

ORDINANCE NO. 2482
INTRODUCED BY: Padilla

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, DISCONNECTING FROM THE CORPORATE BOUNDARIES OF THE CITY OF BRIGHTON APPROXIMATELY 23.7 ACRES AT THE NORTHWEST CORNER OF 120TH AVENUE AND CHAMBERS ROAD BEING A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 66 WEST, ALL OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

WHEREAS, the City of Brighton, Colorado (the "City") is a home rule municipal corporation duly organized and existing under the City's Home Rule Charter adopted pursuant to Article XX of the Constitution of the State of Colorado; and

WHEREAS, the *Brighton Municipal Code* contains certain provisions related to land use and zoning set forth in Chapter 17, also known as the *Land Use and Development Code* ("LUDC"); and

WHEREAS, Adams Crossing LLC (the "Owner") is the owner of approximately 23.682 acres of land on the northwest corner of 120th Avenue and Chambers Road and more specifically described in Exhibit A and depicted in the Adams Crossing De-Annexation Map Exhibit B (the "Property"), both of which are attached hereto; and

WHEREAS, Lance Richards of Landmark Development (the "Applicant"), working on behalf of the Owner, has requested approval of the disconnection of the Property; and

WHEREAS, pursuant to Section 2.11 of the LUDC, the Applicant provided the application and notice of the disconnection request to the Adams County Board of County Commissioners and all boards of directors of special districts serving the Property; and

WHEREAS, neither the Adams County Board of County Commissioners nor the boards of directors of special districts serving the Property responded with concerns or requested a meeting to discuss any concerns; and

WHEREAS, the City Council considered the disconnection pursuant to the applicable provisions and criteria set forth in the LUDC; and

WHEREAS, the City Council hereby finds and determines that the best interests of the City of Brighton will not be prejudiced by the disconnection.

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

Section 1. That disconnection from the City of Brighton for the Property located at the northwest corner of 120th Avenue and Chambers Road and more specifically described on the Adams Crossing De-Annexation Map attached hereto is hereby approved.

Section 2. 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.

Section 3. That after this Ordinance becomes effective, the City Clerk shall cause the Ordinance and the Adams Crossing De-Annexation Map to be recorded with the Adams County Clerk and Recorder.

Section 4. Once the Ordinance and De-Annexation Map have been recorded, the applicable maps of the City shall be amended to indicate that the Property is no longer within the corporate boundaries of the City of Brighton.

INTRODUCED, PASSED ON FIRST READING, AND ORDERED PUBLISHED, THIS 7TH DAY OF MAY 2024.

PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED BY TITLE ONLY THIS 5TH DAY OF AUGUST 2025.

CITY OF BRIGHTON, COLORADO

GREGORY MILLS, Mayor

ATTEST:

NATALIE HOEL, City Clerk

Published in the *Brighton Standard Blade*

First Publication: May 16, 2024

Final Publication: August 14, 2025

APPROVED AS TO FORM:

YASMINA GIBBONS, Deputy City Attorney

EXHIBIT A
LEGAL DESCRIPTION

DE-ANNEXATION DESCRIPTION

TWO (2) PARCELS OF LAND LOCATED IN SECTION 31, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 00°28'32" WEST, A DISTANCE OF 2,653.87 FEET, BEING MONUMENTED AT THE SOUTHEAST QUARTER CORNER OF SAID SECTION 31 BY A 3-1/4" ALUMINUM CAP STAMPING ILLEGIBLE AND AT THE EAST QUARTER CORNER OF SAID SECTION 31 BY A 3-1/4" ALUMINUM CAP STAMPED "ALPHA ENGINEERING PLS 1233".

PARCEL A:

COMMENCING AT THE SOUTHEAST QUARTER CORNER OF SAID SECTION 31:

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, NORTH 00°28'32" WEST, A DISTANCE OF 1677.48 FEET TO THE POINT OF BEGINNING AND A POINT ON THE PRESENT CITY OF COMMERCE CITY LIMITS PER AN-89-88 ADAMS COUNTY RECORDS, RECORDED AT RECEPTION NO. 8799284, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,014.93 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 51°30'11" EAST; THENCE DEPARTING SAID EAST LINE AND AN-89-88, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°29'34", AN ARC LENGTH OF 540.15 FEET; THENCE SOUTH 08°00'15" WEST, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 398.37 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°30'00" AN ARC LENGTH OF 260.73 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 410.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°00'32" AN ARC LENGTH OF 307.77 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 140.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 82°45'04" AN ARC LENGTH OF 202.20 FEET; THENCE SOUTH 85°14'47" WEST, A DISTANCE OF 371.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 560.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°49'19" AN ARC LENGTH OF 428.31 FEET TO THE EASTERLY RIGHT-OF-WAY OF CAMERON DRIVE RECORDED IN RIGHT-OF-WAY AGREEMENT ADAMS COUNTY RECORDS IN BOOK 968 AT PAGE 486; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 41°25'28" EAST, A DISTANCE OF 2,015.12 FEET TO SAID AN-89-88; THENCE ALONG SAID AN-89-88, SOUTH 00°28'32" EAST, A DISTANCE OF 66.50 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 9.852 ACRES, (429,151 SQUARE FEET), MORE OR LESS.

PARCEL B:

COMMENCING AT THE SOUTHEAST QUARTER CORNER OF SAID SECTION 31:

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, NORTH 00°28'32" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING AND A POINT ON THE PRESENT CITY OF COMMERCE CITY LIMITS PER AN-82-87 ADAMS COUNTY RECORDS, RECORDED AT RECEPTION NO. 8781151 AND THE SOUTHERLY BOUNDARY OF THAT CERTAIN WARRANTY DEED ADAMS COUNTY RECORDS IN BOOK 5441 AT PAGE 81; THENCE ALONG SAID AN-82-87, SOUTH 89°29'53" WEST, A DISTANCE OF 1,356.06 FEET; THENCE DEPARTING SAID AN-82-87 AND ALONG THE EASTERLY BOUNDARY OF SAID WARRANTY DEED, NORTH 41°29'42" EAST, A DISTANCE OF 166.71 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY, NORTH 48°34'32" WEST, A DISTANCE OF 15.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 440.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 48°34'32" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°49'19" AN ARC LENGTH OF 336.53 FEET; THENCE NORTH 85°14'47" EAST, A DISTANCE OF 371.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 260.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 82°45'04" AN ARC LENGTH OF 375.51 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 290.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°00'32" AN ARC LENGTH OF 217.69 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 518.37 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°30'00" AN ARC LENGTH OF 339.27 FEET; THENCE NORTH 08°00'15" EAST, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 894.93 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°40'22", AN ARC LENGTH OF 307.28 FEET TO SAID AN-89-88 AND THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 31; THENCE ALONG SAID AN-89-88 AND EAST LINE, SOUTH 00°28'32" EAST, A DISTANCE OF 1,431.39 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 13.830 ACRES, (602,440 SQUARE FEET), MORE OR LESS.

CONTAINING A TOTAL AREA OF 23.682 ACRES, (1,031,591 SQUARE FEET), MORE OR LESS.

ADAMS CROSSING DE-ANNEXATION MAP

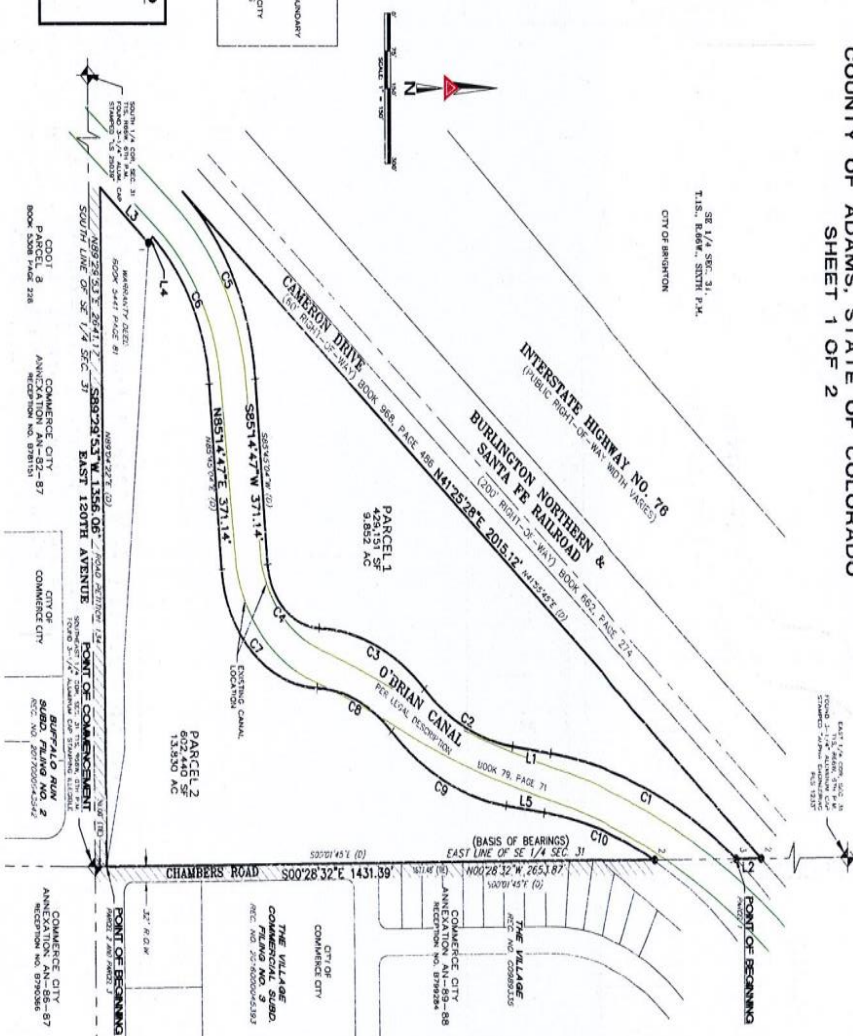
FROM THE CITY OF BRIGHTON, COLORADO
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

LINE	BEARING	LENGTH	BEARING (D)
L1	S08°00'15"W	100.00'	S08°30'12"W
L2	S00°28'32"E	66.50'	S00°01'43"E
L3	N41°29'42"E	166.71'	S40°59'15"E
L4	N48°14'32"W	15.94'	S48°04'19"E
L5	N08°00'15"E	100.00'	S08°30'12"W

CURVE	DELTA	RADIUS	LENGTH
C1	30°29'24"	1014.93'	540.15'
C2	37°30'00"	398.37'	260.73'
C3	43°00'32"	410.00'	307.77'
C4	82°45'04"	140.00'	202.20'
C5	43°49'19"	560.00'	428.31'
C6	43°49'19"	440.00'	336.53'
C7	82°45'04"	260.00'	375.51'
C8	43°00'32"	290.00'	217.68'
C9	37°30'00"	518.37'	339.27'
C10	19°40'22"	894.93'	307.28'

LEGEND
DE-ANNEXATION BOUNDARY
SECTION LINE
GRAND JUNCTION CITY
GRAND JUNCTION CITY
DECEDED BEARINGS
(D)

MONUMENT SYMBOL LEGEND
1. FOUND NO. 8 BEARING WITH 3-1/2" ALUMINUM CAP
2. FOUND NO. 5 BEARING WITH 3-1/2" ALUMINUM CAP
3. STAMPED "N.S. 24100"
4. FOUND NO. 3 BEARING
5. FOUND SECTION CORNER AS DESCRIBED



ADAMS CROSSING 8E 1/4 SEC. 31 T.1S. R.66W. 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO PREPARED FOR LANDMARK DEVELOPMENT 4852 E. BASELINE RD., 1105, MESA, ARIZONA 85208	AZTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	SCALE 1" = 200' B. JEL B. JEL DATE 8/28/2020
		DATE BY COMMENT