

RESOLUTION NO. 2026-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, FINDING SUBSTANTIAL COMPLIANCE OF AN ANNEXATION PETITION, AND SETTING A PUBLIC HEARING FOR MARCH 3, 2026, TO DETERMINE IF THE APPROXIMATELY 88.303 ACRE PARCEL, TO BE KNOWN AS THE GREIN PROPERTY ANNEXATION NO. 2, COMPLIES WITH STATUTORY REQUIREMENTS FOR SUCH ANNEXATION

WHEREAS, pursuant to the laws of the State of Colorado, a Petition for Annexation to the City of Brighton (the "Petition"), was presented to the City of Brighton; and

WHEREAS, the Petition requests the annexation of approximately 88.303 acres of contiguous unincorporated territory, situated, lying, and being in the County of Adams, State of Colorado, as more particularly described in EXHIBIT A, attached and shown in EXHIBIT B, attached, hereto (the "Property"), into the City of Brighton; and

WHEREAS, Ivan E. Grein Living Trust and CC Realty, LLC (the "Applicants"), submitted the Petition, attached hereto as EXHIBIT C; and

WHEREAS, the City Council has reviewed the Petition and has determined that the Petition is in substantial compliance with the applicable laws of the State of Colorado and with the City of Brighton's requirements for a Petition; and

WHEREAS, the City Council desires to adopt, by resolution, its findings with regard to such Petition and to set a public hearing regarding such petition.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Brighton, Colorado, as follows:

Section 1. The City Council hereby finds that the Petition, attached hereto and incorporated herein by reference as EXHIBIT C, substantially complies with the applicable requirements of C.R.S. § 31-12-107.

Section 2. The City Council of the City of Brighton, Colorado will hold a public hearing for the purpose of determining if the proposed annexation complies with *Colorado Revised Statutes*, Sections 31-12-104 and 31-12-105, as amended, at the following time, date, and place:

Tuesday, March 3, 2026, 6:00 p.m.
City Council Chambers
500 South 4th Avenue
Brighton, Colorado 80601

Any person may appear at such hearing and present evidence relative to the proposed annexation.

Section 3. Upon completion of the hearing, the City Council of the City of Brighton, Colorado shall set forth, by resolution, its findings of fact and its conclusion based thereon with reference to the eligibility of the proposed annexation, whether the statutory requirements of the proposed annexation have been met, and whether an election for the annexation is required.

Section 4. This Resolution is effective as of the date of its adoption.

RESOLVED this 20th day of January 2026.

CITY OF BRIGHTON, COLORADO

GREGORY MILLS, Mayor

ATTEST:

NATALIE HOEL, City Clerk

APPROVED AS TO FORM:

YASMINA GIBBONS, Deputy City Attorney

EXHIBIT A

LEGAL DESCRIPTION

THAT CERTAIN PORTION OF THE NORTHEAST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 5;

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, NORTH 89°26'43" EAST, A DISTANCE OF 625.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°26'43" EAST, A DISTANCE OF 1,360.00 FEET TO THE NORTHWEST CORNER OF GREIN SUBDIVISION – SECOND FILING AS SHOWN ON THE RECORDED PLAT THEREOF IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NUMBER C0627016;

THENCE DEPARTING SAID NORTH LINE AND ALONG THE WEST AND SOUTH LINES OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES:

1. SOUTH 00°33'43" EAST, A DISTANCE OF 1,350.00 FEET;
2. NORTH 89°26'43" EAST, A DISTANCE OF 654.00 FEET;
3. NORTH 89°17'32" EAST, A DISTANCE OF 493.07 FEET TO THE CENTERLINE OF THE BRIGHTON LATERAL DITCH, SAID CENTERLINE BEING COINCIDENT WITH THE NORTHWESTERLY LINE OF MOUNTAIN VIEW ESTATES SUBDIVISION, FILING NO.2 AS SHOWN IN SAID RECORDS AT RECEPTION NUMBER 2014000032471 BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 210.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 46°05'22" WEST;

THENCE ALONG SAID NORTHWESTERLY LINE THE FOLLOWING ELEVEN (11) COURSES:

1. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°15'41"
2. TANGENT WITH SAID CURVE, SOUTH 52°10'19" WEST, A DISTANCE OF 60.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 210.00 FEET;
3. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°35'52", AN ARC LENGTH OF 108.48 FEET;

4. TANGENT WITH SAID CURVE, SOUTH 22°24'27" WEST, A DISTANCE OF 66.84 FEET;
5. SOUTH 24°32'05" WEST, A DISTANCE OF 97.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 253.00 FEET;
6. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°29'13", AN ARC LENGTH OF 29.42 FEET;
7. TANGENT WITH SAID CURVE, SOUTH 42°31'18" WEST, A DISTANCE OF 47.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 195.00 FEET;
8. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°40'21", AN ARC LENGTH OF 39.73 FEET;
9. TANGENT WITH SAID CURVE, SOUTH 30°50'57" WEST, A DISTANCE OF 40.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 115.00 FEET;
10. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°44'13", AN ARC LENGTH OF 49.65 FEET;
11. TANGENT WITH SAID CURVE, SOUTH 06°06'44" WEST, A DISTANCE OF 58.21 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION;

THENCE CONTINUING ALONG SAID DITCH CENTERLINE THE FOLLOWING EIGHT (8) COURSES:

1. SOUTH 06°15'40" WEST, A DISTANCE OF 46.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 69.58 FEET;
2. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°53'35", AN ARC LENGTH OF 48.45 FEET;
3. NON-TANGENT TO SAID CURVE, SOUTH 46°09'10" WEST, A DISTANCE OF 43.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 114.31 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 43°50'47" EAST;
4. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°42'06", AN ARC LENGTH OF 59.26 FEET;
5. NON-TANGENT TO SAID CURVE SOUTH 16°27'10" WEST, A DISTANCE OF 93.65 FEET;
6. SOUTH 17°04'40" WEST, A DISTANCE OF 46.53 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 173.96 FEET;
7. SOUTHERLY ALONG SAID CURVE THROUGH CENTRAL ANGLE OF 26°08'00", AN ARC LENGTH OF 79.29 FEET;

8. TANGENT WITH SAID CURVE, SOUTH 09°02'20" EAST, A DISTANCE OF 47.21 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 4;

THENCE DEPARTING SAID CENTERLINE AND ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 5, SOUTH 89°21'25" WEST, A DISTANCE OF 1,840.78 FEET TO THE EASTERLY LINE OF OVERLAND PARK AS SHOWN IN SAID RECORDS AT RECEPTION NUMBER B586585;

THENCE ALONG SAID EASTERLY LINES OF SAID OVERLAND PARK, THE URBAN CHANNEL AS SHOWN ON THE ANNEXATION MAP IN SAID RECORDS AT RECEPTION NUMBER C02181940, AND OVERLAND HILLS NORTH AS SHOWN IN SAID RECORDS AT RECEPTION NUMBER C0281940 THE FOLLOWING TWELVE (12) COURSES:

1. NORTH 29°23'17" WEST, A DISTANCE OF 125.49 FEET;
2. NORTH 16°00'27" WEST, A DISTANCE OF 133.06 FEET;
3. NORTH 07°22'17" WEST, A DISTANCE OF 146.56 FEET;
4. NORTH 16°31'47" WEST, A DISTANCE OF 189.90 FEET;
5. NORTH 08°39'33" EAST, A DISTANCE OF 95.07 FEET;
6. NORTH 27°32'53" EAST, A DISTANCE OF 270.07 FEET;
7. NORTH 45°51'26" WEST, A DISTANCE OF 191.14 FEET;
8. NORTH 10°47'26" WEST, A DISTANCE OF 122.60 FEET;
9. NORTH 19°4'53" EAST, A DISTANCE OF 127.99 FEET;
10. NORTH 05°24'57" EAST, A DISTANCE OF 599.33 FEET;
11. NORTH 05°05'26" WEST, A DISTANCE OF 218.52 FEET;
12. NORTH 36°13'06" WEST, A DISTANCE OF 66.60 FEET TO THE NORTHEAST CORNER OF SAID OVERLAND HILLS NORTH, ALSO BEING A POINT OF THE CENTERLINE OF THE FULTON DITCH;

THENCE ALONG SAID CENTERLINE THE FOLLOWING THREE COURSES:

1. NORTH 44°58'48" WEST, A DISTANCE OF 84.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 119.47 FEET, A RADIUS POINT OF SAID CURVE BEARS NORTH 56°21'49" EAST;
2. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63°22'37", AN ARC LENGTH OF 132.15 FEET;
3. NON-TANGENT TO SAID CURVE, NORTH 26°31'14" EAST, A DISTANCE OF 16.13 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 88.303 ACRES (3,846,481 SQUARE FEET), MORE OR LESS.

EXHIBIT B
ANNEXATION MAP
[ATTACHED AS A SEPARATE DOCUMENT]

EXHIBIT C
ANNEXATION PETITION
[ATTACHED AS A SEPARATE DOCUMENT]