

BY AUTHORITY

1
2 ORDINANCE NO. _____
3 SERIES OF 2026

COUNCIL BILL NO. CB26-0026
COMMITTEE OF REFERENCE:
Community Planning & Housing

A BILL

6 **For an ordinance changing the zoning classification for Multiple properties along**
7 **West 32nd Avenue in West Highland.**

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 areas
16 depicted in the maps filed with the City Clerk in the clerk file numbers referenced below, Council finds:

17 a. The land areas depicted in the maps filed with the City Clerk are presently classified as
18 U-MX-2, U-MS-3, and PUD 162.

19 b. It is proposed that the land area depicted in the maps filed with the City Clerk be changed
20 to U-MX-3, DO-8 and U-MS-3, DO-8.

21 **Section 2.** That the zoning classification of the land areas in the City and County of Denver
22 in West Highland as depicted in the map, as filed in the words and figures contained and set forth
23 therein, available in the office and on the webpage of City Council , and filed in the office of the City
24 Clerk on the ___ day of January, 2026 under the City Clerk’s Filing No. 20260018, shall be and hereby
25 are changed from U-MS-3 to U-MS-3, DO-8:

26 **Section 3.** That the zoning classification of the land areas in the City and County of Denver
27 in West Highland as depicted in the map, as filed in the words and figures contained and set forth
28 therein, available in the office and on the webpage of City Council , and filed in the office of the City
29 Clerk on the ___ day of January, 2026 under the City Clerk’s Filing No. 20260018A, shall be and hereby
30 are changed from U-MS-3 to U-MS-3, DO-8:

31 **Section 4.** That the zoning classification of the land areas in the City and County of Denver
32 in West Highland as depicted in the map, as filed in the words and figures contained and set forth
33 therein, available in the office and on the webpage of City Council , and filed in the office of the City

1 Clerk on the ___ day of January, 2026 under the City Clerk’s Filing No. 20260018B, shall be and hereby
2 are changed from U-MX-2, PUD #162 to U-MX-3, DO-8:

3 **Section 5.** That the zoning classification of the land area in the City and County of Denver in
4 West Highland as depicted in the map, as filed in the words and figures contained and set forth therein,
5 available in the office and on the webpage of City Council , and filed in the office of the City Clerk on
6 the ___ day of January, 2026 under the City Clerk’s Filing No. 20260018C, shall be and hereby are
7 changed from U-MX-2 to U-MX-3, DO-8:

8 **Section 6.** That the zoning classification of the land areas in the City and County of Denver
9 in West Highland as depicted in the map, as filed in the words and figures contained and set forth
10 therein, available in the office and on the webpage of City Council , and filed in the office of the City
11 Clerk on the ___ day of January, 2026 under the City Clerk’s Filing No. 20260018D, shall be and hereby
12 are changed from U-MX-2 to U-MX-3, DO-8:

13
14 **Section 8.** That this ordinance shall be recorded by the Manager of Community Planning and
15 Development in the real property records of the Denver County Clerk and Recorder.

16 COMMITTEE APPROVAL DATE: January 20, 2026

17 MAYOR-COUNCIL DATE: January 27, 2026

18 PASSED BY THE COUNCIL: 3/2/2026

19 Signed by:
Amanda P. Sandoval - PRESIDENT
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20 APPROVED: _____ - MAYOR _____

21 ATTEST: _____ - CLERK AND RECORDER,
22 EX-OFFICIO CLERK OF THE
23 CITY AND COUNTY OF DENVER

24 NOTICE PUBLISHED IN THE DENVER POST: _____ ; _____

25 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: January 29, 2026

26 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of
27 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed
28 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
29 § 3.2.6 of the Charter.

30
31 Miko Ando Brown, Denver City Attorney

32 Signed by:
33 BY: *Jonathan Griffin*, Assistant City Attorney DATE: 1/28/2026 | 3:58 PM MST
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