



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

3,686 sq. ft.

Subject Property

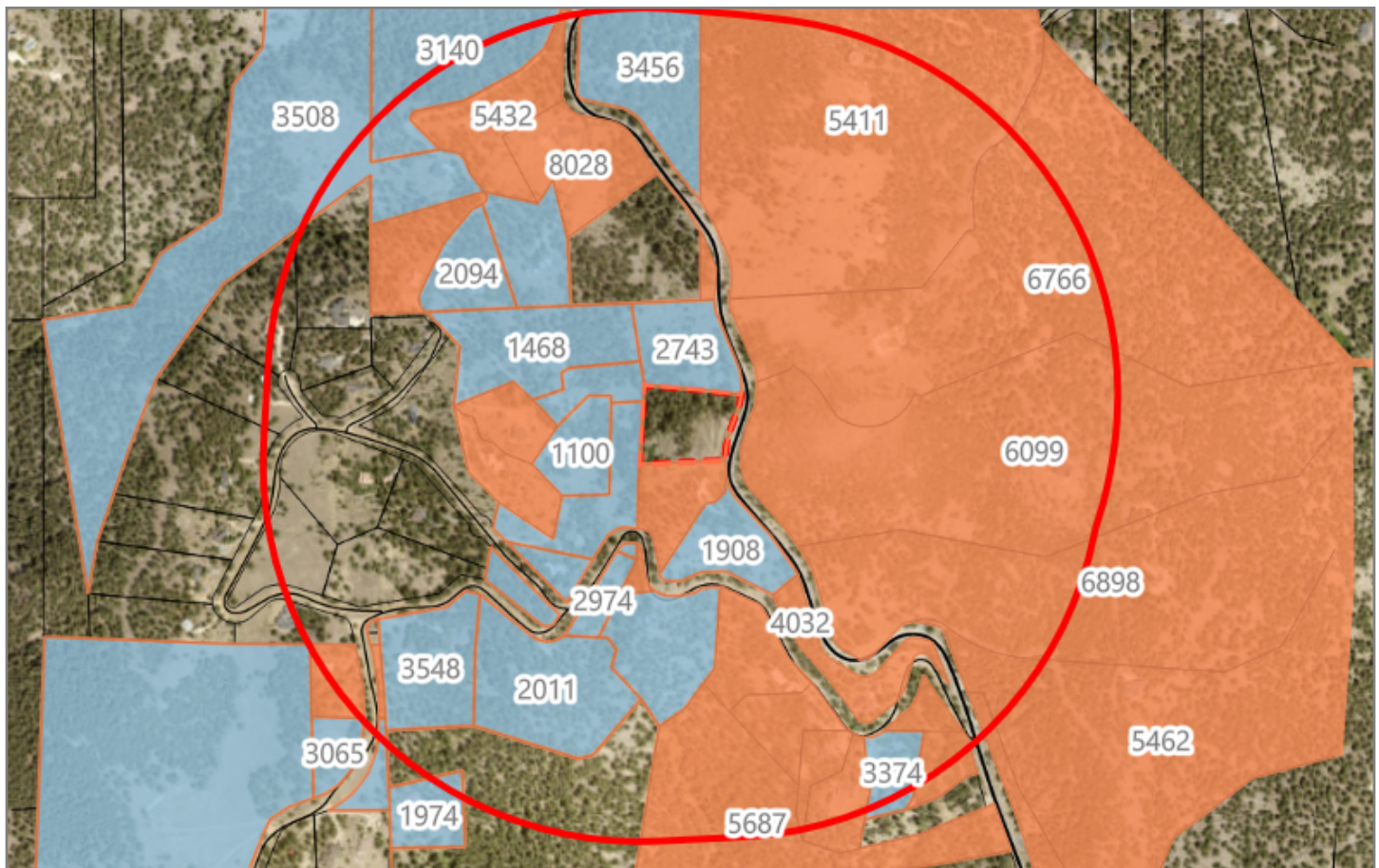
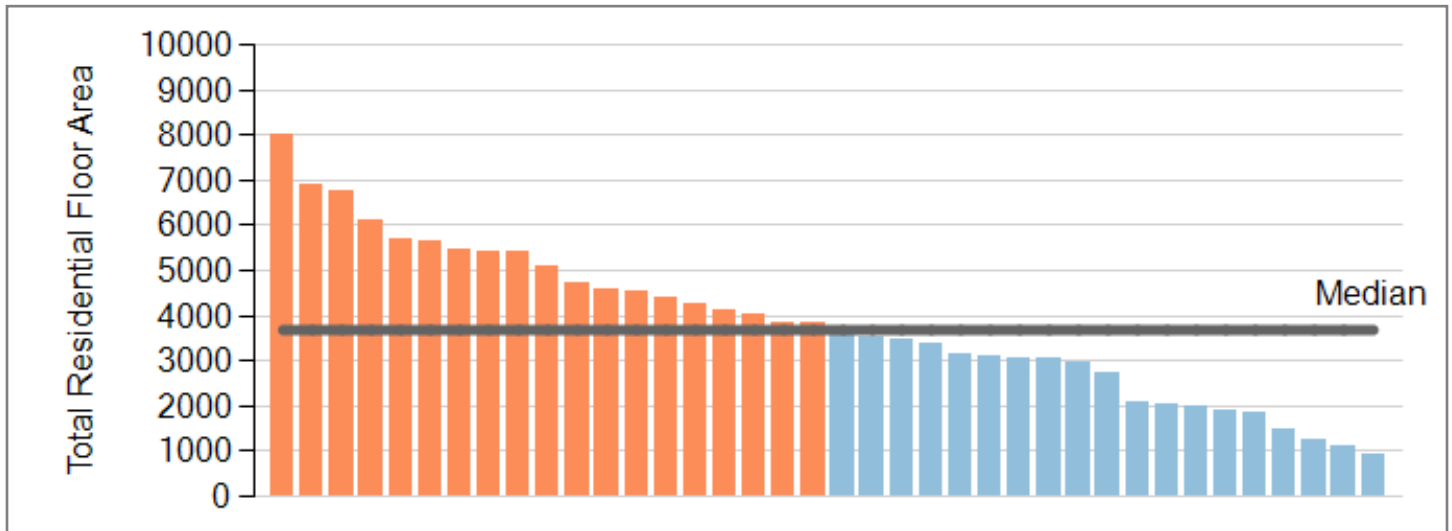
Site Address	
Parcel	146122000015
Building Permits since 9/8/1998	0
Square Feet Added since 9/8/1998	0
Previous SPR/SPRW/ESPR Applications	Yes
Deconstruction Permit in past year	Yes
SPR Applicability	None

Subject Property Size Analysis

Subject Property Existing RFA	0
Subject Property Existing RFA on May 13, 2025	0
Additional RFA Allowed	1,000
Total	1,000
One-time 200 sq. ft. RFA Allowed	NA

Neighborhood Size Analysis

Neighborhood Median RFA	3,686
Minimum RFA in Neighborhood	911
Maximum RFA in Neighborhood	8,028
Neighborhood Type	Unplatted
Parcels in Neighborhood	42
Parcels in Neighborhood with RFA	38



Properties within Neighborhood

Address / Owner	Parcel	Account	Sq. ft.
3279 SUNSHINE CANYON DR			8,028
JOHNSON MICHAEL R	146122000007	R0058667	
2700 SUNSHINE CANYON DR			6,898
WIEDER DRIGAN & CASSIE	146122000036	R0069361	
260 BRISTLECONE WAY			6,766
GOLDMAN KENNETH	146122000034	R0024967	
2800 SUNSHINE CANYON DR			6,099
MAX KING REALTY IV LLC	146122000035	R0069364	
2358 SUNSHINE CANYON DR			5,687
GOHMAN KERI ANN & TIMOTHY SCOTT	146122000067	R0058745	
3375 SUNSHINE CANYON DR			5,647
FINCH THOMAS JAMES	146122000005	R0058603	
2600 SUNSHINE CANYON DR			5,462
STEVENS LIVING TRUST	146122000037	R0069370	
3365 SUNSHINE CANYON DR			5,432
VICE THOMAS & KIM	146122000003	R0058666	
250 BRISTLECONE WAY			5,411
LOVEMAN GAIL J TRUST	146122000033	R0069366	
684 POORMAN RD			5,072
LEONARD G & PAMELA C ORME REVOCABLE	146122000026	R0032295	
2891 SUNSHINE CANYON DR			4,699
HARVEY JOAN M DECLARATION OF TRUST	146122000016	R0058657	
2593 SUNSHINE CANYON DR			4,590
CICINELLI MATTHEW J & KIMBERLY B LERD	146122005002	R0024657	
104 OLD SUNSHINE TRL			4,517
CUMMINGS SAMUEL ROBERT JOSEPH	146122000011	R0023848	
135 POORMAN RD			4,387
MATTES SCOTT A & BECCI STARR	146122004002	R0023676	
149 POORMAN RD			4,276
HAUN NORMAN J & YVONNE L LIVING TRUST	146122000048	R0113655	
153 POORMAN RD			4,102
RANEY JAMES & KRISTI REV TRUST	146122000021	R0062400	
182 POORMAN RD			4,032
MULLER ANDREW & TAREE	146122000018	R0024200	
141 POORMAN RD			3,847
SHEA TIMOTHY ET AL	146122004001	R0024201	
100 OLD SUNSHINE TRL			3,824
GUPTA VIJAY K & INDIRA GUPTA	146122000012	R0023433	
651 POORMAN RD			3,548
MARTIN EILEEN T	146122000024	R0023472	

Address / Owner	Parcel	Account	Sq. ft.
3369 SUNSHINE CANYON DR			3,508
GEBHARDT BRIAN & EMILY	146122000077	R0617328	
3252 SUNSHINE CANYON DR			3,456
ROSINSKI JAMES M	146122000002	R0058716	
93 POORMAN RD			3,374
GREGORY DANIEL & JANICE & BENJAMIN & ALAN	1461220005001	R0024656	
3367 SUNSHINE CANYON DR			3,140
MACY SYDNEY S & THOMAS T	146122000001	R0068282	
3277 SUNSHINE CANYON DR			3,097
STAHL GARY H FAMILY TRUST	146122000008	R0058714	
758 POORMAN RD			3,065
DEARHOLT JOHN C & BARBARA R	146122000027	R0032296	
345 POORMAN RD			3,062
DIPAULA DENNIS & INGRID	146122000022	R0023851	
16 LEONARDS RD			2,974
COHEN DAVID MARK & HEATHER E	146122000042	R0106844	
3039 SUNSHINE CANYON DR			2,743
WITHERSPOON DIANA & JOHN R	146122000014	R0058713	
110 GOATBARN LN			2,094
DEL GAUDIO GEORGE R REVOCABLE TRUST	146122000006	R0058715	
515 POORMAN RD			2,011
PERLICK DAVID A & JENNIFER B	146122000023	R0032290	
815 POORMAN RD			1,974
FISCHER PAUL & BRENDA LEGACY TRUST	146122000025	R0032198	
2889 SUNSHINE CANYON DR			1,908
HOFFMAN ROBERT K	146122000017	R0058737	
22 OLD SUNSHINE TRL			1,834
SUNSHINE TRUST	146122000010	R0024786	
106 GOATBARN LN			1,468
INGALLS DAVID S III	146122000044	R0108010	
860 POORMAN RD			1,232
GLATZ BENJAMIN CHARLES ET AL	146122000032	R0032120	
102 GOATBARN LN			1,100
ALEXANDER MAURICE	146122000013	R0023535	
108 GOATBARN LN			911
DOWLING KAREN E & ROBERT M	146122000043	R0108009	

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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ID	Status	Description
BDA-22-0006		One residence in the 2900 block of Sunsh...
SPRW-07-0011	Expired	Request to waive Site Plan Reveiew for t...
VAR-06-0012		A Variance to the side yard setback to a...
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