

**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.)

 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):

☒ 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 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)

☒ 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.

EXECUTED this 25 day of March, 2025.

[SIGNATURE PAGES FOLLOW THIS PAGE]

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 ____ of ____

Name of Owner (print):	VERA MAE JAMES
Address of Parcel within the Annexation Boundary (number, street, city):	18481 E 160TH AVE BRIGHTON CO 80601-8517
Legal Description(s) (Lot, Block, Subdivision Name) or Parcel Number(s):	PARCEL NUMBER: 0156904000006
Signature of Owner:	<i>Vera Mae James</i>
Date of Signature:	<i>3/25/25</i>
Initials of Circulator:	
Name of Owner (print):	
Address of Parcel within the Annexation Boundary	
Legal Description(s) (Lot, Block, Subdivision Name) or Parcel Number(s)	
Signature of Owner:	
Date of Signature	
Initials of Circulator	
Name: (print)	
Address of Parcel within the Annexation Boundary	
Legal Description(s) (Lot, Block, Subdivision Name) or Parcel Number(s)	
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.)

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.

Page _____ of _____

Vera Mae James VMJ
Signature Initials

Vera Mae James Owner
Print Name Title

Ellen J. Toomey-Hale ETH
Signature Initials
Approved as to form

Ellen J. Toomey-Hale Attorney
Print Name Title

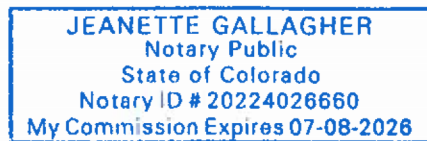
Signature Initials

Print Name Title

STATE OF COLORADO)
) ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me this 25th
day of March, 2025, by Vera Mae James.

WITNESS my hand and official seal.



[Signature]
Notary Public
My commission expires: 07/08/2026

EXHIBIT A

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE EAST 200 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 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 1/4 OF THE SOUTHEAST 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 THE SAID SOUTHEAST 1/4;
THENCE COINCIDENT WITH THE EAST LINE OF SAID SOUTHEAST 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 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 4;
THENCE COINCIDENT WITH THE NORTH LINE OF SAID SOUTHEAST 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.

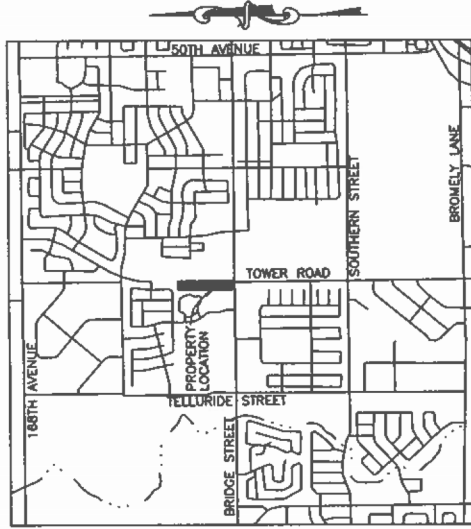
EXHIBIT B

Adams County Tax District Report

Tax Area: 292

Name	Tax Year	Mill Levy
ADAMS COUNTY	2024	26.844
CENTRAL COLO WATER CONSERVANCY DISTRICT	2024	1.017
GREATER BRIGHTON FIRE PROTECTION DISTRICT 6	2024	16.793
RANGEVIEW LIBRARY DISTRICT	2024	3.667
REGIONAL TRANSPORTATION DISTRICT	2024	0.000
School District 27 J-Brighton	2024	56.644
URBAN DRAINAGE AND FLOOD CONTROL DISTRICT	2024	0.900
URBAN DRAINAGE SOUTH PLATTE	2024	0.100
Total		106.065

Sheet 1 of 2



VICINITY MAP
SCALE: 1" = 2000'

CITY CLERK

W. MERLE R. HOOD, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION SHOWN ON THIS PLAN WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THIS PLAN ACCURATELY REPRESENTS THE ACTUAL SURVEY. THIS CERTIFICATE IS MADE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS DOES NOT CONSTITUTE A TITLE SEARCH BY ME TO DETERMINE OWNERSHIP. FURTHERMORE, THIS CERTIFICATE AT LEAST ONE-SIXTH (1/6) OF THE PROPERTY SHOWN HEREON IS CONTIGUOUS WITH THE MUNICIPAL BOUNDARY OF THE CITY OF BRIGHTON, COLORADO.



MERLE R. HOOS PLS 38046
FOR AND ON BEHALF OF
AMERICAN WEST LAND SURVEYING CO.
A COLORADO CORPORATION

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF
THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE
OF COLORADO AT O'CLOCK M. ON THIS DAY

RECEPTION NO.

TOTAL PERIMETER:	2937.34	FEET
REQUIRED 1/6 CONTOUS PERIMETER:	489.56	FEET
CONTOUS BOUNDARY:	2937.34	FEET

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID SOUTHWEST 1/4, THENCE
A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4, THENCE
N 7° AND THE POINT OF BEGINNING, THENCE CONTINUING CONCURRENTLY WITH SAID
NORTHWEST 1/4, A DISTANCE OF 11.00 FEET TO THE SOUTHWEST CORNER OF SAID
SECTION 4; THENCE CONCURRENT WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 AND
SOUTH 86° 19' 48" WEST, A DISTANCE OF 11.00 FEET TO THE SOUTHWEST CORNER OF
SAID NORTHWEST 1/4, THENCE CONCURRENT WITH SAID NORTH LINE OF SAID
1268.53 FEET TO SAID NORTH RIGHT-OF-WAY; THENCE CONCURRENT WITH SAID
NORTH RIGHT-OF-WAY CORNER 89° 74' 34" EAST, A DISTANCE OF 250.00 FEET
TO THE SOUTHWEST CORNER OF SAID SECTION 4, CONTAINING 3.45 ACRES, MORE OR LESS, OF THE
LANDS OF THE STATE OF COLORADO.

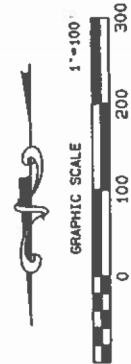
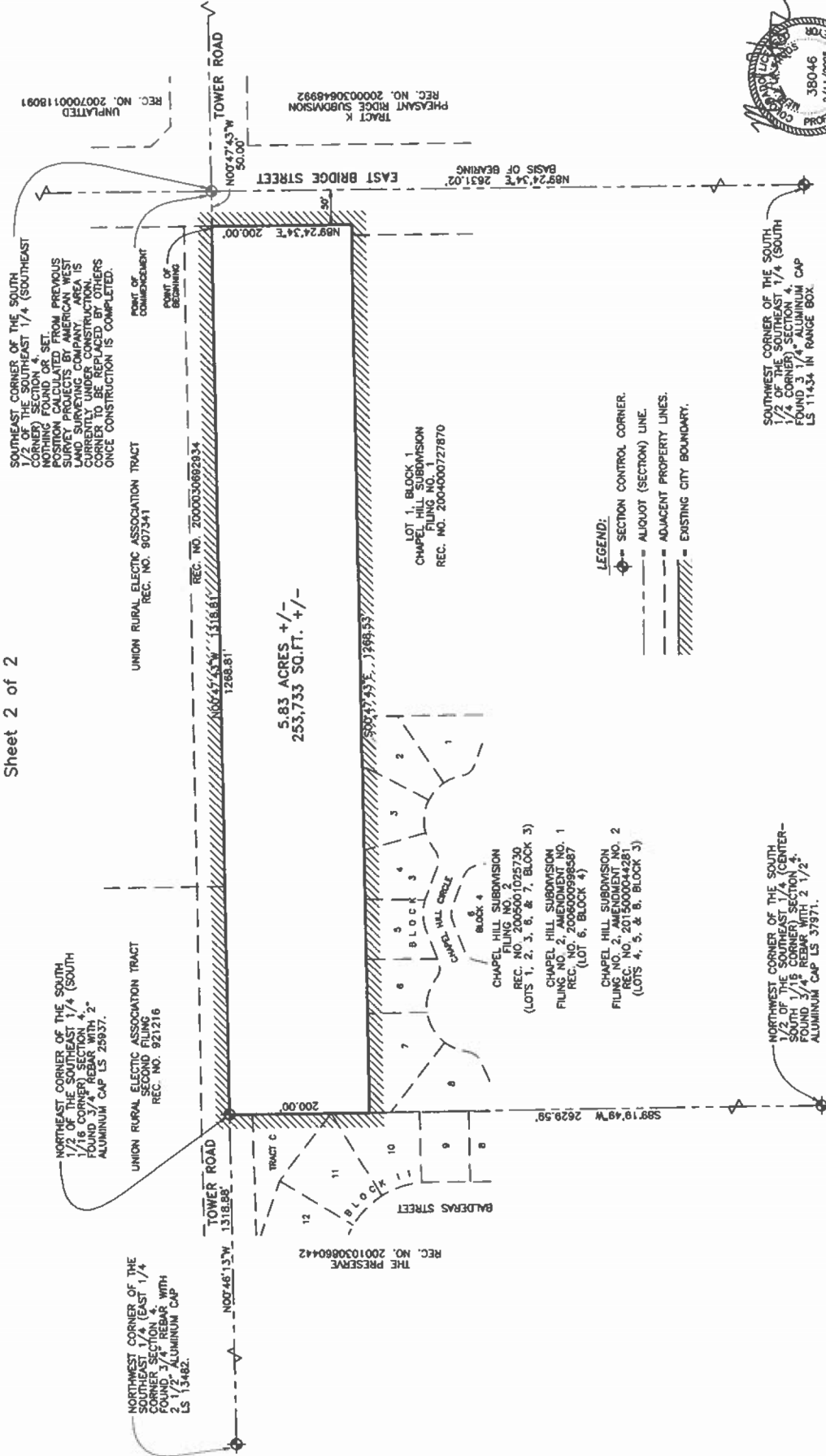
5) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

American West
Land Surveying Co.
A Family Owned Corporation Since 1981
PO Box 129, Brighton, CO 80601 • P.303-638-1331 info@americanwest.com
EQUUS 367 / JANUARY 2008 CREDIT BY: ESN DATE: February 14, 2008
ISSUED BY: J. WOODS
JOB NO.: 30-296

James Annexation to the City of Brighton

Located in the Southeast 1/4 of the Southeast 1/4 of Section 4,
Township 1 South, Range 66 West of the 6th P.M.,
City of Brighton, County of Adams, State of Colorado

Sheet 2 of 2



American West Land Surveying Co.
A Family Owned Corporation Since 1981
PO Box 129, Brighton, CO 80001 • P.303-639-1532 • m@americanwest.com

SCALE 1" = 100' DRAWN BY: MMT CHECKED BY: CMT DATE: February 14, 2024
REVISIONS: 2/17/2025
FILE: 217-5115-000A-SA-BRIDGE ET AMERICANWEST.COM 158 105 23-028