



RESIDENTIAL FLOOR AREA SIZE ANALYSIS

This report is not an indication of the developability of any parcel as other factors including legal building lot status, service availability, and access impact the development potential of property. The information for Residential Floor Area (RFA) comes from Assessor records and may not be entirely inclusive of the residential floor area on site. Outbuildings may have changed their function, or modifications may have been made.

The abbreviation RFA, used throughout this report is Residential Floor Area.

Please contact the on-call planner by visiting boco.org/askaplanner or calling 303-441-3930 for additional information.

Maximum RFA Allowed

1,000 sq. ft.

The maximum RFA permitted on a parcel is the greater of the neighborhood median RFA or the subject property existing RFA on May 13, 2025, plus the allotment.

Subject Property

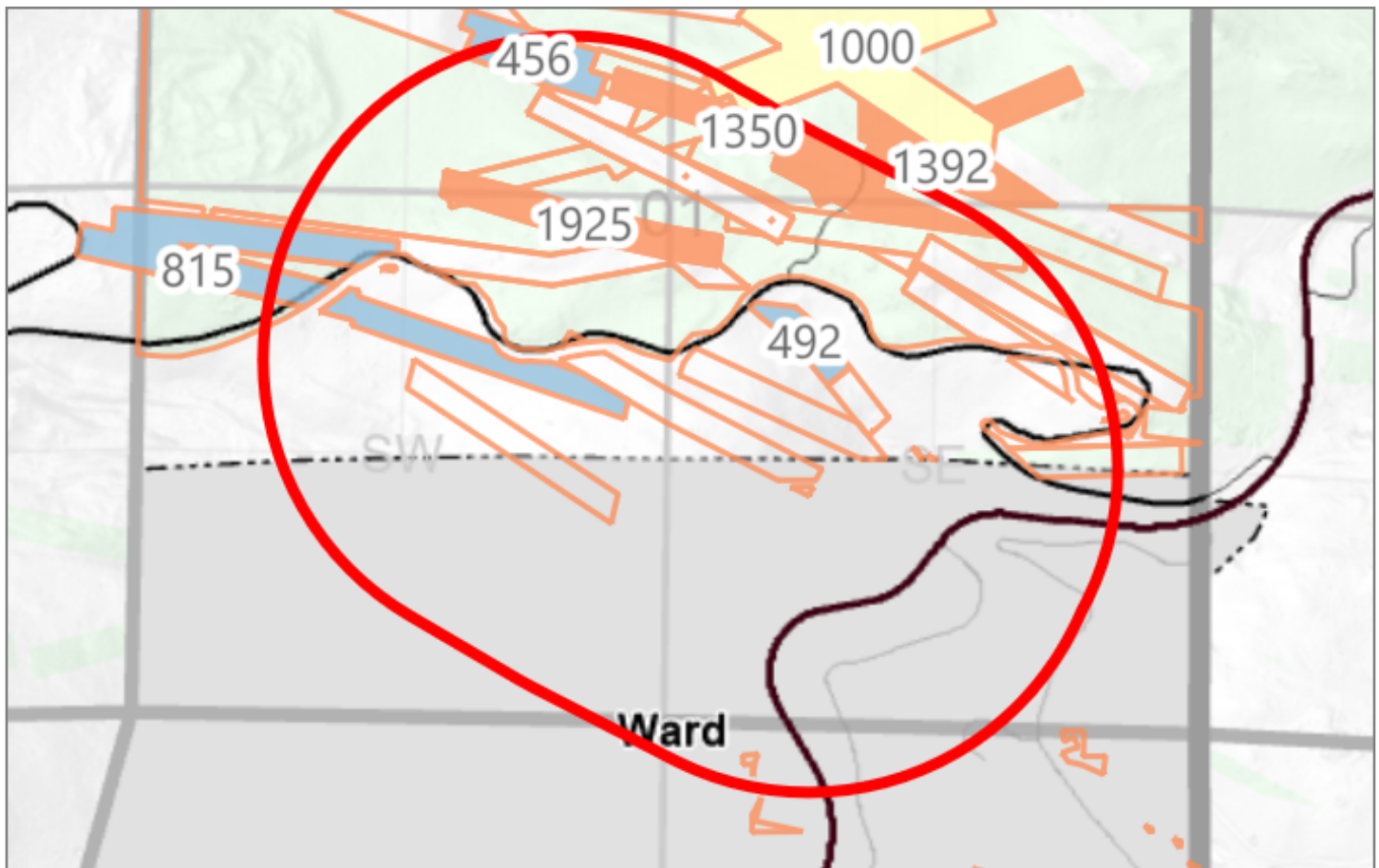
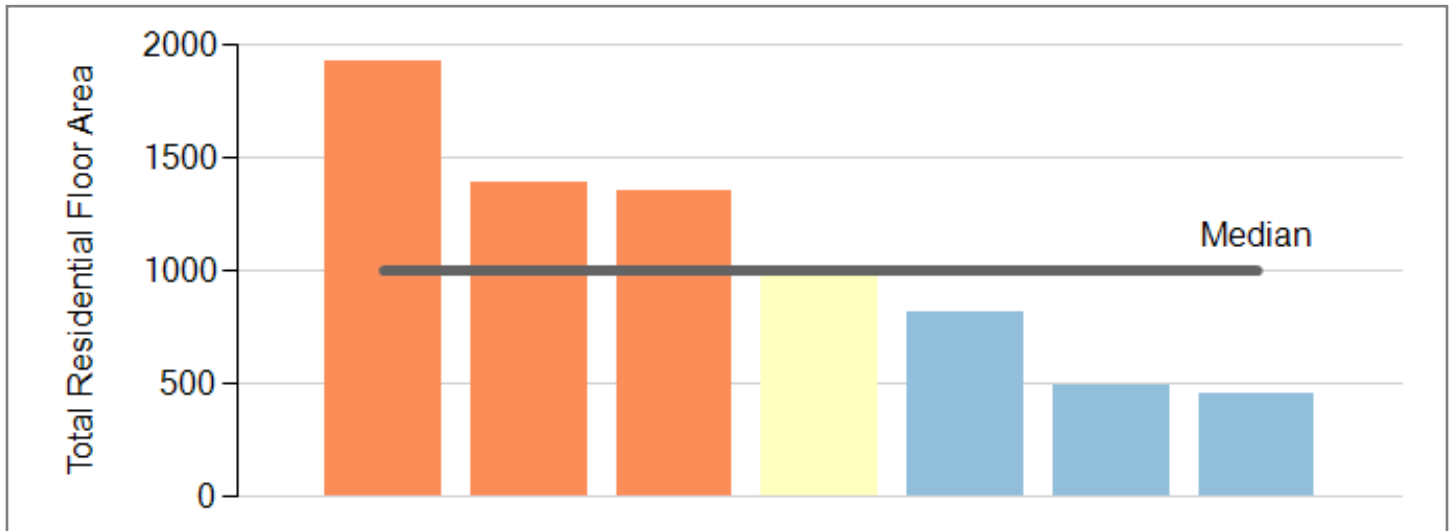
Site Address	
Zoning District	XWA (0.78 Acres); F (3.86 Acres)
Parcel	145701000022
Building Permits since 9/8/1998	0
Square Feet Added since 9/8/1998	0
Previous SPRW, ESPR, SPR, SE, EP, LU, or SU Application(s)	No
Deconstruction Permit in past year	No
SPR Applicability	Peak to Peak Scenic Corridor

Subject Property Size Analysis

Subject Property Existing RFA	0
Subject Property Existing RFA on May 13, 2025	0
Allotment	1,000
Total (Existing RFA on May 13, 2025 + Allotment)	1,000

Neighborhood Size Analysis

Neighborhood Median RFA		1,000
Minimum RFA in Neighborhood		456
Maximum RFA in Neighborhood		1,925
Neighborhood Type	Unplatted	
Parcels in Neighborhood		25
Parcels in Neighborhood with RFA		7



Properties within Neighborhood

Address / Owner	Parcel	Account	Sq. ft.
51 COUNTY RD 102N			1,925
DUNCAN JOAN ET AL	145701000024	R0031360	
62 COUNTY RD 102N RD			1,392
HIGH FLYER TRUST	145701000042	R0514245	
137 COUNTY RD 102N			1,350
COLUMBINE PROPERTIES INC ET AL	145701000009	R0031359	
365 COUNTY RD 102N			1,000
JND HOLDINGS LTD	145701000002	R0031782	
1386 BRAINARD LAKE RD			815
BRUSKIVAGE GREGORY STEVEN & VANE...	145701000027	R0031274	
1001 BRAINARD LAKE RD			492
PETERS BROOKE H & SUSAN J	145701000019	R0031409	
341 COUNTY RD 102N **			456
BOUCHARD FAMILY TRUST	145701000006	R0031587	

Building Permits Since 9/8/1998

Date	Permit	Description	Sq. Ft.
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Previous Land Use Review Processes

ID	Status	Description
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