

RESOLUTION NO. 2025-56

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 OCTOBER 7, 2025, TO DETERMINE IF THE PROPOSED APPROXIMATE 7.712 ACRE PROPERTY, TO BE KNOWN AS THE BRIGHTON CROSSING ANNEXATION, COMPLIES WITH THE STATUTORY REQUIREMENTS FOR 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 (the "City"); and

WHEREAS, the Petition requests the annexation of approximately 7.712 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 hereto, and shown in EXHIBIT B, attached hereto, (the "Property"), into the City; and

WHEREAS, a representative of Brookfield Residential LLC submitted the Petition, attached hereto as EXHIBIT C, on behalf of Brookfield Residential LLC; and

WHEREAS, Brookfield Residential LLC is the owner of the entirety of the Property; 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's requirements for a petition for annexation; and

WHEREAS, the City Council desires to adopt, by resolution, its findings regarding the Petition and to set a public hearing concerning the 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 Petition complies with C.R.S. § 31-12-104 and C.R.S. § 31-12-105, as amended, at the following time, date, and place:

Tuesday, October 7, 2025, 6:00 p.m.  
City Council Chambers  
500 South 4<sup>th</sup> Avenue  
Brighton, Colorado 80601

Any person may appear at such hearing and present evidence relative to the Petition and 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 2<sup>nd</sup> day of September 2025.

CITY OF BRIGHTON, COLORADO

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GREGORY MILLS, Mayor

ATTEST:

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NATALIE HOEL, City Clerk

APPROVED AS TO FORM:

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JAMES GALLAGHER, Assistant City Attorney

## EXHIBIT A

### LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 2, 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 2 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 TO BEAR NORTH 89°19'55" EAST, A DISTANCE OF 2633.96 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERE TO;

THENCE SOUTH 37°22'27" EAST, A DISTANCE OF 5207.04 FEET TO THE WESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING AND DISTANCE OF "SOUTH 89°21'16" WEST, 1005.88 FEET" ALONG THE SOUTHERLY BOUNDARY OF BRIGHTON CROSSING FILING NO. 2, 6TH AMENDMENT, PER PLAT RECORDED MAY 15, 2018, AT RECEPTION NO. 2018000039340, OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHERLY BOUNDARY, NORTH 89°21'16" EAST, A DISTANCE OF 875.80 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, SOUTH 00°38'31" EAST, A DISTANCE OF 105.05 FEET;

THENCE SOUTH 89°42'44" WEST, A DISTANCE OF 97.56 FEET;

THENCE SOUTH 00°17'16" EAST, A DISTANCE OF 235.05 FEET;

THENCE SOUTH 89°42'44" WEST, A DISTANCE OF 121.00 FEET;

THENCE NORTH 84°34'38" WEST, A DISTANCE OF 100.50 FEET;

THENCE SOUTH 89°42'44" WEST, A DISTANCE OF 594.30 FEET TO THE EASTERLY RIGHT-OF-WAY OF NORTH GOLDEN EAGLE PARKWAY AS RECORDED AT RECEPTION NO. C1194143, OF SAID RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 08°38'42" EAST, A DISTANCE OF 86.22 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 735.00 FEET;
2. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°54'28", AN ARC LENGTH OF 101.44 FEET;
3. SOUTH 00°38'43" EAST, A DISTANCE OF 153.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET;
4. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'03", AN ARC LENGTH OF 78.54 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, NON-TANGENT TO SAID CURVE, SOUTH  $89^{\circ}21'13''$  WEST, A DISTANCE OF 171.65 FEET TO THE SOUTHEASTERLY CORNER OF TRACT Z, BRIGHTON CROSSING FILING NO. 2, RECORDED DECEMBER 31, 2002, AT RECEPTION NO. C1074039, IN SAID RECORDS;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT Z, NORTH  $13^{\circ}33'59''$  WEST, A DISTANCE OF 137.31 FEET;

THENCE ALONG SAID EASTERLY BOUNDARY OF TRACT Z AND THE EASTERLY BOUNDARY AND THE EASTERLY BOUNDARY EXTENDED OF TRACT U, OF SAID PLAT OF BRIGHTON CROSSING FILING NO. 2, 6TH AMENDMENT, AND THE EASTERLY BOUNDARY OF SAID TRACT Y, NORTH  $13^{\circ}16'10''$  EAST, A DISTANCE OF 536.74 FEET;

THENCE CONTINUING ALONG THE EASTERLY BOUNDARY OF SAID TRACT Y, NORTH  $34^{\circ}53'38''$  EAST, A DISTANCE OF 73.28 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 7.712 ACRES, (335,949 SQUARE FEET), MORE OR LESS

**EXHIBIT B**  
**ANNEXATION MAP**

[Attached as a separate document]

**EXHIBIT C**  
**ANNEXATION PETITION**

[Attached as a separate document]