TOTAL PROPERTY AREA (SQ. FT.): 12,630
DENTAL CLINIC (SQ. FT.): 2,519
BUILDING FOOTPRINT (SQ. FT.): 2,372
PARKING LOT COVERAGE (SQ. FT.): 6,402
LANDSCAPE AREA (SQ. FT.): 3,855
PARKING STALLS: REQ'D 7.7 PROVIDE 12
AVERAGE GRADE 10' FROM PERIMETER 40'-4" MAX HT ABOVE AVE GRADE: 27'-4.5"
PROPERTY DESC:
1600 WASHINGTON AVE LOTS 1, 2 AND 3, BLOCK 79, EXCEPT THE WEST 50 FEET THEREOF AND EXCEPT THE SOUTHELY 10 FEET OF LOT 3, GOLDEN CITY, COUNTY OF JEFFERSON, STATE OF COLORADO.

CURRENT USE IS R-3 SINGLE FAMILY RESIDENCE.
REQUESTED USE IS CHANGE TO A NEIGHBORHOOD DENTAL CLINIC OWNED AND OPERATED BY DR JEN WATERS. PLANS ARE TO EXPAND THE MAIN LEVEL OF THE BUILDING BY 833 SQ FT TO THE WEST FOR AN OFF STREET ENTRANCE TO THE CLINIC.