

RESOLUTION NO. 2025-84

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, MAKING CERTAIN FINDINGS OF FACT REGARDING THE PROPOSED ANNEXATION OF AN APPROXIMATELY 5.83 ACRES OF CONTIGUOUS LAND, KNOWN AS THE JAMES PROPERTY ANNEXATION, IN A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

WHEREAS, a Petition for Annexation (the "Petition") of the property more particularly described in EXHIBIT A was filed with the City of Brighton (the "City") on March 25, 2025; and

WHEREAS, the property to be annexed is an enclave surrounded by municipally owned land, and an enclave annexation does not have to meet the requirements of C.R.S. Sections 31-12-104, 31-12-105, 31-12-108 (except 31-12-108(b)), and 31-12-109; and

WHEREAS, City staff has provided notice of the hearing 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 applicable school districts, and any special district having territory in the area to be annexed; and

WHEREAS, at the public meeting, the City Council received and considered all relevant evidence and testimony from City staff and other interested parties, including the public at large.

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

Section 1. The City Council hereby finds and concludes regarding the annexation of the territory described in EXHIBIT A, attached hereto and incorporated herein, that: (1) the Property is completely within the boundaries of the City of Brighton City; and (2) the Property has been surrounded by the City for a period of more than three years.

Section 2. An election is not required, and no additional terms or conditions are to be imposed upon the area to be annexed.

Section 3. This Resolution is effective as of the date of its adoption.

RESOLVED this 2nd day of December 2025.

CITY OF BRIGHTON, COLORADO

GREGORY MILLS, Mayor

ATTEST:

NATALIE HOEL, City Clerk

APPROVED AS TO FORM:

ALICIA CALDERÓN, City Attorney

EXHIBIT A
LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE EAST 200 FEET OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPT THE SOUTH 50.0 FEET THEREOF RESERVED FOR COLORADO STATE HIGHWAY NO. 7 RIGHT-OF-WAY, DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 4 TOWNSHIP 1 SOUTH RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°46'56" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST $\frac{1}{4}$;
THENCE COINCIDENT WITH THE EAST LINE OF SAID SOUTHEAST $\frac{1}{4}$ NORTH 00°46'56" WEST, A DISTANCE OF 50.00 FEET TO THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY NO. 7 AND THE POINT OF BEGINNING;
THENCE CONTINUING COINCIDENT WITH SAID EAST LINE NORTH 00°46'56" WEST, A DISTANCE OF 1286.76 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 4;
THENCE COINCIDENT WITH THE NORTH LINE OF SAID SOUTHEAST $\frac{1}{4}$ SOUTH 89°19'49" WEST, A DISTANCE OF 200.00 FEET;
THENCE PARALLEL WITH AND 200.00 FEET WEST OF SAID EAST LINE SOUTH 00°46'56" EAST, A DISTANCE OF 1268.49 FEET TO SAID NORTH RIGHT-OF-WAY;
THENCE COINCIDENT WITH SAID NORTH RIGHT-OF-WAY NORTH 89°24'31" EAST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.83 ACRES, MORE OR LESS, COUNTY OF ADAMS, STATE OF COLORADO.