

**BY AUTHORITY**

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

COUNCIL BILL NO. CB25-1874  
COMMITTEE OF REFERENCE:  
Community Planning and Housing

**A BILL**

**For an ordinance approving and accepting the Far Southwest Area Plan, which Plan shall become a part of Comprehensive Plan 2040 for the City and County of Denver pursuant to the provisions of Section 12-61 of the Denver Revised Municipal Code.**

**WHEREAS**, pursuant to the provisions of Section 12-61 of the Denver Revised Municipal Code ("DRMC"), and by Ordinance No. 302, Series of 2019, there has been approved a Comprehensive Plan for the City and County of Denver ("Comprehensive Plan 2040"); and

**WHEREAS**, Section 12-61 of the DRMC provides for the supplementation of Comprehensive Plan 2040; and

**WHEREAS**, by Ordinance No. 20190818, Series of 2019, the City accepted the Loretto Heights Small Plan as a supplement to the City's comprehensive plan; and

**WHEREAS**, the City wishes to repeal and replace the Loretto Heights Small Area Plan with an updated comprehensive plan supplement, entitled Far Southwest Area Plan, for the orderly growth and harmonious development of the City and County of Denver; and

**WHEREAS**, pursuant to the provisions of Section 12-61 DRMC, the City wishes to supplement Comprehensive Plan 2040 by approving and accepting the Far Southwest Area Plan; and

**WHEREAS**, members of the City Council, duly authorized by the president of council have monitored the process whereby said Far Southwest Area Plan has been formulated; and

**WHEREAS**, the Far Southwest Area Plan has been approved by the Denver Planning Board; and

**WHEREAS**, the Manager of Community Planning and Development has transmitted the Far Southwest Area Plan to the Mayor and Council for acceptance as a supplement to Comprehensive Plan 2040; and

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

**Section 1.** That the proposed Far Southwest Area Plan, consisting of a document of the same name filed with the City Clerk, Ex-Officio Clerk of the City and County of Denver, on the 19<sup>th</sup> day of November as City Clerk Filing No. 20250200, is hereby adopted and accepted as a

1 supplement to Comprehensive Plan 2040, pursuant to Section 12-61(d) of the DRMC.

2       **Section 2.** That the Far Southwest Area Plan replaces and supersedes the Loretto Heights  
3 Small Area Plan.

4       **Section 3.** That this adoption and acceptance of the Far Southwest Area Plan, and of any  
5 amendment thereto, in conjunction with Comprehensive Plan 2040, is intended to establish the  
6 official guide for officials of the City and County of Denver and private citizens when making decisions  
7 affecting the future of land use and transportation in and for the City and County of Denver, as  
8 defined in said plan; provided however, that such approval shall not preempt the decision making  
9 powers vested by law or administrative directive in the Mayor, the Council or any other official of the  
10 City and County of Denver with respect to, but not limited to: a zoning map amendment, a zoning  
11 language amendment, a dedication or vacation of a street, alley or other public way, a designation  
12 of a park, the issuance of a revocable permit, a conveyance or acquisition of real property by the  
13 City and County of Denver, or an appropriation for or construction of a capital improvement; and  
14 provided, further that it is expressly understood that judgment must be exercised in the application  
15 of Far Southwest Area Plan in the decision making processes of the Mayor, Council and other  
16 officials of the City and County of Denver.

17 COMMITTEE APPROVAL DATE: November 18, 2025

18 MAYOR-COUNCIL DATE: November 25, 2025 by Consent

19 PASSED BY THE COUNCIL: \_\_\_\_\_

20 \_\_\_\_\_ - PRESIDENT

21 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

22 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
23 EX-OFFICIO CLERK OF THE  
24 CITY AND COUNTY OF DENVER

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

26 PREPARED BY: Adam Hernandez, Assistant City Attorney       DATE: November 26, 2025

27 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of  
28 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
29 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
30 § 3.2.6 of the Charter.

31 Miko Ando Brown, Denver City Attorney

32 BY: \_\_\_\_\_, Assistant City Attorney       DATE: \_\_\_\_\_