

*City of Littleton*

---

**City Attorney**  
2255 West Berry Avenue  
Littleton, Colorado 80165  
303-795-3725  
FAX 303-795-3818

December 10, 2010

Dear Mr. Rogers,

This letter is a follow up to our conversation on November 10<sup>th</sup> regarding the City owned property in Trailmark. The property is currently zoned PD-R and dedicated as a Jefferson County School site with a school/community park.

The land is further restricted through an Intergovernmental Agreement with Jefferson County which binds the City to a mutually adopted comprehensive development plan referred to as the Chatfield Activity Center Comprehensive Development Plan (CACCDP). (Attached)

During the Trailmark discussions regarding the use of the parcel as a clubhouse and/or pool, the City was in contact with Jefferson County and the Jefferson County School District regarding their release of their interest in the site. While these entities are willing to discuss specific development projects, they are unwilling to release their future interests at this time.

In the unanticipated event the City was to sell this property for a non-public use in the future, it would be limited by these restrictions.

Moreover, the City's sale or conveyance of property for non-public use is strictly limited by City Charter Section 60 which specifies,

Lands granted to, purchased, acquired by the city for use, or used by the city for park purposes, shall not be sold or conveyed without a majority vote of the people, except they may be sold or conveyed for other public use by ordinance adopted in regular procedure.

Because this parcel is dedicated as a school/park there could be no private development without a release from Jefferson County Schools, rezoning in accordance with the CACCDP and vote of the Littleton citizens.

Again, although unlikely, if the process for sale were initiated, it would require numerous public hearings and multiple opportunities for public input. If you have further concerns regarding this matter, please feel free to contact me.

Sincerely,



Suzanne Staiert

cc: Debbie Brinkman