

RESOLUTION NO. 2020-127

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, MAKING CERTAIN FINDINGS OF FACT REGARDING THE PROPOSED ANNEXATION OF AN APPROXIMATE 0.488 ACRES OF CONTIGUOUS LAND, KNOWN AS THE NEFF REMAINDER PROPERTY ANNEXATION, IN THE NORTHWEST  $\frac{1}{4}$  OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

WHEREAS, the City Council of the City of Brighton, Colorado, at a Regular Meeting on October 20, 2020, passed Resolution No. 2020-106, finding the petition for annexation of the hereinafter described parcel of land to be in substantial compliance with the requirements of Section 31-12-107(1), Colorado Revised Statutes; and

WHEREAS, City staff has provided notice of the public hearing on the proposed annexation by publication once a week for four consecutive weeks and by registered mail to the Clerk of the Board of County Commissioners, the County Attorney, the school district, and to any special district having territory in the area to be annexed; and

WHEREAS, the City Council has completed a public hearing to determine if the proposed annexation complies with Sections 31-12-104 and 31-12-105, Colorado Revised Statutes, to establish eligibility for annexation.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, AS FOLLOWS:

Section 1. That the City Council of the City of Brighton, Colorado, hereby finds and concludes with regard to the annexation of the territory described in Exhibit A, attached hereto and incorporated herein, that not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the existing boundaries of the City of Brighton, Colorado; and therefore, because of such contiguity, a community of interest exists between the territory proposed to be annexed and the City of Brighton; that the territory to be annexed is urban or will be urbanized in the near future; and that the territory proposed to be annexed is integrated or is capable of being integrated with the City of Brighton, Colorado.

Section 2. That the City Council finds and determines that no land held in identical ownership has been divided or included without written consent of the owner thereof; that no annexation proceedings have been commenced by another municipality; that the annexation will not result in the detachment of the area from a school district; that the annexation will not result in the extension of a municipal boundary more than three miles; that the City of Brighton has in place a plan for the area; and that in establishing the boundaries of the area to be annexed, the entire width of any street or alley is included within the area annexed.

Section 3. That an election is not required, and no additional terms or conditions are to be imposed upon the area to be annexed.

RESOLVED this 1<sup>st</sup> day of December, 2020.

CITY OF BRIGHTON, COLORADO

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GREGORY MILLS, Mayor

ATTEST:

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NATALIE HOEL, City Clerk

APPROVED AS TO FORM:

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JACK D. BAJOREK, City Attorney

EXHIBIT A  
LEGAL DESCRIPTION

**LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, WHENCE THE NORTHWEST CORNER OF SAID SECTION 1 BEARS SOUTH 89°59'07" WEST, A DISTANCE OF 2268.68 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE ALONG THE NORTH LINE OF SAID SECTION 1, SOUTH 89°59'07" WEST, A DISTANCE OF 250.09 FEET TO THE NORTHWEST CORNER OF LOCHBUIE CENTER AS RECORDED UNDER RECEPTION NO. 201900006589 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDERS OFFICE, AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHWEST BOUNDARY OF SAID LOCHBUIE CENTER, SOUTH 45°03'44" WEST, A DISTANCE OF 394.35 FEET TO THE SOUTHEASTERLY BOUNDARY OF THAT CERTAIN ANNEXATION TO THE CITY OF BRIGHTON RECORDED AT RECEPTION NO. B795634;

THENCE ALONG SAID SOUTHEASTERLY BOUNDARY, NORTH 24°26'02" EAST, A DISTANCE OF 305.91 FEET TO SAID NORTH LINE;

THENCE ALONG SAID NORTH LINE, NORTH 89°59'07" EAST, A DISTANCE OF 152.62 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 0.488 ACRES, (21,250 SQUARE FEET), MORE OR LESS.