

ORDINANCE NO. 2487
INTRODUCED BY: Padilla

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, ANNEXING TO THE CITY OF BRIGHTON APPROXIMATELY 7.712 ACRES OF CONTIGUOUS LAND, IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, TO BE KNOWN AS THE BRIGHTON CROSSING ANNEXATION

WHEREAS, a Petition for Annexation (the "Petition") of the property more particularly described in EXHIBIT A and shown in EXHIBIT B (the "Property"), was filed with the City of Brighton (the "City") on November 12, 2024; and

WHEREAS, the Petition was signed by an authorized representative of Brookfield Residential LLC, the owner of one hundred percent (100%) of the Property; and

WHEREAS, the City Council held a Regular Meeting on September 2, 2025, and passed Resolution No. 2025-56, accepting said Petition, attached hereto as EXHIBIT C, as compliant with C.R.S. § 31-12-107, and setting the matter of annexation for a public hearing on October 7, 2025 (the "Public Hearing"); and

WHEREAS, at the Public Hearing, the City Council found and determined that: (1) the applicable provisions of the "Municipal Annexation Act," C.R.S. § 31-12-101 *et seq.*, have been met; (2) an election was not required under the Municipal Annexation Act; and (3) no additional terms or conditions to the annexation are to be imposed; and

WHEREAS, notice of the Public Hearing was published in *The Brighton Standard Blade* on September 11, September 18, September 25, and October 2, 2025, with such notice being no less than thirty (30) days or no more than sixty (60) days prior to the Public Hearing, as required by C.R.S. § 31-12-108; and

WHEREAS, a copy of the published notice, resolution of eligibility, and the Petition were sent by registered mail to the Clerk of the Board of County Commissioners of Adams County, applicable special districts, and applicable school districts on April 25, 2024, being no less than twenty-five (25) days prior to the public hearing, as required by C.R.S. § 31-12-108.

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

Section 1. The annexation by and to the City of Brighton, State of Colorado, of the Property more particularly described in EXHIBIT A and shown in

EXHIBIT B, attached hereto and incorporated herein, situated, lying, and being in the County of Adams, State of Colorado, to be known as the Brighton Crossing Annexation, is hereby approved.

Section 2. Pursuant to C.R.S. § 31-12-115, rezoning of the Property shall be completed within ninety (90) days from the effective date of this Ordinance.

Section 3. The Property annexed herein shall be made a part of the Ward 1 territory as shown on the City's official Ward Map and the map shall be updated to reflect said change.

Section 4. As provided in City Charter Section 5.9(A), this Ordinance, either as presented or as amended, shall be published in full as it was adopted after the initial reading. This Ordinance shall be in full force and effect five days after its final publication, as provided in City Charter Section 5.8

INTRODUCED, PASSED ON FIRST READING, AND ORDERED PUBLISHED THIS 7TH DAY OF OCTOBER 2025.

PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED BY TITLE ONLY THIS 21ST DAY OF OCTOBER 2025.

CITY OF BRIGHTON, COLORADO

GREGORY MILLS, Mayor

ATTEST:

NATALIE HOEL, City Clerk

Published in the *Brighton Standard Blade*
First Publication: October 16, 2025
Final Publication: October 30, 2025

APPROVED AS TO FORM:

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°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°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°16'10" EAST, A DISTANCE OF 536.74 FEET;

THENCE CONTINUING ALONG THE EASTERLY BOUNDARY OF SAID TRACT Y, NORTH 34°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]