



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

1,682 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

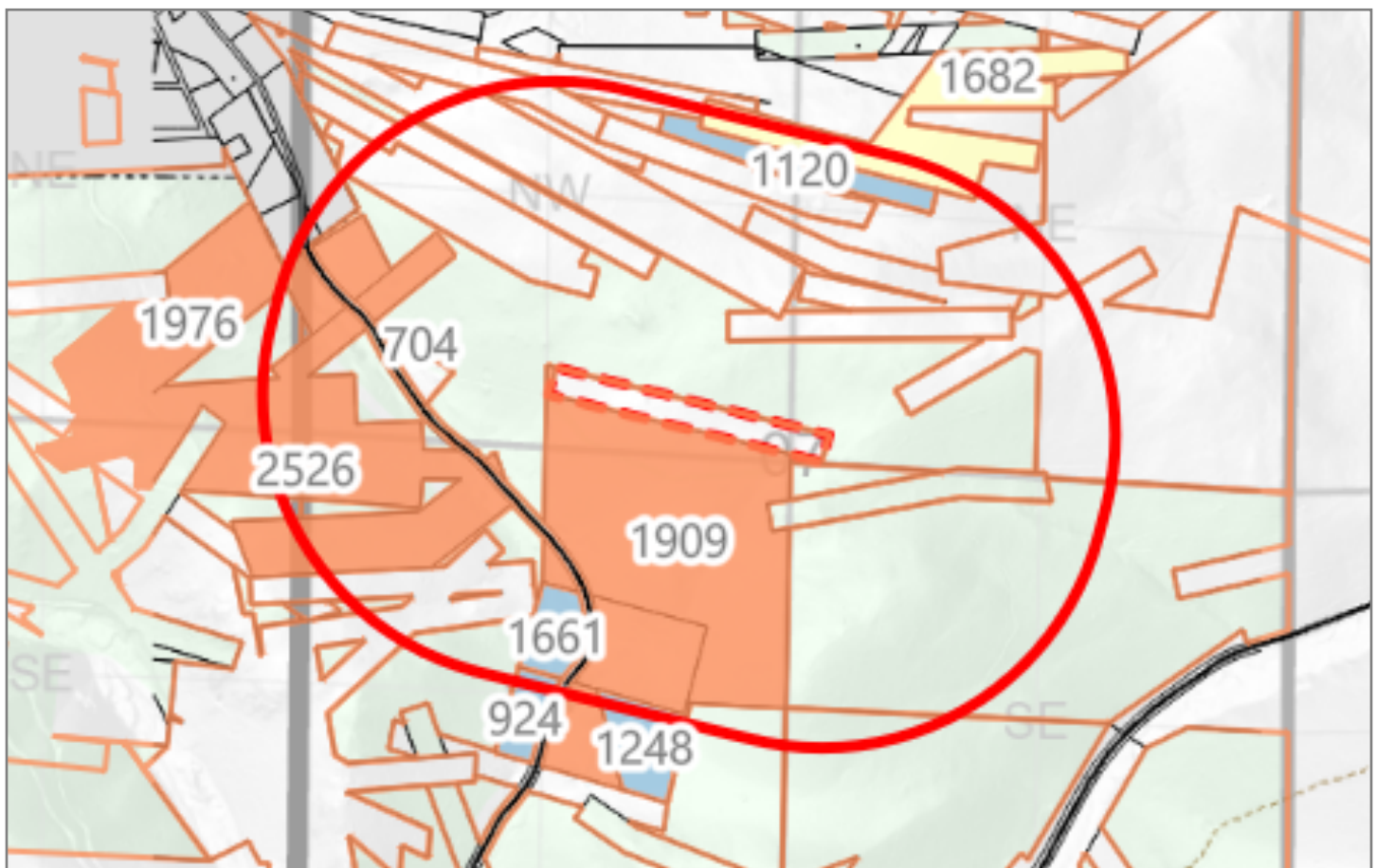
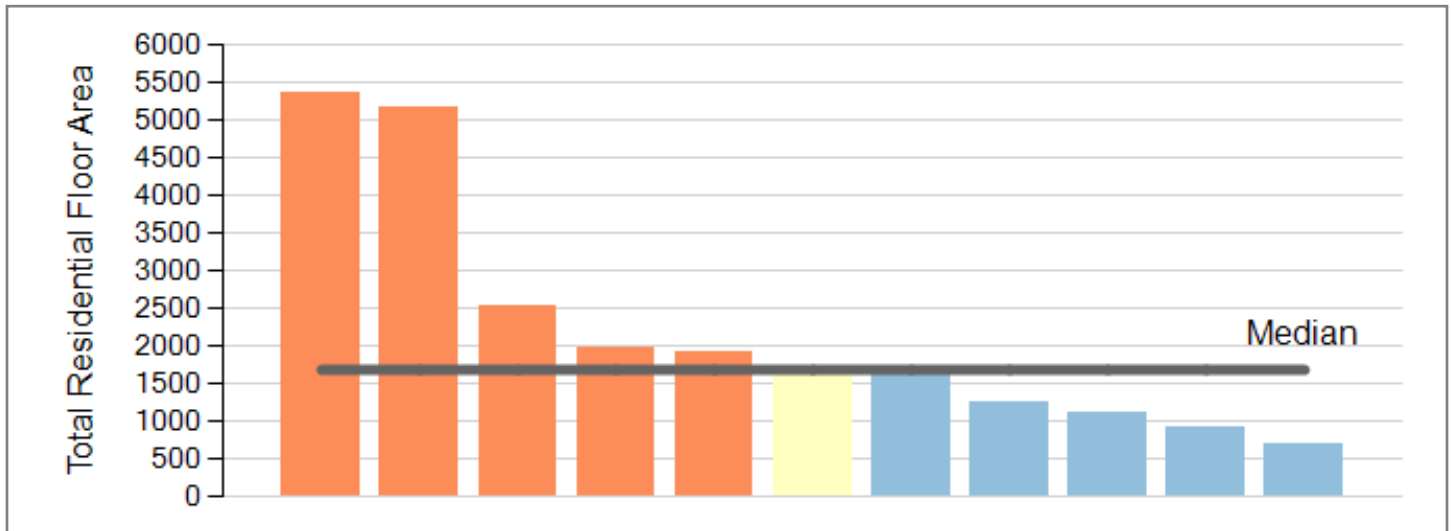
Site Address	
Zoning District	F (4.99 Acres)
Parcel	145907000027
Building Permits since 9/8/1998	0
Square Feet Added since 9/8/1998	0
Previous SPRW, ESPR, SPR, SE, EP, LU, or SU Application(s)	No
Deconstruction Permit in past year	No
SPR Applicability	None

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

Nighborhood Size Analysis

Neighborhood Median RFA		1,682
Minimum RFA in Neighborhood		704
Maximum RFA in Neighborhood		5,376
Neighborhood Type	Unplatted	
Parcels in Neighborhood		31
Parcels in Neighborhood with RFA		11



Properties within Neighborhood

Address / Owner	Parcel	Account	Sq. ft.
15590 INDIANA GULCH RD			5,376
BONERTZ DOROTHEA M	145907000042	R0031437	
15584 INDIANA GULCH			5,172
GBFOOTE TRUST	145907000030	R0031665	
15775 INDIANA GULCH RD			2,526
WELLS TEENA	145712000017	R0031542	
16061 INDIANA GULCH RD			1,976
PARKER DOUGLAS R & STEPHANIE J D...	145712000018	R0031672	
15674 INDIANA GULCH RD			1,909
MARTINEK EDWARD ALLEN III & BECK...	145907000050	R0125645	
16724 INDIANA GULCH RD			1,682
MARCHESE RICHARD	145907000011	R0031715	
15553 INDIANA GULCH			1,661
MARTINEK EDWARD ALLEN III & BECK...	145907000031	R0031243	
15586 INDIANA GULCH RD			1,248
BONERTZ DOROTHEA M	145907000035	R0031285	
16720 INDIANA GULCH			1,120
SHARICK MICHAEL J & DEBRA ANN	145907000018	R0031703	
15407 INDIANA GULCH RD			924
CAPRARI MICHELLE L	145907000034	R0031506	
16000 INDIANA GULCH RD			704
ZIENKIEWICZ CHRISTINE M ET AL	145907000046	R0030387	

Building Permits Since 9/8/1998

Date	Permit	Description	Sq. Ft.
------	--------	-------------	---------

Previous Land Use Review Processes

ID	Status	Description
----	--------	-------------