

RESOLUTION NO. 2026-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, MAKING CERTAIN FINDINGS OF FACT REGARDING THE PROPOSED ANNEXATION OF AN APPROXIMATELY 88.303 ACRES OF CONTIGUOUS LAND, KNOWN AS THE GREIN PROPERTY ANNEXATION NO. 2, 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

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

WHEREAS, the City Council held a regular meeting on January 20, 2026, and passed Resolution No. 2026-06, finding that the Petition substantially complied with the annexation petition requirements of C.R.S. § 31-12-107; and

WHEREAS, the City Council set the matter of annexation for a public hearing on March 3, 2026 (the "Public Hearing") to determine if the proposed annexation complies with C.R.S. § 31-12-104 and C.R.S. § 31-12-105 to establish eligibility for annexation; and

WHEREAS, City staff has provided notice of the Public Hearing by publication once a week for four consecutive weeks and by registered mail to the Clerk of the Adams Board of County Commissioners, the Adams County Attorney, School District 27J, and any special district having territory in the area to be annexed; and

WHEREAS, at the Public Hearing, the City Council received and considered all relevant evidence and testimony from City staff and other interested parties, including the public at large.

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

Section 1. The City Council hereby finds and concludes regarding the annexation of the Property, that: (1) not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the existing boundaries of the City; (2) because of such contiguity, a community of interest exists between the

Property and the City; (3) the Property is urban or will be urbanized in the near future; and (4) the Property is integrated or is capable of being integrated with the City.

Section 2. The City Council finds and determines that: (1) no land held in identical ownership has been divided or included without written consent of the owner thereof; (2) no annexation proceedings have been commenced by another municipality; (3) the annexation will not result in the detachment of the area from a school district; (4) the annexation will not result in the extension of a municipal boundary more than three miles; (5) the City has in place a plan for the area; and (6) in establishing the boundaries of the area to be annexed, the entire width of any street or alley is included within the area annexed.

Section 3. That an election is not required, and no additional terms or conditions are to be imposed upon the area to be annexed.

Section 4. This Resolution is effective as of the date of its adoption.

RESOLVED this 3rd day of March 2026.

CITY OF BRIGHTON, COLORADO

GREGORY MILLS, Mayor

ATTEST:

NATALIE HOEL, City Clerk

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°29'13", AN ARC LENGTH OF 29.42 FEET;
7. TANGENT WITH SAID CURVE, SOUTH 42°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°40'21", AN ARC LENGTH OF 39.73 FEET;
9. TANGENT WITH SAID CURVE, SOUTH 30°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°44'13", AN ARC LENGTH OF 49.65 FEET;
11. TANGENT WITH SAID CURVE, SOUTH 06°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°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°53'35", AN ARC LENGTH OF 48.45 FEET;
3. NON-TANGENT TO SAID CURVE, SOUTH 46°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°50'47" EAST;
4. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°42'06", AN ARC LENGTH OF 59.26 FEET;
5. NON-TANGENT TO SAID CURVE SOUTH 16°27'10" WEST, A DISTANCE OF 93.65 FEET;
6. SOUTH 17°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°08'00", AN ARC LENGTH OF 79.29 FEET;
8. TANGENT WITH SAID CURVE, SOUTH 09°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°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.