



Community Development

2255 West Berry Avenue
Littleton, Colorado 80120
303-795-3748

Date: July 30, 2018

TO: Interested Parties

FROM: City of Littleton

RE: Proposed Gun Store and Office, and Indoor Range at 8152 Southpark Lane

The city would like to take this opportunity and provide a formal update regarding Triple J Armory's proposed gun store and office, and indoor range, to be located at 8152 Southpark Lane. This location is within the SouthPark Planned Development, and Triple J must obtain both the City of Littleton and SouthPark Owners Association (SPOA) approvals before opening at this location.

The city and SPOA have two sets of distinct responsibilities for proposed uses that want to locate in the SouthPark. The city is responsible for reviewing proposed uses against the approved zoning for SouthPark; SouthPark's Planned Development was approved in 1980. SouthPark Owner Association is responsible for enforcement of its owners' regulations.

It is important to note that zoning is created for all parcels within the city and it thereby establishes uses allowed. Once that is set, if a proposed use application is submitted to the city, and if the proposed use complies with the zoning for that property, then the city is required to allow the use. However, that said, all other applicable city regulations also are required to be met. If any construction work is proposed, as is the case of Triple J in order for them to operate at 8152 Southpark Lane, stringent building codes must be met in order to meet public safety requirements. Reference the attached letter from the city to Triple J dated June 14, 2018.

SPOA governs SouthPark through contracts, covenants and restrictions (CC&Rs) imposed upon all properties within SouthPark, and these regulations are reflected on each individual deed of property. These CC&Rs may be more restrictive than city code (e.g. on-street parking) yet the city cannot legally enforce the CC&Rs of any development, and the city cannot delay the approval of a building permit application because of an owners association.

In this case, both approvals from the city and SPOA are required for Triple J. While neither the city nor SPOA can interfere or delay each other's processes – Triple J is aware that they are required to obtain both approvals in order to open a gun store and office, and indoor range at 8152 Southpark Lane.

Triple J has submitted a building permit application to the city for this property. The building permit for Triple J has two components – one for the retail and office portion of their business, and one for the indoor shooting range. The permit for the retail and office has been issued, and construction is underway for the remodel of that area of the building. The city's expert consultant, the International Code Council (ICC), is still in review of the indoor range permit. A building permit for the indoor range will not be issued until Triple J meets all comments from ICC. In addition to the forthcoming requirements from ICC, Triple J is required to meet all requirements of the city's building, planning, fire and police regulations for this use also before any indoor range building permit is issued. Community Development is in process of hiring a third party building inspection firm with expertise in performing routine inspections required once a permit is issued for the indoor range.

If you have any additional questions or need any additional information, please feel free to contact Jocelyn Mills, Community Development Director and/or Bill Tracy, Chief Building Official. Contact information is listed below for both of them.

Jocelyn Mills, Community Development Director, 303-795-3820, jmills@littletongov.org
Bill Tracy, Chief Building Official, 303-795-3756, btracy@littletongov.org

Attachments: Letter to Triple J, dated June 14, 2018

cc: Mark Relph, City Manager
Steve Kemp, City Attorney
City Council members
SouthPark Owners Association