

Colorado Trust for Local News  
143 S. Second Place  
Brighton, CO 80601

City of Brighton Community Development\*\*\*  
500 South 4th Avenue  
Brighton CO 80601

# AFFIDAVIT OF PUBLICATION

State of Colorado }  
County of Adams } ss

This Affidavit of Publication for the Brighton Standard Blade, a weekly newspaper, printed and published for the County of Adams, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 4 successive week(s), the last of which publication was made 2/19/2026, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.

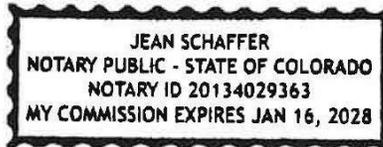
For the Brighton Standard Blade

State of Colorado }  
County of Adams } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Erin Adams, director of said newspaper, who is personally known to me to be the identical person in the above certificate on 2/19/2026. Erin Adams has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-122978

Jean Schaffer  
Notary Public  
My commission ends January 16, 2028



## Public Notice

### RESOLUTION NO. 2026-06

A RESOLUTION OF THE CITY COUNCIL OF BRIGHTON, COLORADO FINDING SUBSTANTIAL COMPLIANCE OF AN ANNEXATION PETITION, AND SETTING A PUBLIC HEARING FOR MARCH 3, 2026, TO DETERMINE IF THE APPROXIMATELY 88.303 ACRE PARCEL, TO BE KNOWN AS THE GREIN PROPERTY ANNEXATION NO. 2, COMPLIES WITH STATUTORY REQUIREMENTS FOR SUCH 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; and

WHEREAS, the Petition requests the annexation of approximately 88.303 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 and shown in EXHIBIT B, attached, hereto (the "Property"), into the City of Brighton; and

WHEREAS, Ivan E. Grein Living Trust and CC Realty, LLC (the "Applicants"), submitted the Petition, attached hereto as EXHIBIT C; 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 of Brighton's requirements for a Petition; and

WHEREAS, the City Council desires to adopt, by resolution, its findings with regard to such Petition and to set a public hearing regarding such 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 proposed annexation complies with Colorado Revised Statutes, Sections 31-12-104 and 31-12-105, as amended, at the following time, date, and place:

**Tuesday, March 3, 2026, 6:00 p.m.**  
City Council Chambers  
500 South 4th Avenue  
Brighton, Colorado 80601

Any person may appear at such hearing and present evidence relative to the 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 20th day of January 2026.

CITY OF BRIGHTON, COLORADO  
By/s./Gregory Mills, Mayor

ATTEST:  
By/s./Natalie Hoel, City Clerk

APPROVED AS TO FORM:  
By/s./Yasmina Gibbons,  
Deputy City Attorney

### EXHIBIT A LEGAL DESCRIPTION

THAT CERTAIN PORTION OF THE NORTHEAST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF ADAMS, STATE OF COLORADO, CONTAINING AN AREA OF 88.303 ACRES (3,846,481 SQUARE FEET), MORE OR LESS.

[A full legal description may be obtained in the Community Development Office during normal business hours.]

### EXHIBIT B ANNEXATION MAP

[The Annexation Map may be obtained in the Community Development Office during normal business hours.]

### EXHIBIT C ANNEXATION PETITION

[The Annexation Petition may be obtained in the Community Development Office during normal business hours.]

Legal Notice No. BSB4300  
First Publication: January 29, 2026  
Last Publication: February 19, 2026  
Publisher: Brighton Standard Blade