

Public Notice

RESOLUTION NO. 2025-56

A RESOLUTION OF THE CITY COUNCIL OF BRIGHTON, COLORADO FINDING SUBSTANTIAL COMPLIANCE OF AN ANNEXATION PETITION, AND SETTING A PUBLIC HEARING FOR OCTOBER 7, 2025, TO DETERMINE IF THE APPROXIMATELY 7.712 ACRE PARCEL, TO BE KNOWN AS THE BRIGHTON CROSSING ANNEXATION, 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 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 and shown in EXHIBIT B, attached, hereto (the "Property"), into the City of Brighton; and

WHEREAS, Sue Sibel (the "Applicant"), submitted the Petition, attached hereto as EXHIBIT C, on behalf of Brookfield Residential LLC, owner of 100% of the Property (the "Owner"); and

WHEREAS, the City Council of the City of Brighton, Colorado, 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 in regard to such Petition and to set a public hearing in regard to 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, October 7, 2025, 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 2nd day of September 2025.

CITY OF BRIGHTON, COLORADO

By: /s./Gregory Mills, Mayor

ATTEST:

By: /s./Natalie Hoel, City Clerk

APPROVED AS TO FORM:

By: /s./James Gallagher,

Assistant City Attorney

EXHIBIT A

Legal Description

Approximately 7.712 acres of property located in the Southeast Quarter of Section 2, Township 1 South, Range 66 West of the Sixth Principal Meridian, County of Adams, State of Colorado.

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

EXHIBIT B

Annexation Map

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

EXHIBIT C

Annexation Petition

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

Legal Notice No. BSB4038

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