

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2026

COUNCIL BILL NO. CB26-0001
COMMITTEE OF REFERENCE:
Community Planning and Housing

A BILL

**For an ordinance changing the zoning classification for 12150 East Andrews Drive
in Montbello.**

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 S-MU-3.
- b. It is proposed that the land area hereinafter described be changed to S-MX-3.

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 S-MU-3 to S-MX-3:

Lot 1, Block 12, Montbello No. 3, 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: January 13, 2026

2 MAYOR-COUNCIL DATE: January 20, 2026

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 DENVER POST: _____ ; _____

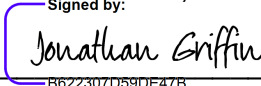
10 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: January 22, 2026

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:

18 BY:  _____, Assistant City Attorney DATE: 1/21/2026 | 4:39 PM MST
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