

**PETITION FOR ANNEXATION OF UNINCORPORATED TERRITORY  
IN THE COUNTY OF ADAMS/WELD, STATE OF COLORADO,  
TO THE CITY OF BRIGHTON, STATE OF COLORADO  
(100% OF LANDOWNERS)**

**TO THE MAYOR AND THE CITY COUNCIL OF THE CITY OF BRIGHTON,  
COLORADO:**

The undersigned, in accordance with the Municipal Annexation Act of 1965, Chapter 31, Article 12, of the Colorado Revised Statutes, 1973, as amended, hereby petition the City Council of the City of Brighton for annexation to the City of Brighton of the following described land located in the County of (strike non-applicable county) Adams/~~Weld~~, State of Colorado, and further state:

1. The legal description of the land which the landowner(s) request to be annexed to the City of Brighton is attached hereto as **EXHIBIT "A"**, hereinafter referred to as the "Property"
2. It is desirable and necessary that the Property be annexed to the City of Brighton, Colorado;
3. The following requirements of C.R.S. Section 31-12-104 exists or have been met:
  - A. Not less than one-sixth (1/6) of the perimeter of the Property is contiguous with the City of Brighton, Colorado;
  - B. A community of interest exists between the Property and the City of Brighton, Colorado. The Property is urban or will be urbanized in the near future, and the Property is integrated or is capable of being integrated with the City of Brighton, Colorado;
4. The signers of the Petition comprise the landowners of one hundred percent (100%) of the Property (exclusive of streets and alleys) and said landowners attesting to the facts and agreeing to the conditions herein contained will negate the necessity of any annexation election;
5. None of the limitations provided in C.R.S. Section 31-12-105 are applicable and the requirements of that statute have been met because of the following:
  - A. The annexation of the Property will not result in the Property being divided into separate parts or parcels under identical ownership without the written consent of the landowners thereof;
  - B. No land area within the Property held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of

real estate comprising 20 acres or more and having a valuation for assessment in excess of \$200,000 for ad valorem tax purposes has been included in the area of the Property to be annexed without the written consent of the landowners thereof;

- C. No annexation proceedings have been commenced for annexation of any part of the Property by any other municipality;
  - D. The entire width of all streets and alleys to be included within the Property are included;
  - E. The annexation of the Property will not result in the detachment of area from any school district or the attachment of same to another school district;
  - F. Annexation by the City of the Property will not have the effect of, and will not result in, the denial of reasonable access to landowners, owners of an easement, or owners of a franchise adjoining a platted street or alley, inasmuch as annexation of the Property will not result in annexation of a platted street or alley which is not bounded on both sides by the City.
6. The annexation of the Property will not have the effect of extending a boundary of the City more than three miles in any direction from any point of the municipal boundary in the past twelve (12) months.
7. The area proposed to be annexed is comprised of (check one):

       MORE THAN TEN ACRES AND THE BOARD OF COUNTY COMMISSIONERS OF ADAMS/WELD (circle appropriate jurisdiction) COUNTY HAS AGREED TO WAIVE THE REQUIREMENT OF AN IMPACT REPORT AS PROVIDED FOR IN SECTION 31-12-108.5, C.R.S., AS AMENDED. (Copy of resolution approving such waiver is provided.)

  X   MORE THAN TEN ACRES AND AN IMPACT REPORT AS PROVIDED FOR IN SECTION 31-12-105.5, C.R.S., AS AMENDED, IS REQUIRED.

       TEN ACRES OR FEWER AND AN IMPACT REPORT AS PROVIDED FOR IN SECTION 31-12-105.5, C.R.S., AS AMENDED, IS NOT REQUIRED.

8. The Property is located within special districts as indicated on **EXHIBIT "B"**, attached hereto, and within the County of (check one):

  X   Adams

Weld

and no others;

9. The mailing address of each signer, the legal description of the land owned by each signer, and the date of signing of each signature are all shown on this Petition;
10. Accompanying this Petition are (4) four copies of the annexation boundary map in the form required by C.R.S. Section 31-12-102(1)(d) and attached hereto as **EXHIBIT "C"**, containing the following information:
  - A. A written legal description of the boundaries of the Property;
  - B. A map showing the boundary of the Property, such map prepared and containing the seal of a registered engineer or land surveyor;
  - C. Within the annexation boundary map there is shown the location of each ownership tract in unplatted land, and if part or all of the area be platted, then the boundaries and the plat number of plots or of lots and blocks are shown;
  - D. Next to the boundary of the Property is drawn the contiguous boundary of the City of Brighton and the contiguous boundary of any other municipality abutting the area proposed to be annexed; and
  - E. The dimensions of the contiguous boundaries are shown on the map.
11. The Property is not presently a part of any incorporated city, city and county or town;
12. The undersigned agree to the following conditions, which shall be covenants running with the land, and which shall, at the option of the City, appear on the annexation map:
  - A. All groundwater rights, specifically excluding surface water rights, associated with the Property shall be transferred to the City, pursuant to City ordinances;
  - B. The undersigned and the City may enter into an Annexation Agreement prior to the effective date of this annexation, as provided for in Chapter 31-12-112(2), *Colorado Revised Statutes, as amended*.
13. Petitioner represents that: (Check one)  

  X   No part of the property to be annexed is included within any site-specific development plan approved by Adams/Weld County, Colorado.

       A site-specific development plan has been approved by Adams/Weld County, Colorado, which has created a vested right.
14. In the event the City does not grant the zoning for these properties, as requested by the applicant in conjunction with this petition and necessary to develop, this petition may be withdrawn.

[SIGNATURE PAGES FOLLOW THIS PAGE]

EXECUTED this 25th day of April, 2022.

**PROPERTY OWNER/PETITIONER SIGNATURES**

The signatures affixed hereon represent property owners within the Annexation Boundary who desire Annexation to the City of Brighton, Colorado.

Name of Owner (print):	Magpie Runs Properties, LLC
Address of Parcel within the Annexation Boundary (number, street, city):	21251 E 152nd Ave
Legal Description(s) (Lot, Block, Subdivision Name) or Parcel Number(s):	0156900000126, 0156900000128, 0156900000276
Signature of Owner:	
Date of Signature:	
Initials of Circulator:	
Name of Owner (print):	Connie Surabian, Lazarus Surabian, Ryan Steel and Stacey Wenzel <i>Steel</i> <i>SS</i>
Address of Parcel within the Annexation Boundary	
Legal Description(s) (Lot, Block, Subdivision Name) or Parcel Number(s)	0156900000164
Signature of Owner:	<i>Stacey Steel</i> <i>RS</i>
Date of Signature	<i>4/20/22</i> <i>4/20/22</i>
Initials of Circulator	
Name: (print)	BETTY MATHIS
Address of Parcel within the Annexation Boundary	20799 E BROMLEY LN
Legal Description(s) (Lot, Block, Subdivision Name) or Parcel Number(s)	0156900000163, 0156900000162
Signature	
Date of Signature	
Initials of Circulator	

*Note to Circulator(s): Please make copies of this page to collect signatures and necessary information, attach all signature sheets and note the quantity of pages of signature pages in the area provided above.)*

Annexation Petition

**PROPERTY OWNER/PETITIONER SIGNATURES**

The signatures affixed hereon represent property owners within the Annexation Boundary who desire Annexation to the City of Brighton, Colorado.

Page 5 of 9



Name of Owner (print):	Magpie Run Properties, LLC
Address of Parcel within the Annexation Boundary (number, street, city):	21251 E 152nd Ave
Legal Description(s) (Lot, Block, Subdivision Name) or Parcel Number(s):	0156900000126, 0156900000128, 0156900000276
Signature of Owner:	<i>Roger Allgier</i>
Date of Signature:	<i>March 22, 2022</i>
Initials of Circulator:	
Name of Owner (print):	Connie Surabian, Lazarus Surabian, David Wenzel and Stacey Wenzel
Address of Parcel within the Annexation Boundary	
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Initials of Circulator	
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Signature of Owner:	 
Date of Signature	4-20-22 4-20-22
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Date of Signature:	
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Address of Parcel within the Annexation Boundary	
Legal Description(s) (Lot, Block, Subdivision Name) or Parcel Number(s)	0156900000164
Signature of Owner:	
Date of Signature	
Initials of Circulator	
Name: (print)	BETTY MATHIS
Address of Parcel within the Annexation Boundary	20799 E BROMLEY LN
Legal Description(s) (Lot, Block, Subdivision Name) or Parcel Number(s)	0156900000163, 0156900000162
Signature	Betty Mathis
Date of Signature	4-21-22
Initials of Circulator	

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Annexation Petition

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**AFFIDAVIT OF SIGNATURE AUTHENTICITY**

This petition has been circulated by the undersigned (the circulator) who attest that each signature thereon is that of the person whose name it purports to be. (Each circulator shall sign below in front of the same notary, or attach a separate Affidavit for each circulator). If no circulator is used the property owner shall sign below in the presence of a notary.

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*M. W. Jones* *MWJ*  
Signature Initials  
Madison Jones Director  
Print Name Title

\_\_\_\_\_  
Signature Initials

\_\_\_\_\_  
Print Name Title

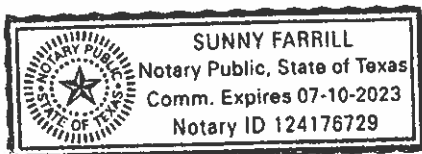
\_\_\_\_\_  
Signature Initials

\_\_\_\_\_  
Print Name Title

TEXAS  
STATE OF ~~COLORADO~~  
\_\_\_\_\_) ss.  
COUNTY OF Harris )

The foregoing instrument was acknowledged before me this 25<sup>th</sup>  
day of April, 2022, by Madison Jones.

WITNESS my hand and official seal.



*Sunny Farrill*  
Notary Public  
My commission expires:  
7-10-23



Exhibit B

- Central Colorado Ground Water Subdistrict
- Central Colorado Ground Water Conservatory
- Fire District 6 Greater Brighton
- Regional Transportation District
- Rangeview Library District
- School District 27J – Brighton
- Urban Drainage and Flood Control District
- Urban Drainage South Platte