

**INTENT:**

In the B-2 Zone District, a Tattoo Parlor requires a Conditional Use Permit and a Sketch Plan and may be allowed upon the Planning Commission finding that the permit complies with 10-8-1 and 10-8-2(R).

10-8-1(A): The proposed use is compatible with the surrounding neighborhood. The proposed use is within the B-2 Zone District (Community Business District). All of the business activity will be conducted indoors with 1-2 clients expected during the business hours. The hours of operation will be 11 am to 6 pm.

10-8-1(B): The proposed use will not be detrimental to the health, safety, and general welfare of the surrounding community. All business activity shall be conducted indoors and during normal business hours. The applicant is proposing to use an existing building and site. There is not proposed modification to the site access or vehicular circulation patterns. The 40 existing parking spaces exceeds the requirement of 1 space per 250 gross floor area (10-4-9). No exterior site modifications are being proposed.

10-8-1(C): The proposed project is consistent with Policy 1.1 of the City's Comprehensive Plan in that it provides an opportunity for residents to live, shop and play where they work and to work, shop and play where they live. Also, the proposed use is consistent with Policy 1.5(c) in that it is a service-oriented business that serves a larger market.

10-8-2(R): Tattoo parlors shall not be closer than 1000 feet from another tattoo parlor or body arts studio within the city. There is only one other tattoo parlor within the City, located at 2506 W. Main Street and this proposed location is located more than 3,300 feet away from the business on Main Street.

**Purpose:**  
This application is for a Conditional Use Permit and an accompanying Sketch Plan. The applicant proposes a tattoo studio and arts gallery at 1449 W. Littleton Blvd. No exterior modifications are proposed.

**Permitted Uses:**  
In the B-2 Zone District, a Tattoo Parlor requires a Conditional Use Permit to be approved by the Planning Commission. A Sketch Plan must also be approved for a Tattoo Parlor in the B-2 Zone District.

**Site Details:**  
The existing 9,010 square foot building was constructed in 1960 and has been used for various commercial uses over the years. Forty (40) parking spaces are available for the use.

**Note:** this Sketch was prepared using aerial photographs and information from Arapahoe County GIS information.

**Site Data Table**

ITEM	AREA	% OF GROSS SITE
Gross Site Area	0.487 Acres (21,213.72 sq. ft.)	100%
Building Footprint	4,505 sq. ft.	21.24%
Parking - Required	36 spaces (1 space per 250 gross floor area)	
Parking - Provided	40 spaces	

# KESTREL STUDIOS CONDITIONAL USE & SKETCH PLAN

## Lot 10 & W 20 Ft Of Lot 11 & All Lot 13 Block 4 Stark Brothers

### Woodlawn Addition

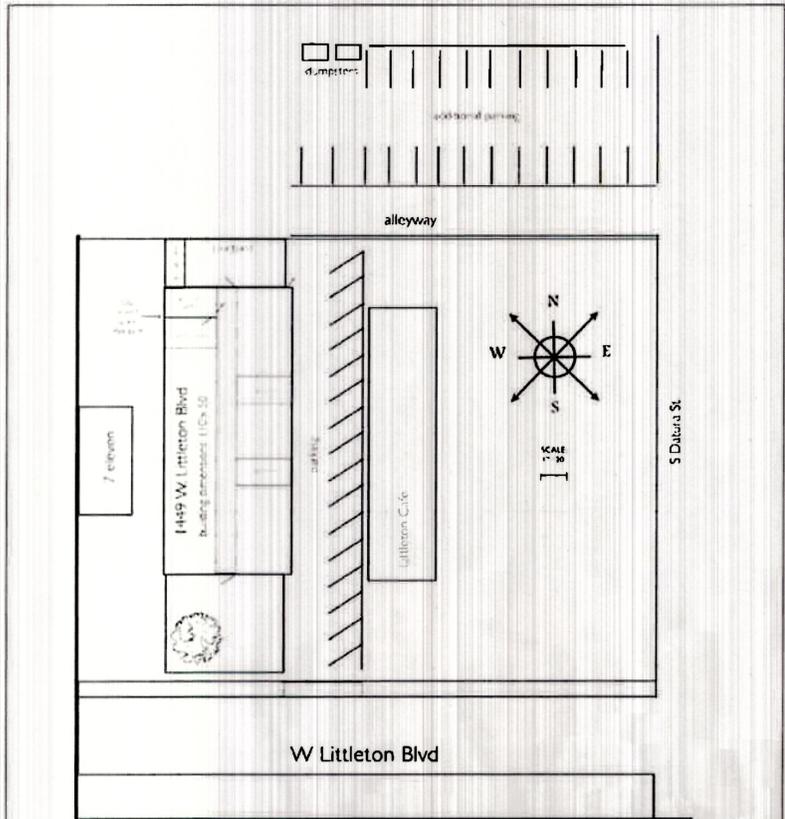
### Site Area – 0.487 Acres

### 1449 W. Littleton Boulevard

### CDU17-0002



VICINITY MAP (NTS)



**OWNER CERTIFICATION BLOCK**

THE MODIFICATIONS DEPICTED ON THIS SKETCH PLAN COMPLY WITH ALL APPLICABLE STANDARDS. THE MODIFICATIONS APPROVED HEREIN INCLUDE:

*No exterior modifications are proposed. Any modifications to interior tenant space must be processed through the Building Division. Applicant is leasing 466 square feet on the first floor of an 9,010 square foot existing building. Parking for the existing building exceeds the parking requirements for retail/office.*

Any site modifications shall require site development plan approval.

Owner's signature: *[Signature]* 12/15/2017  
(month/day/year)

Lessee signature: *[Signature]* 12/14/2017  
(month/day/year)

**CITY CERTIFICATION BLOCKS**

**City Planning Commission**

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, by the Littleton Planning Commission.

Chair \_\_\_\_\_

Attest: Recording Secretary \_\_\_\_\_

**Community Development Director**

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, by the Director of Community Development.

Director of Community Development \_\_\_\_\_

