

BRIGHTON CITY COUNCIL ORDINANCE

NEFF II ANNEXATION

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, ANNEXING TO THE CITY OF BRIGHTON APPROXIMATELY 9.040 ACRES OF CONTIGUOUS LAND, IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO; TO BE KNOWN AS THE NEFF II ANNEXATION.

ORDINANCE NO: 2290
INTRODUCED BY: Mills

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 March 16, 2018 signed by the land owner, Gary Antonoff of Galaxy Land Company, LLC, of one hundred percent (100%) of the territory to be annexed.

Section 2. That the City Council, at a Regular Meeting on July 17, 2018, passed Resolution No. 2018-77 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 August 21, 2018.

Section 3. That at said public hearing, held on August 21, 2018, 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 Standard Blade* on July 25, August 1, August 8, and August, 15 2018, 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, and a copy of the published notice, resolution of eligibility and petition as filed were sent by registered mail to the clerk of the Board of County Commissioners of Adams County, applicable special districts, and school districts on July 26, 2018, and no less than twenty-five (25) 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 Neff II 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 1 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 21ST DAY OF AUGUST, 2018.**

CITY OF BRIGHTON, COLORADO

Kenneth J. Kreutzer, Mayor

ATTEST:

Natalie Hoel, City Clerk

Published in the *Brighton Standard Blade*
First Publication: August 29, 2018

APPROVED AS TO FORM:

Jack D. Bajorek, City Attorney

**PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED,
BY TITLE ONLY, THIS 18TH DAY OF SEPTEMBER, 2018.**

CITY OF BRIGHTON, COLORADO

Kenneth J. Kreutzer, Mayor

ATTEST:

Natalie Hoel, City Clerk

Published in the *Brighton Standard Blade*
Last Publication: September 26, 2018

EXHIBIT A

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, COUNTY OF ADAMS, STATE OF COLORADO, LYING WESTERLY OF THE CENTERLINE OF ADAMS COUNTY ROAD NO. 122 (ABANDONED), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1, WHENCE THE WEST QUARTER CORNER THEREOF BEARS S00°46'49"E, 2331.28 FEET; THENCE S00°46'49"E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1889.48 FEET TO THE POINT OF BEGINNING; THENCE N89°13'12"E, A DISTANCE OF 988.29 FEET TO THE CENTERLINE OF SAID COUNTY ROAD NO. 122 (ABANDONED); THENCE S24°18'10"W, ALONG SAID CENTERLINE A DISTANCE OF 495.77 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE S89°45'04"W, ALONG SAID SOUTH LINE, A DISTANCE OF 778.15 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 1; THENCE N00°46'49"W, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 441.80 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 9.040 ACRES

NEFF PROPERTY II ANNEXATION TO THE CITY OF BRIGHTON
A PORTION OF THE NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

