

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2023

COUNCIL BILL NO. CB23-1484  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 5107 - 5135 North Emerson Street in Globeville.**

**WHEREAS**, the City Council has determined, based on evidence and testimony presented at the public hearing, that the map amendment set forth below conforms with applicable City laws, is consistent with the City’s adopted plans, furthers the public health, safety and general welfare of the City, will result in regulations and restrictions that are uniform within the G-RX-5 district, is justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, and is consistent with the neighborhood context and the stated purpose and intent of the proposed zone district;

**NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:**

**Section 1.** That upon consideration of a change in the zoning classification of the land area hereinafter described, Council finds:

- a. The land area hereinafter described is presently classified as I-A, UO-2.
- b. It is proposed that the land area hereinafter described be changed to G-RX-5.

**Section 2.** That the zoning classification of the land area in the City and County of Denver described as follows shall be and hereby is changed from I-A, UO-2 to G-RX-5:

**Lot Address:** 5107 N. Emerson St, Denver, CO 80126  
**Lot Legal Description:** Lot 15 and the South ½ of Lot 16, Block 2, W.H. CLARK’s SUBDIVISION  
CITY AND COUNTY OF DENVER, STATE OF COLORADO

**Lot Address:** 5111 N. Emerson St, Denver, CO 80126  
**Lot Legal Description:** The North ½ of Lot 16, Block 2, W.H. CLARK’S SUBDIVISION  
CITY AND COUNTY OF DENVER, STATE OF COLORADO

**Lot Address:** 5115 N. Emerson St, Denver, CO 80126  
**Lot Legal Description:** The South ½ of Lot 17, Block 2, W.H. CLARK’S SUBDIVISION  
CITY AND COUNTY OF DENVER, STATE OF COLORADO

**Lot Address:** 5117 N. Emerson St, Denver, CO 80126  
**Lot Legal Description:** The North ½ of Lot 17, and the South ½ of Lot 18, Block 2, W.H. CLARK’S SUBDIVISION  
CITY AND COUNTY OF DENVER, STATE OF COLORADO

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2 **Lot Address:** 5135 N. Emerson St, Denver, CO 80126  
3 **Lot Legal Description:** PARCEL A. LOTS 23, 24 and 25 BLCK 2 W.H. CLARKS  
4 SUBDIVISION CITY AND COUNTY OF DENVER, STATE OF COLORADO. PARCEL B,  
5 LOTS 19, THROUGH 22 and (N) ½ LOT OF 18, BLOCK 2 W.H. CLARKS SUBDIVISION  
6 CITY & COUNTY OF DENVER STATE OF COLORADO


7 in addition thereto, those portions of all abutting public rights-of-way, but only to the centerline  
8 thereof, which are immediately adjacent to the aforesaid specifically described area.

9 **Section 3.** That this ordinance shall be recorded by the Manager of Community Planning and  
10 Development in the real property records of the Denver County Clerk and Recorder.

11 COMMITTEE APPROVAL DATE: October 17, 2023

12 MAYOR-COUNCIL DATE: October 24, 2023

13 PASSED BY THE COUNCIL: January 8, 2024

14  \_\_\_\_\_ - PRESIDENT

15 APPROVED: Michael C. Johnston - MAYOR Jan 12, 2024  
Michael C. Johnston (Jan 12, 2024 08:47 MST)

16 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
17 EX-OFFICIO CLERK OF THE  
18 CITY AND COUNTY OF DENVER

19 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_ ; \_\_\_\_\_

20 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: October 26, 2023

21 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of  
22 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
23 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
24 § 3.2.6 of the Charter.

25  
26 Kerry Tipper, Denver City Attorney

27 BY: Anakul Bagga, Assistant City Attorney DATE: Oct 26, 2023  
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