

# BRIGHTON CITY COUNCIL ORDINANCE

## NORTH STAR PROPERTY

ORDINANCE NO: 2224

INTRODUCED BY: BELL

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, ANNEXING TO THE CITY OF BRIGHTON APPROXIMATE 1.590 AND 1.208 ACRE PARCELS OF CONTIGUOUS LAND, IN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO; TO BE KNOWN AS THE NORTH STAR PROPERTY ANNEXATION.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, AS FOLLOWS:

Section 1. That, pursuant to C.R.S. Section 31-12-107(1), a Petition for Annexation was filed with the City of Brighton on January 28, 2014 signed by land owners of one hundred percent (100%) of the territory to be annexed.

Section 2. That the City Council, at a Regular Meeting on July 21, 2015, passed Resolution No. 2015-77 accepting said Petition as being in compliance with *C.R.S. Section 31-12-107 (1)*, and setting the matter of the annexation for a public hearing on September 1, 2015.

Section 3. That at said public hearing, held on September 1, 2015, the City Council found and determined that the applicable parts of *C.R.S. Section 31-12-101 et seq.* “The Municipal Annexation Act” (hereinafter “Act”), and more particularly, Sections 31-12-104 and 105, have been met and further determined that an election was not required under the Act, and that no additional terms or conditions are to be imposed.

Section 4. That notice of the public hearing for the annexation ordinance was published in the *Brighton Blade* on July 29, August 5, 12 and 19, 2015, and no less than thirty (30) days or no more than sixty (60) days prior to the public hearing, as required by C.R.S. § 31-12-108.

Section 5. That the annexation by and to the City of Brighton, State of Colorado, of that area, more particularly described in **EXHIBIT A** and shown in **EXHIBIT B**, attached hereto, situated, lying, and being in the County of Adams, State of Colorado, to be known as the North Star Property Annexation, is hereby approved.

Section 6. That pursuant to *C.R.S. Section 31-12-115*, re-zoning of the property, more particularly described in **EXHIBIT A** and shown in **EXHIBIT B**, attached hereto, shall be initiated and completed within ninety (90) days from the effective date of this ordinance.

Section 7. That the territory annexed herein shall be made a part of the Ward IV territory as shown on the city's official Ward Map and said map shall be updated to reflect said change.

**INTRODUCED, PASSED ON FIRST READING, AND ORDERED PUBLISHED, THIS 1<sup>ST</sup> DAY OF SEPTEMBER, 2015.**

CITY OF BRIGHTON, COLORADO

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Richard N. McLean, Mayor

ATTEST:

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Natalie Hoel, City Clerk

Published in the *Brighton Standard Blade*  
First Publication: September 9, 2015

APPROVED AS TO FORM:

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Margaret Brubaker, Esq., City Attorney

**PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED, BY TITLE ONLY, THIS 16<sup>TH</sup> DAY OF FEBRUARY, 2016.**

CITY OF BRIGHTON, COLORADO

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Richard N. McLean, Mayor

ATTEST:

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Natalie Hoel, City Clerk

Published in the *Brighton Blade*  
Last Publication: February 24, 2016

**EXHIBIT A**  
**Legal Description**

**Parcel One**

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11, WHENCE THE NORTH QUARTER CORNER THEREOF BEARS N89°48'26"E, A DISTANCE OF 2637.19 FEET; THENCE S00°18'18"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, 759.88 FEET, THENCE N89°48'26"E, 30.00 FEET TO THE POINT OF BEGINNING;

THENCE N89°48'26"E, 521.78 FEET TO A POINT ON THE WEST BOUNDARY OF TRACT B, BROMLEY PARK FILING NO. 5, FILED AT RECEPTION NO. C0655375, FILE 18, MAP 199 ON MARCH 31, 2000 IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES:

- 1) THENCE S00°18'18"E, A DISTANCE OF 125.00 FEET;
- 2) THENCE N89°48'26"E, A DISTANCE OF 0.28 FEET TO A POINT ON THE WEST BOUNDARY OF LOT 1, BLOCK 2 OF SAID BROMLEY PARK FILING NO. 5;

THENCE S09°19'12"W, ALONG THE WEST BOUNDARY OF SAID LOT 1, BLOCK 2, A DISTANCE OF 8.44 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GROSBEAK STREET;

THENCE ALONG THE NORTH RIGHT OF WAY LINE OF GROSBEAK STREET THE FOLLOWING THREE (3) COURSES;

- 1) THENCE S89°41'42"W A DISTANCE OF 440.64 FEET;
- 2) THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 32.36 FEET, A CENTRAL ANGLE OF 33°42'29", AND A CHORD BEARING N73°27'04"W A DISTANCE OF 31.89 FEET;
- 3) THENCE N89°48'26"E A DISTANCE OF 49.48 FEET;

THENCE N00°18'18"W, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO

SAID PARCEL CONTAINS 69,277 SQUARE FEET, 1.590 ACRES, MORE OR LESS.

**Parcel Two**

A PARCEL OF LAND BEING A PORTION OF THE PUBLIC RIGHT OF WAY IN SOUTH 50TH AVENUE AND THE PUBLIC RIGHT OF WAY IN COLORADO STATE HIGHWAY NO. 7 (BRIDGE STREET); SITUATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 11; THENCE N89°48'26"E, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 551.78 FEET; THENCE S00°18'18"E A DISTANCE OF 50.02 FEET TO THE NORTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED AT RECEPTION NO. C0984086 FILED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE ON JUNE 14, 2002; SAID POINT ALSO BEING THE NORTHWEST CORNER OF TRACT X, BROMLEY PARK FILING NO. 5, FILED AT RECEPTION NO. C0655375, FILE 18, MAP 199 ON MARCH 31, 2000 IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE; THENCE S89°48'26"W, ALONG THE NORTH LINE OF THE LANDS DESCRIBED AT SAID RECEPTION NO. C0984086, SAID LINE ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF SAID COLORADO STATE HIGHWAY NO. 7, A DISTANCE OF 521.78 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED AT SAID RECEPTION NO. C0984086; THENCE S00°18'18"E ALONG THE WEST LINE OF THE LANDS DESCRIBED AT SAID RECEPTION NO. C0984086, SAID LINE ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF SAID SOUTH 50TH AVENUE, A DISTANCE OF 834.84 FEET; THENCE S89°48'26"W A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE N00°18'18"W, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 884.88 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 52,642 SQUARE FEET, 1.208 ACRES, MORE OR LESS.

**EXHIBIT B**

**ANNEXATION MAP**

[Annexation Map begins on next page]

# NORTH STAR ANNEXATION MAP TO THE CITY OF BRIGHTON, COLORADO

A PORTION OF THE NORTHWEST QUARTER OF SECTION 11,  
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO

