

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2025

COUNCIL BILL NO. CB25-0579  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 1060 South Emporia Street  
in Windsor.**

**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, is in the public interest, 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 OS-B.
- b. It is proposed that the land area hereinafter described be changed to OS-A.

**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 OS-B to OS-A:

TRACT 38,  
RANGE VIEW, FOURTH FILING,  
EXCEPT THOSE PORTIONS CONVEYED TO THE CITY OF AURORA BY  
WARRANTY DEED RECORDED JUNE 22, 1993 UNDER RECEPTION NO. R-93-  
0079834, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 4  
SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND  
COUNTY OF DENVER, STATE OF COLORADO.

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

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

1 COMMITTEE APPROVAL DATE: April 29, 2025  
2 MAYOR-COUNCIL DATE: May 6, 2025  
3 PASSED BY THE COUNCIL: \_\_\_\_\_  
4 \_\_\_\_\_ - PRESIDENT  
5 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_  
6 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
7 EX-OFFICIO CLERK OF THE  
8 CITY AND COUNTY OF DENVER  
9 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_ ; \_\_\_\_\_  
10 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: May 8, 2025  
11 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of  
12 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
14 § 3.2.6 of the Charter.  
15  
16 Katie J. McLoughlin, Interim City Attorney  
17  
18 BY: Anshul Bagga, Assistant City Attorney DATE: 05/07/2025