

**BY AUTHORITY**

1  
2 ORDINANCE NO. \_\_\_\_\_  
3 SERIES OF 2026

COUNCIL BILL NO. CB26-0345  
COMMITTEE OF REFERENCE:  
Community Planning and Housing

**A BILL**

**For an ordinance changing the zoning classification for 992 North Knox Court in Villa Park.**

8  
9 **WHEREAS**, the City Council has determined, based on evidence and testimony presented at  
10 the public hearing, that the map amendment set forth below conforms with applicable City laws, is  
11 consistent with the City’s adopted plans, is in the public interest, and is consistent with the  
12 neighborhood context and the stated purpose and intent of the proposed zone district;

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

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

- 17 a. The land area hereinafter described is presently classified as E-SU-D.
- 18 b. It is proposed that the land area hereinafter described be changed to E-MS-3.

19 **Section 2.** That the zoning classification of the land area in the City and County of Denver  
20 described as follows shall be and hereby is changed from E-SU-D to E-MS-3:

21  
22 Subject Property: 992 N Knox Ct, Denver, CO 80204  
23 Assessor’s Parcel ID: 0505322001000  
24 Owner: 992 Knox Ct LLC (Niles Emerick & Stephen McCullough)

25  
26  
27 Legal Description:  
28  
29 VILLA PARK BLOCK 19 LOTS 1 TO 4 INCLUSIVE

30  
31  
32 Lot Size: 12,600 square feet (0.289 acres)

33  
34  
35 in addition thereto, those portions of all abutting public rights-of-way, but only to the centerline  
36 thereof, which are immediately adjacent to the aforesaid specifically described area.

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

1 COMMITTEE APPROVAL DATE: March 24, 2026

2 MAYOR-COUNCIL DATE: March 31, 2026

3 PASSED BY THE COUNCIL: 5/4/2026

4 Signed by: *Amador P. Sandoval* - PRESIDENT  
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5 APPROVED: *Michael Johnston* - MAYOR 5/6/2026  
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6 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
7 EX-OFFICIO CLERK OF THE  
8 CITY AND COUNTY OF DENVER

9 NOTICE PUBLISHED IN THE DENVER POST: \_\_\_\_\_ ; \_\_\_\_\_

10 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: April 2, 2026

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 Miko Ando Brown, Denver City Attorney

17 Signed by: *Jonathan Griffin*, Assistant City Attorney DATE: 4/1/2026 | 3:48 PM MDT  
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