood [Details](#)

Regis

Subdivision [Details](#)

Berkeley Park Heights

Historic Landmark District [Details](#)

No

Historic Landmark [Details](#)

No

Enterprise Zone [Details](#)

Not in enterprise zone.

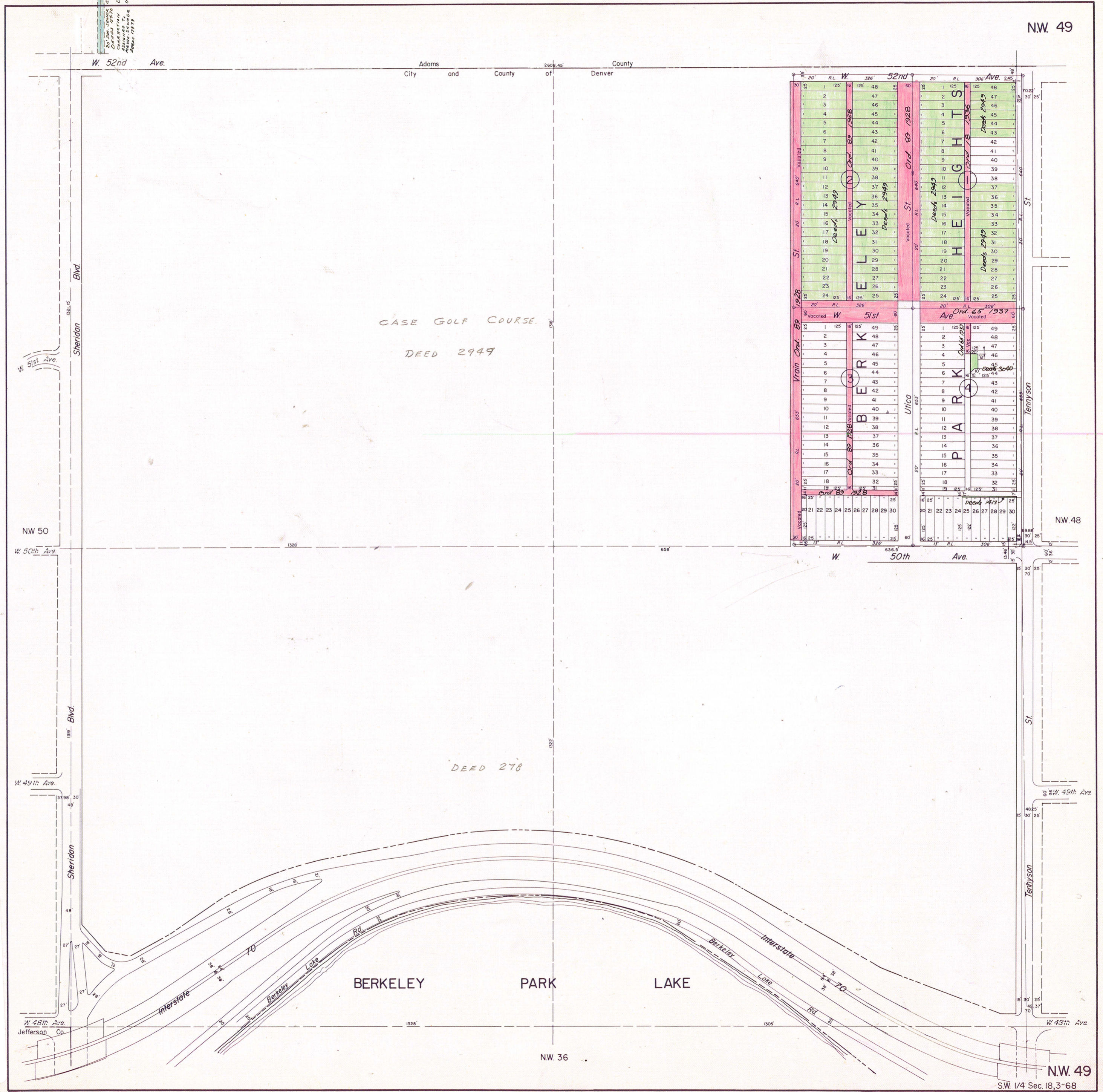
Floodplain Designation [Details](#)

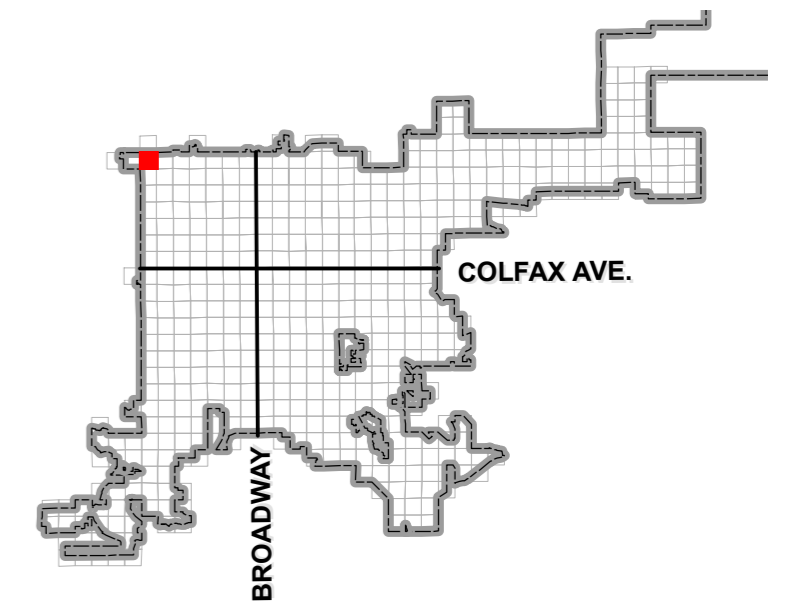
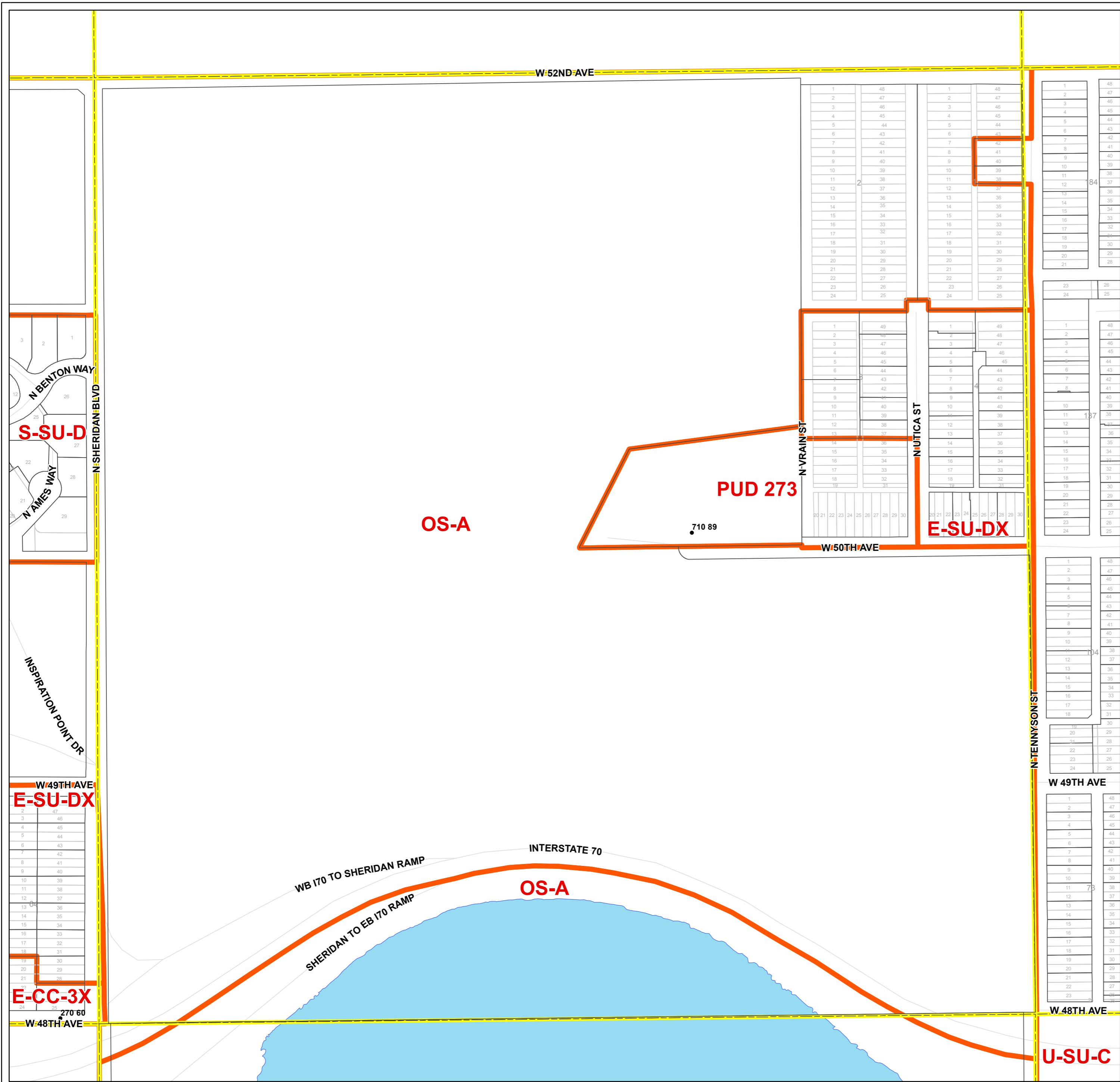
Zone: X

Downloadable Maps

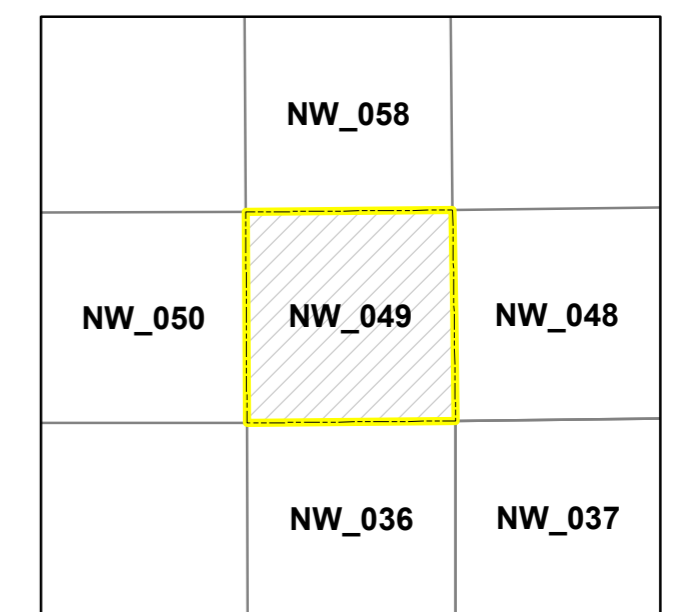
[Parcel Map](#)
[Quarter Section Map #NW 049](#)
[Assessment Parcel Map Index](#)

Section: 18
 # of Documents: 12
 City Deeds not depicted on these maps are found in the Section/Township/Range file. See All





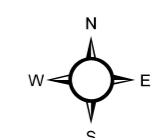
Quarter Section Index



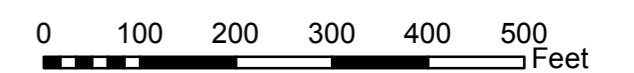
Surrounding Mapsheets

City and County of Denver Zoning Map

QUARTER SECTION: NW_049



Scale 1" = 200'
When printed at 17"x22"



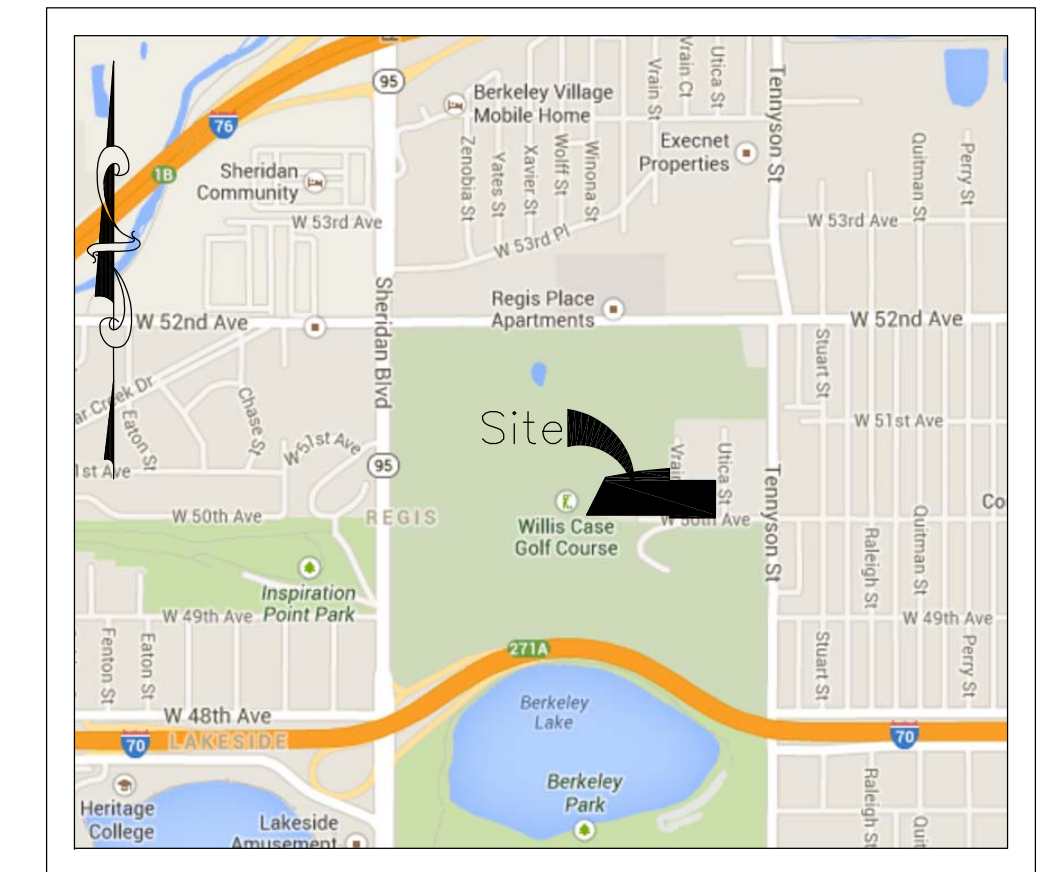
Apr 04, 2014

City and County of Denver
Community Planning and Development
Geographic Information Systems

Disclaimer: The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use. This map is a representation of the proposed official zoning map for the City and County of Denver, filed with the Denver City Clerk on May 20, 2010.

ALTA/ACSM LAND TITLE SURVEY

PART OF THE SW1/4 OF SECTION 18, T3S, R68W, 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION PARCEL A

A PARCEL OF LAND IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION, WHICH POINT IS 636.5 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION; RUNNING THENCE WEST ON SAID SOUTH LINE 618 FEET TO A POINT; RUNNING THENCE NORTH 27 DEGREES 51 MINUTES AND 30 SECONDS EAST 307 FEET; RUNNING THENCE NORTH 83 DEGREES, NO MINUTES AND 30 SECONDS EAST 480 FEET TO A POINT ON THE WESTERLY LINE OF BERKELEY PARK HEIGHTS; RUNNING THENCE SOUTHERLY ON SAID WESTERLY LINE, 330 FEET TO THE PLACE OF BEGINNING.

NOTES

- 1.) BASIS OF BEARING IS ALONG THE EASTERLY SIDE OF BLOCK 3, BERKELEY PARK HEIGHTS, ASSUMED TO BEAR S00°19'38"E.
- 2.) NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) LAND TITLE GUARANTEE COMPANY, ORDER NO. ABC70396073 DATED OCTOBER 25, 2013 AT 5:00 P.M., WAS RELIED UPON ENTIRELY FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THE PROPERTY DESCRIBED HEREON IS SUBJECT TO ALL RESTRICTIONS SET FORTH IN SAID COMMITMENT.
- 4.) SAID PARCEL A CONTAINS A GROSS LAND AREA OF 162,343 SQ.FT.± OR 3.727 ACRES±. SAID PARCEL A1 CONTAINS A GROSS LAND AREA OF 81,442 SQ.FT.± OR 1.870 ACRES±.
- 5.) ALL DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET. ALL BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.
- 6.) VERTICAL CONTROL AND ELEVATIONS AS SHOWN HEREON ARE BASED ON NAVD88 DATUM.
- 7.) NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE FOUND AT THE TIME OF FIELD SURVEY.
- 8.) NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 9.) SAID PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION X (OUTSIDE THE 100 AND 500 YEAR FLOOD AREA) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS SHOWN ON FLOOD INSURANCE RATE MAP 0800460066G, MAP REVISED DATE OF JUNE 17, 2005.

LEGAL DESCRIPTION PARCEL A1

LOTS FOURTEEN (14) TO THIRTY-SIX (36), INCLUSIVE, BLOCK THREE (3), BERKELEY PARK HEIGHTS, INCLUDING ALL VACATED ALLEYS AND THE VACATED PORTION OF VRAIN STREET ADJACENT TO THE ABOVE-DESCRIBED PROPERTY, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SCHEDULE B – SECTION II EXCEPTIONS

1. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
2. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
5. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD FOR VALUE THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
6. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
7. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS.
8. EXISTING LEASES AND TENANCIES, IF ANY.
9. THE RIGHT TO CONSTRUCT, MAINTAIN AND REMOVE SEWERS, WATER PIPES AND APPURTENANCES, AND TO AUTHORIZE THE CONSTRUCTION, MAINTENANCE AND REMOVAL OF THE SAME, AS RESERVED UNTO THE CITY AND COUNTY OF DENVER IN ORDINANCE #89, SERIES OF 1928, RECORDED JULY 19, 1928 IN BOOK 4061 AT PAGE 188. (SHOWN HEREON)
10. AN EASEMENT FOR STREET AND HIGHWAY PURPOSES AS SET FORTH IN INSTRUMENT RECORDED DECEMBER 24, 1928 IN BOOK 4261 AT PAGE 342. (SHOWN HEREON)
11. REGISTRATION STATEMENT FOR NON-CONFORMING USE RECORDED MARCH 9, 1959 IN BOOK 8322 AT PAGE 17. (BLANKET IN NATURE-AFFECTS PARCEL A)

SURVEYOR'S CERTIFICATION

TO: LAND TITLE GUARANTEE COMPANY
SHRINE PRESERVATION PARTNERS, LLC, A COLORADO LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7a, 7b, 8, 11a, 11b, 13, 14, 16, AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

CHRISTOPHER P. LIUZANA 12/20/13
REGISTRATION NO. 71158 DATE

COUNTY SURVEYOR'S FILING CERTIFICATE

DEPOSITED THIS _____ DAY OF _____ OF THE COUNTY
20 ____ AT _____ M., IN BOOK _____ OF THE COUNTY
SURVEYOR'S LAND SURVEY PLATS/RIGHT-OF-WAY SURVEYS AT PAGE _____
RECEPTION NUMBER _____

COUNTY SURVEYOR

Professional Land Surveying Consultants											
9145 E. Kenyon Ave., Suite 101, Denver, CO 80237											
Tel: (303) 753-9799 Fax: (303) 753-4044											
1	12/20/13	ADDED UTILITIES	JL	DRAWN:	CHKD.:	JOB NO.:	DATE:	ACAD FILE:			
NO.	DATE	DESCRIPTION	BY	D.K.	J.L.	R10751	12/9/13	R10751-ALTA			

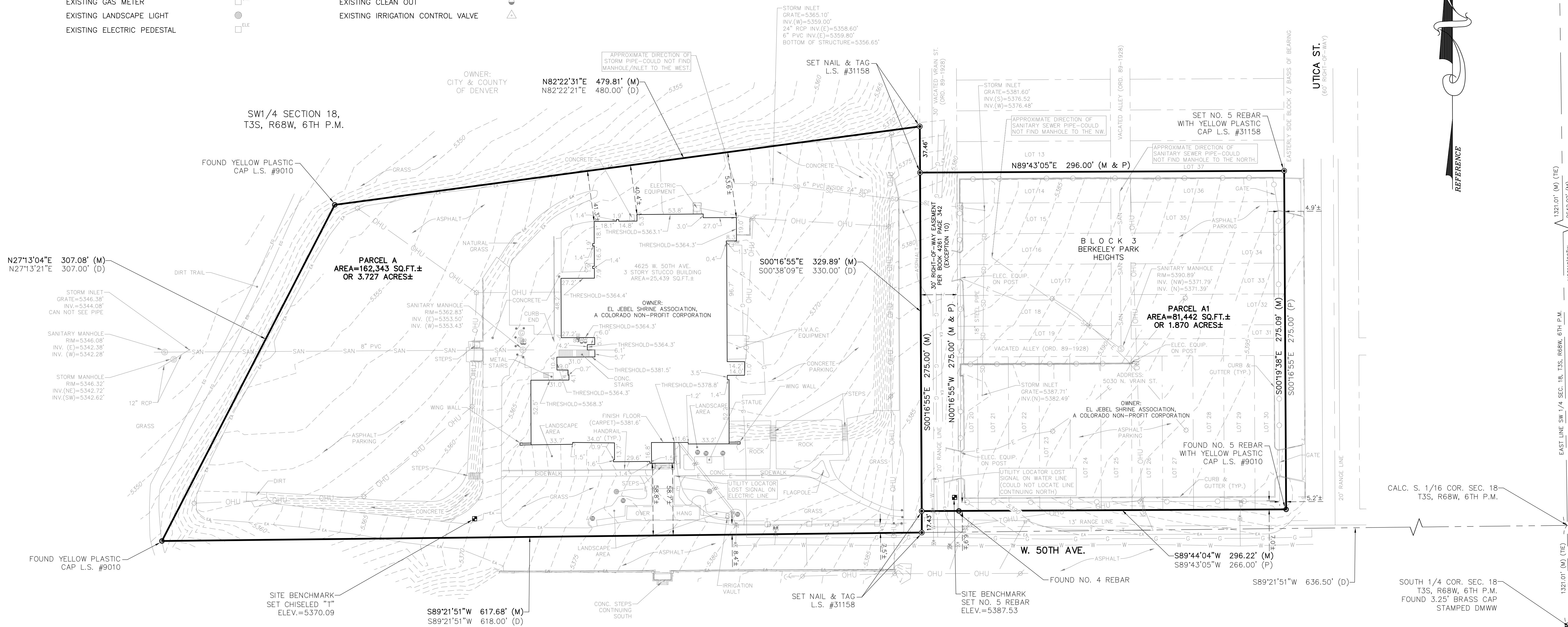
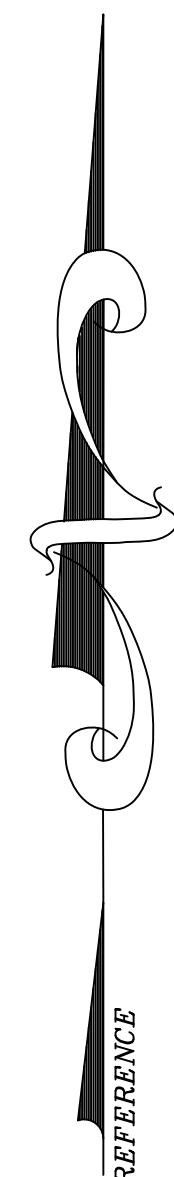
ALTA/ACSM LAND TITLE SURVEY

PART OF THE SW1/4 OF SECTION 18, T3S, R68W, 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

LEGEND

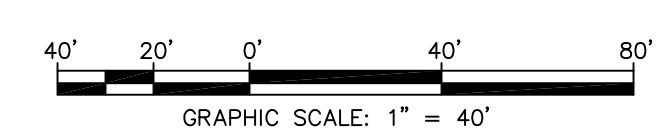
- | | | | | | |
|-------------------------------|--|-----------------------------------|--|----------------------------|--|
| EXISTING INDEX CONTOUR | | EXISTING WATER VALVE | | SECTION CORNER | |
| EXISTING INTERMEDIATE CONTOUR | | EXISTING WATER METER | | EXISTING UTILITY HANDHOLE | |
| EXISTING BUILDING/STRUCTURE | | EXISTING ELECTRIC HANDHOLE | | EXISTING BOLLARD/POST | |
| EXISTING OVERHEAD UTILS | | EXISTING GAS VALVE | | EXISTING CABLE TV PEDESTAL | |
| EXISTING SANITARY SEWER | | EXISTING TELEPHONE PEDESTAL | | | |
| EXISTING STORM SEWER | | EXISTING UTILITY POLE | | | |
| EXISTING ELECTRIC LINE | | EXISTING GUY WIRE | | | |
| EXISTING TELEPHONE LINE | | EXISTING STREET LIGHTPOLE | | | |
| EXISTING GAS LINE | | EXISTING SIGN | | | |
| EXISTING WATER LINE | | EXISTING SEWER MANHOLE | | | |
| EXISTING CHAIN LINK FENCE | | EXISTING VENT PIPE | | | |
| EXISTING METAL/WOOD FENCE | | EXISTING STORM MANHOLE | | | |
| EXISTING EDGE OF ASPHALT | | EXISTING WATER MANHOLE | | | |
| EXISTING EDGE OF GRAVEL/DIRT | | EXISTING FIRE HYDRANT | | | |
| EXISTING SECTION LINE | | EXISTING ELECTRIC MANHOLE | | | |
| EXISTING RIGHT-OF-WAY LINE | | EXISTING GREASE MANHOLE | | | |
| EXISTING GAS METER | | EXISTING CLEAN OUT | | | |
| EXISTING LANDSCAPE LIGHT | | EXISTING IRRIGATION CONTROL VALVE | | | |
| EXISTING ELECTRIC PEDESTAL | | | | | |

CENTER 1/4 COR. SEC. 18
T3S, R68W, 6TH P.M.
FOUND 2.5" BRASS CAP ILLEG.



CALC. S. 1/16 COR. SEC. 18
T3S, R68W, 6TH P.M.

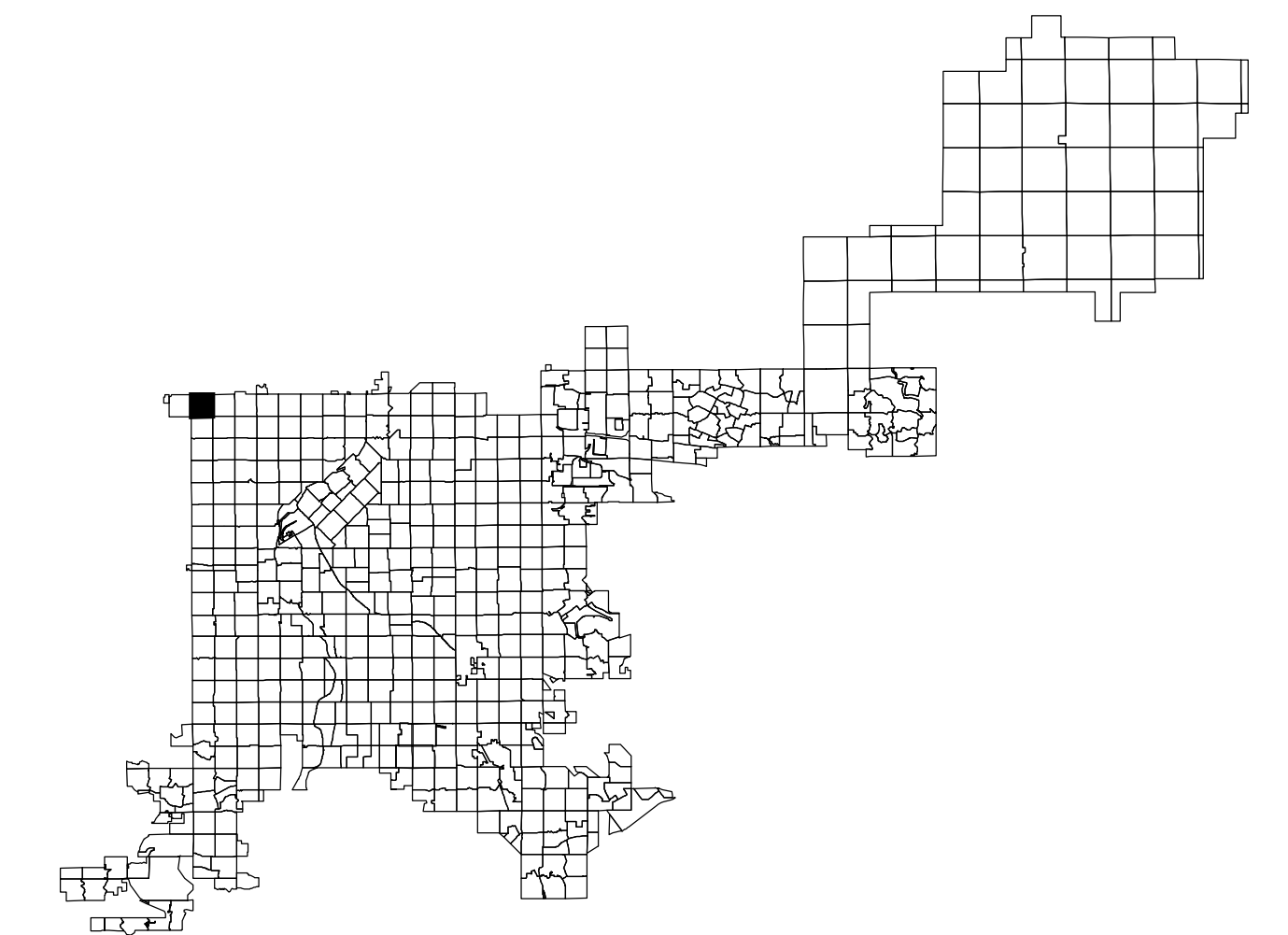
SOUTH 1/4 COR. SEC. 18
T3S, R68W, 6TH P.M.
FOUND 3.25" BRASS CAP
STAMPED DMWW



										Precision Survey & Mapping, Inc. <small>Professional land surveying consultants</small> 9145 E. Kenyon Ave., Suite 101, Denver, CO 80237 Tel: (303) 753-9799 Fax: (303) 753-4044	
NO.	DATE	DESCRIPTION	BY	DRAWN:	CHKD.:	JOB NO.:	DATE:	ACAD FILE:			
1	12/20/13	ADDED UTILITIES	JL	D.K.	J.L.	R10751	12/9/13	R10751-ALTA			

Denver County Assessor's Map

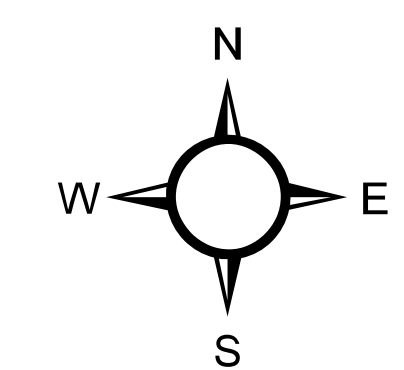
02183



City and County of Denver
Assessor Map Index

T3S R69W S13 03134	T3S R68W S18 02183	02184
T3S R69W S	02192 T3S R68W S19	02191

Surrounding Mapsheets

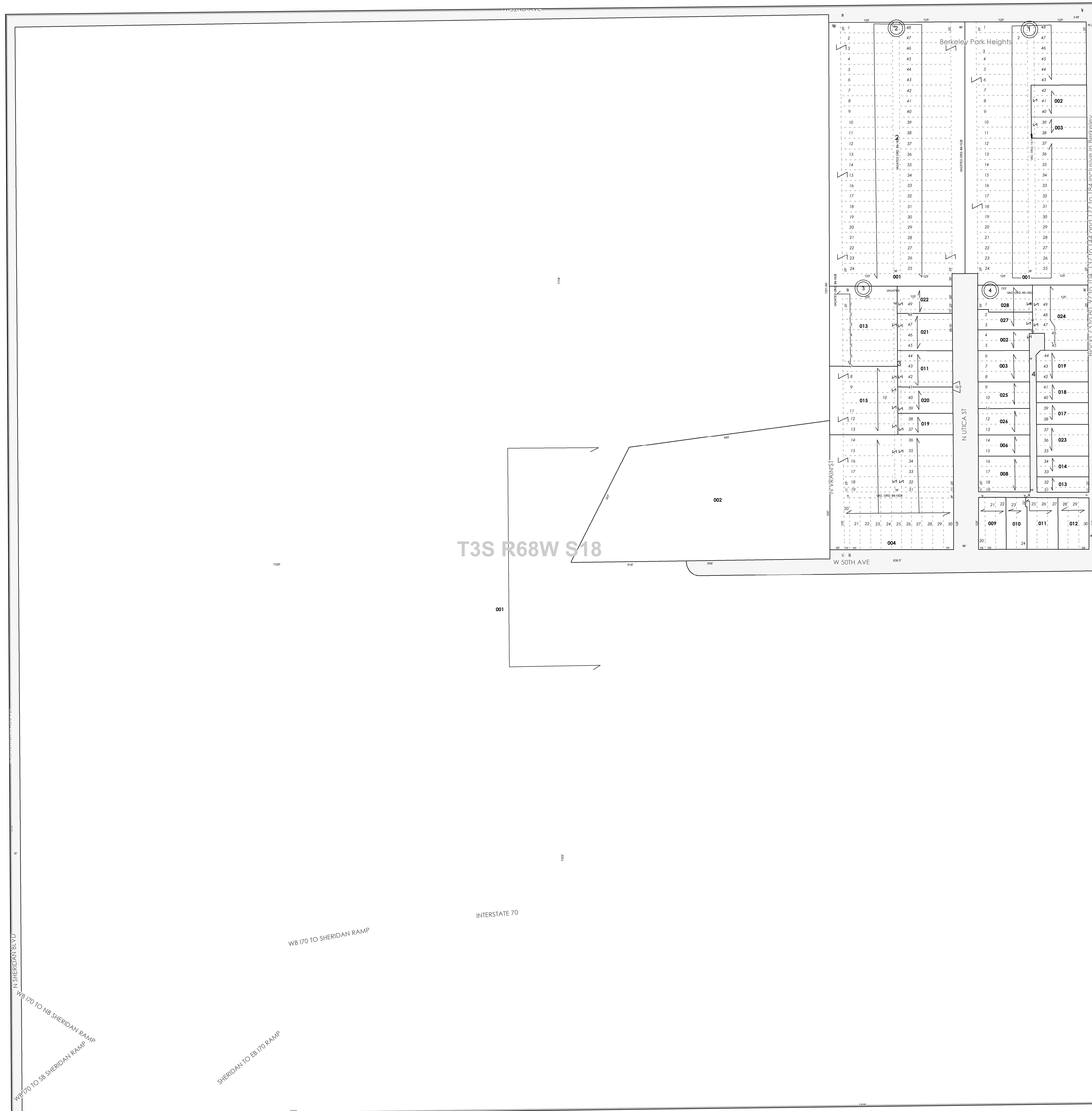


1 inch = 100 feet



Projection Stateplane
Units US Survey Feet
Colorado Central Zone 502
Horizontal Datum NAD83/92 HARN
Vertical Datum NAVD88
Map Produced: 10/18/2013

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BY AUTHORITY

ORDINANCE NO **0338**
SERIES OF 2014

COUNCIL BILL NO. CB14-0414
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

For an ordinance approving a License Agreement and Covenant with El Jebel Shrine Association to allow El Jebel the use of an existing driveway between Willis Case Golf Course and El Jebel Shrine.

BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:

Section 1. The License Agreement and Covenant with El Jebel Shrine Association in the words and figures contained and set forth in that form of License Agreement and Covenant available in the office and on the web page of City Council, and to be filed in the office of the Clerk and Recorder, Ex-Officio Clerk of the City and County of Denver, under City Clerk's Filing No. 2014-0305, is hereby approved.

COMMITTEE APPROVAL DATE: May 15, 2014 by consent

MAYOR-COUNCIL DATE: May 20, 2014

PASSED BY THE COUNCIL: June 9, 2014

Christopher J. Henderson - PRESIDENT **PRO-TEM**

APPROVED: [Signature] - MAYOR _____, 2014

ATTEST: [Signature] - CLERK AND RECORDER,
EX-OFFICIO CLERK OF THE
CITY AND COUNTY OF DENVER

NOTICE PUBLISHED IN THE DAILY JOURNAL: June 6, 2014; June 13, 2014

PREPARED BY: Patrick A. Wheeler – Assistant City Attorney DATE: May 22, 2014

Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed ordinance. The proposed ordinance is submitted to the City Council for approval pursuant to § 3.2.6 of the Charter.

D. Scott Martinez, Denver City Attorney

BY: [Signature], Assistant City Attorney DATE: 22 May, 2014



2014067879
Page: 1 of 1
D \$0.00

DENVERGOV.ORG

"The Official Website of the City and County of Denver"

**Web Publisher's Affidavit
STATE OF COLORADO
City and County of Denver**

I, **Debra Johnson**, Clerk and Recorder, Ex-Officio Clerk of the City and County of Denver, State of Colorado, do hereby verify that DenverGov.org is a public Website of general, worldwide accessibility having its principal office and place of business situated in the City and County of Denver; that said DenverGov.org is the official Website of the City and County of Denver; that said DenverGov.org is in service and online daily; that said Website provides and permits general accessibility thereto; that said Website has been in service and online and published as a public Website of general accessibility in said City and County of Denver, uninterruptedly and continuously during the period of more than fifty-two consecutive weeks next prior to the first date of publication and appearance of the annexed legal notice and advertisement on said Website; and that said legal notice and advertisement was first published and appeared on said Website on the

13th day of June, A.D. 2014

and that therefore, said legal notice and advertisement was duly published in a medium of general circulation on

ORDINANCE NO. 338, SERIES OF 2014

I hereunto have set my hand and affixed the seal of the
City and County of Denver, State of Colorado.

13th day of June, A.D. 2014



Clerk and Recorder,
Ex-Officio Clerk of the City and County of Denver

Jim and Sandy Schrant
5036 Utica Street
Denver, CO 80212
303 433-9063

Denver Planning Board
Community Planning and Development Agency
201 West Colfax Avenue, Department 209
Denver, CO 80202

RE: El Jebel Residential Development Rezone

Dear Members of the Planning Board,

We are writing this letter in support of the proposed rezoning and development of the El Jebel Shrine Temple as proposed by Shrine Development Partners.

Members of our family have lived next to the current Shrine property for over a hundred years which encompasses five generations of Schrants. Along with us, Jim's brother lives on Tennyson Street one block away from the proposed site development. It goes without saying that the area is dear to us and we are invested in it.

We view the proposed development as an asset to the area. We understand that it currently is not zoned for residential and that a new PUD zone will have to be approved.

It is a must that this become a residential area as proposed by Shrine Preservation Partners. Their plan is well thought out and gives much consideration to the future development and how it will mesh with the current housing of the area.

The El Jebel Shrine has been a good neighbor and we feel that Shrine Preservation Partners will keep this same attitude in the development of the site. We therefore support their plan.

Please give this plan your utmost attention and approval.

Thank you for your time and effort.

Sincerely,

Jim Schrant

Sandy Schrant

Denver Planning Board
Community Planning and Development Agency
201 West Colfax Avenue, Department 209
Denver, CO 80202

RE: El Jebel Residential Development Rezone

Dear Members of the Planning Board:

I am writing in support of the rezoning efforts for the El Jebel Shrine that is currently being requested from Shrine Preservation Partners. At a May 22, 2014 neighborhood assembly, the Shrine Preservation Partners design team presented a preliminary site plan and elevated drawings showing the most recently evolved future plans for the site. The presentation confirmed that the current zoning does not allow for residential and a new PUD zone will have to be applied for.

The requested rezoning to allow residential to be constructed after the El Jebel Shiners' leave is a reasonable use of the property and we support this approach. We are purchasing the existing duplex at 4419/4421 W 50th Ave and are looking forward to seeing additional duplexes along W 50th Ave.

Regards,



David Pagano
4419/4421 W 50th Ave
Denver, CO 80212
303-638-2755

Jeanne and Jeff Laws
5086 Vrain Street, Denver Colorado

To Whom It May Concern:

I am writing in conditional support of the rezoning effort for the El Jebel Shrine that is currently being requested from Shrine Preservation Partners. I attended both neighborhood meetings where the Shrine Preservation Partners design team presented a proposed site plan and drawings showing the future building design plans for the site. I understand that the current commercial PUD does not allow for residential redevelopment.

Residential development with reasonable density, characteristic to the immediate neighborhood and supported by traffic studies to verify minimum impact on the current neighbors, seems a beneficial use.

Shrine and neighborhood compatible architecture design and construction are a stated goal of the El Jebel Shriners organization and Shrine Preservation Partners.

Our conditional support is based on the assurances received from Shrine Preservation Partners that lot and unit density will be supported by a traffic study and that architecture design and construction standards, compatible with the Shrine and the neighborhood, will be made a part of the formal PUD.

We look forward to joining with our neighbors, our elected representatives and Shrine Preservation Partners to jointly insure these assurances are delivered in the event the change of zoning is granted.

Sincerely,



Jeanne & Jeff Laws