

ORDINANCE NO. _____
INTRODUCED BY: Padilla

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, ANNEXING TO THE CITY OF BRIGHTON APPROXIMATELY 88.303 ACRES OF CONTIGUOUS LAND, IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 5 AND THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, TO BE KNOWN AS THE GREIN PROPERTY NO. 2 ANNEXATION

WHEREAS, a Petition for Annexation (the "Petition") of the property more particularly described in EXHIBIT A and depicted in EXHIBIT B (the "Property"), was filed with the City of Brighton (the "City") on December 15, 2023; and

WHEREAS, the Petition was signed by an authorized representative of Ivan E. Grein Living Trust and CC Realty, LLC, the owners of one hundred percent (100%) of the Property; and

WHEREAS, the City Council held a Regular Meeting on January 20, 2026, and passed Resolution No. 2026-06, 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 March 3, 2026 (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 January 29, 2026, February 5, 2026, February 12, 2026, and February 19, 2026, 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, Adams County Board of County Commissioners, Adams County Attorney, Rangeview Library District, Central Colorado Water Conservancy District, Brighton Fire and Rescue District, School District 27J, Urban Drainage and Flood Control District, and Regional Transportation District, and applicable school districts on January 27, 2026, being no less than twenty-five (25) days prior to the public hearing, as required by C.R.S. § 31-12-108.

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, situated, lying, and being in the County of Adams, State of Colorado, to be known as the Grein Property Annexation No. 2, 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 2 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 3RD OF MARCH 2026.

PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED BY TITLE ONLY THIS 21ST DAY OF APRIL 2026.

CITY OF BRIGHTON, COLORADO

GREGORY MILLS, Mayor

ATTEST:

NATALIE HOEL, City Clerk

Published in the *Brighton Standard Blade*

First Publication: March 12, 2026

Final Publication: April 30, 2026

APPROVED AS TO FORM:

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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 5;
THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, NORTH 89°26'43" EAST, A DISTANCE OF 625.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°26'43" EAST, A DISTANCE OF 1,360.00 FEET TO THE NORTHWEST CORNER OF GREIN SUBDIVISION – SECOND FILING AS SHOWN ON THE RECORDED PLAT THEREOF IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NUMBER C0627016;

THENCE DEPARTING SAID NORTH LINE AND ALONG THE WEST AND SOUTH LINES OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES:

1. SOUTH 00°33'43" EAST, A DISTANCE OF 1,350.00 FEET;
2. NORTH 89°26'43" EAST, A DISTANCE OF 654.00 FEET;
3. NORTH 89°17'32" EAST, A DISTANCE OF 493.07 FEET TO THE CENTERLINE OF THE BRIGHTON LATERAL DITCH, SAID CENTERLINE BEING COINCIDENT WITH THE NORTHWESTERLY LINE OF MOUNTAIN VIEW ESTATES SUBDIVISION, FILING NO.2 AS SHOWN IN SAID RECORDS AT RECEPTION NUMBER 2014000032471 BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 210.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 46°05'22" WEST;

THENCE ALONG SAID NORTHWESTERLY LINE THE FOLLOWING ELEVEN (11) COURSES:

1. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°15'41"
2. TANGENT WITH SAID CURVE, SOUTH 52°10'19" WEST, A DISTANCE OF 60.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 210.00 FEET;
3. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°35'52", AN ARC LENGTH OF 108.48 FEET;
4. TANGENT WITH SAID CURVE, SOUTH 22°24'27" WEST, A DISTANCE OF 66.84 FEET;
5. SOUTH 24°32'05" WEST, A DISTANCE OF 97.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 253.00 FEET;

6. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $17^{\circ}29'13''$, AN ARC LENGTH OF 29.42 FEET;
7. TANGENT WITH SAID CURVE, SOUTH $42^{\circ}31'18''$ WEST, A DISTANCE OF 47.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 195.00 FEET;
8. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $11^{\circ}40'21''$, AN ARC LENGTH OF 39.73 FEET;
9. TANGENT WITH SAID CURVE, SOUTH $30^{\circ}50'57''$ WEST, A DISTANCE OF 40.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 115.00 FEET;
10. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $24^{\circ}44'13''$, AN ARC LENGTH OF 49.65 FEET;
11. TANGENT WITH SAID CURVE, SOUTH $06^{\circ}06'44''$ WEST, A DISTANCE OF 58.21 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION;

THENCE CONTINUING ALONG SAID DITCH CENTERLINE THE FOLLOWING EIGHT (8) COURSES:

1. SOUTH $06^{\circ}15'40''$ WEST, A DISTANCE OF 46.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 69.58 FEET;
2. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $39^{\circ}53'35''$, AN ARC LENGTH OF 48.45 FEET;
3. NON-TANGENT TO SAID CURVE, SOUTH $46^{\circ}09'10''$ WEST, A DISTANCE OF 43.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 114.31 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH $43^{\circ}50'47''$ EAST;
4. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $29^{\circ}42'06''$, AN ARC LENGTH OF 59.26 FEET;
5. NON-TANGENT TO SAID CURVE SOUTH $16^{\circ}27'10''$ WEST, A DISTANCE OF 93.65 FEET;
6. SOUTH $17^{\circ}04'40''$ WEST, A DISTANCE OF 46.53 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 173.96 FEET;
7. SOUTHERLY ALONG SAID CURVE THROUGH CENTRAL ANGLE OF $26^{\circ}08'00''$, AN ARC LENGTH OF 79.29 FEET;
8. TANGENT WITH SAID CURVE, SOUTH $09^{\circ}02'20''$ EAST, A DISTANCE OF 47.21 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 4;

THENCE DEPARTING SAID CENTERLINE AND ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 5, SOUTH $89^{\circ}21'25''$ WEST, A DISTANCE OF 1,840.78 FEET TO THE EASTERLY LINE OF OVERLAND PARK AS SHOWN IN SAID RECORDS AT RECEPTION NUMBER B586585;

THENCE ALONG SAID EASTERLY LINES OF SAID OVERLAND PARK, THE URBAN CHANNEL AS SHOWN ON THE ANNEXATION MAP IN SAID RECORDS AT RECEPTION NUMBER C02181940, AND OVERLAND HILLS NORTH AS SHOWN IN SAID RECORDS AT RECEPTION NUMBER C0281940 THE FOLLOWING TWELVE (12) COURSES:

1. NORTH 29°23'17" WEST, A DISTANCE OF 125.49 FEET;
2. NORTH 16°00'27" WEST, A DISTANCE OF 133.06 FEET;
3. NORTH 07°22'17" WEST, A DISTANCE OF 146.56 FEET;
4. NORTH 16°31'47" WEST, A DISTANCE OF 189.90 FEET;
5. NORTH 08°39'33" EAST, A DISTANCE OF 95.07 FEET;
6. NORTH 27°32'53" EAST, A DISTANCE OF 270.07 FEET;
7. NORTH 45°51'26" WEST, A DISTANCE OF 191.14 FEET;
8. NORTH 10°47'26" WEST, A DISTANCE OF 122.60 FEET;
9. NORTH 19°4'53" EAST, A DISTANCE OF 127.99 FEET;
10. NORTH 05°24'57" EAST, A DISTANCE OF 599.33 FEET;
11. NORTH 05°05'26" WEST, A DISTANCE OF 218.52 FEET;
12. NORTH 36°13'06" WEST, A DISTANCE OF 66.60 FEET TO THE NORTHEAST CORNER OF SAID OVERLAND HILLS NORTH, ALSO BEING A POINT OF THE CENTERLINE OF THE FULTON DITCH;

THENCE ALONG SAID CENTERLINE THE FOLLOWING THREE COURSES:

1. NORTH 44°58'48" WEST, A DISTANCE OF 84.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 119.47 FEET, A RADIUS POINT OF SAID CURVE BEARS NORTH 56°21'49" EAST;
2. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63°22'37", AN ARC LENGTH OF 132.15 FEET;
3. NON-TANGENT TO SAID CURVE, NORTH 26°31'14" EAST, A DISTANCE OF 16.13 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 88.303 ACRES (3,846,481 SQUARE FEET), MORE OR LESS.

EXHIBIT B
Annexation Map

[ATTACHED AS A SEPARATE DOCUMENT]

EXHIBIT C
Annexation Petition

[ATTACHED AS A SEPARATE DOCUMENT]