

ORDINANCE NO. 2492  
INTRODUCED BY: Pawlowski

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, ANNEXING TO THE CITY OF BRIGHTON APPROXIMATELY 5.83 ACRES OF CONTIGUOUS LAND, IN A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, TO BE KNOWN AS THE JAMES PROPERTY 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 March 25, 2025; and

WHEREAS, the Petition was signed by Vera Mae James, the owner of one hundred percent (100%) of the Property; 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.*, for an enclave 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 November 1, November 8, November 15, and November 22, 2025, with such notice being no less than thirty (30) days or no more than sixty (60) days prior to the 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 November 6, 2025, 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 James Property 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 2<sup>ND</sup> DAY OF DECEMBER 2025.

PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED BY TITLE ONLY THIS 16<sup>TH</sup> DAY OF DECEMBER 2025.

CITY OF BRIGHTON, COLORADO

---

GREGORY MILLS, Mayor

ATTEST:

---

NATALIE HOEL, City Clerk

Published in the *Brighton Standard Blade*  
First Publication: December 11, 2025  
Final Publication: January 1, 2026

APPROVED AS TO FORM:

---

ALICIA CALDERÓN, City Attorney

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 6<sup>TH</sup> 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 6<sup>TH</sup> PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°46'56" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHEAST CORNER OF 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 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  
ANNEXATION MAP

[ATTACHED AS A SEPARATE DOCUMENT]

EXHIBIT C  
ANNEXATION PETITION

[ATTACHED AS A SEPARATE DOCUMENT]