



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

2,491 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

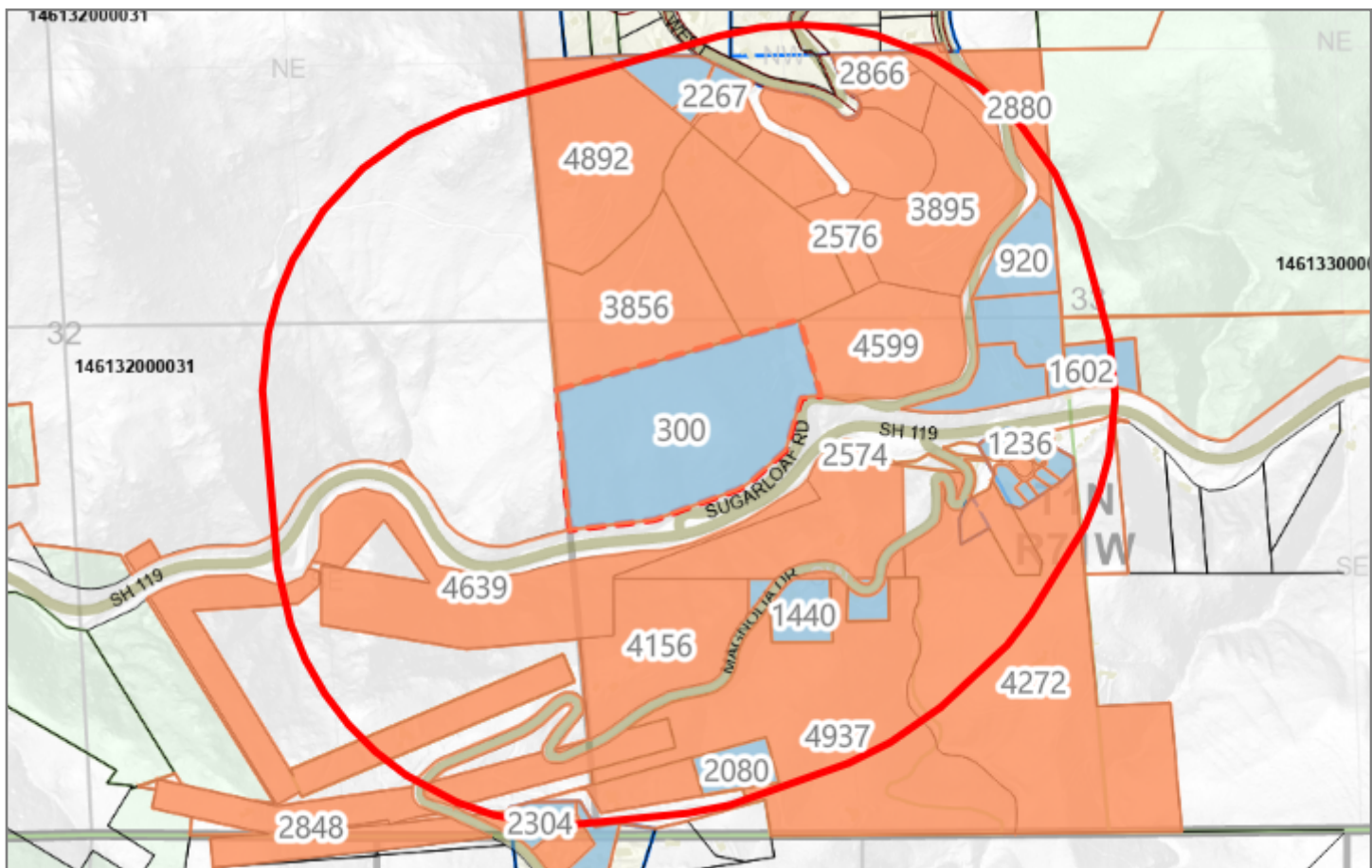
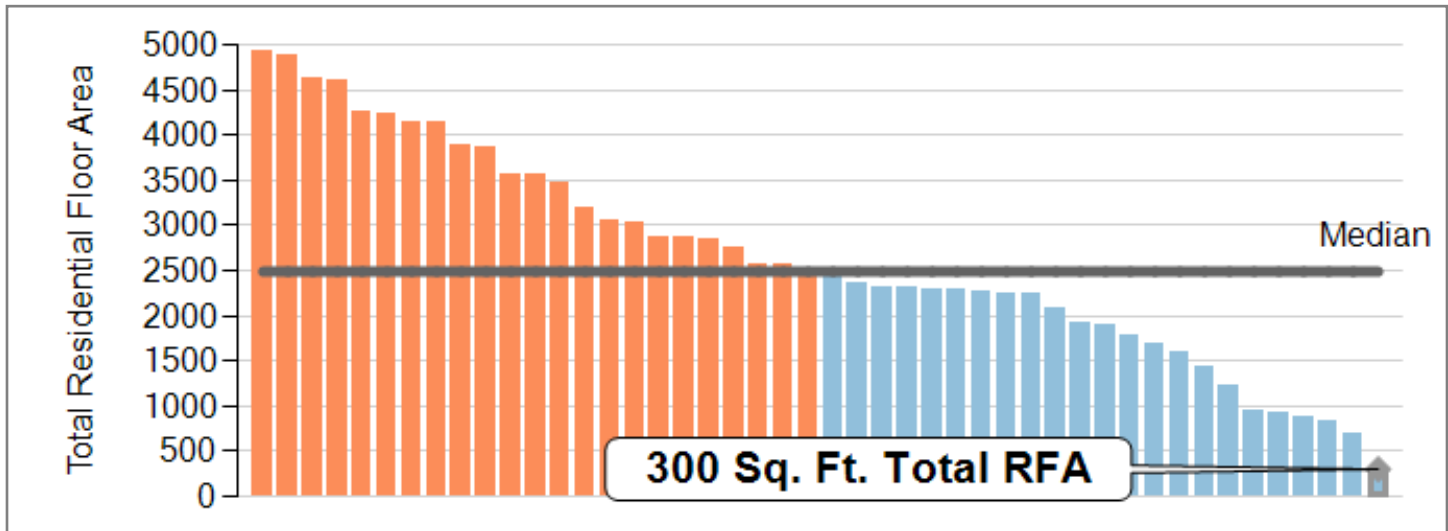
Site Address	75 SUGARLOAF RD	
Zoning District	ERROR	
Parcel		146133000028
Building Permits since 9/8/1998		1
Square Feet Added since 9/8/1998		5,760
Previous SPRW, ESPR, SPR, SE, EP, LU, or SU Application(s)		Yes
Deconstruction Permit in past year		No
SPR Applicability	Floodplain Rural Community District	

Subject Property Size Analysis

Subject Property Existing RFA	300
Subject Property Existing RFA on May 13, 2025	300
Allotment	1,000
Total (Existing RFA on May 13, 2025 + Allotment)	1,300

Nighborhood Size Analysis

Neighborhood Median RFA		2,491
Minimum RFA in Neighborhood		300
Maximum RFA in Neighborhood		4,937
Neighborhood Type	Unplatted	
Parcels in Neighborhood		54
Parcels in Neighborhood with RFA		46



Properties within Neighborhood

Address / Owner	Parcel	Account	Sq. ft.
266 OLD WHISKEY RD			4,937
BRAAM PETER J TRUST	146133000062	R0101931	
14 CANYON VIEW RD			4,892
INOUE KALE	146133000026	R0024390	
900 MAGNOLIA RD			4,639
KISTNER FAMILY TRUST	146132000029	R0600042	
519 SUGARLOAF RD			4,599
CLARKE DANIEL A	146133000029	R0075820	
51 MAGNOLIA			4,272
ESPINOSA JOAQUIN MAXIMILIANO	146133000063	R0103680	
300 MAGNOLIA **			4,238
SZYMANSKI MICHAEL JOSEPH & ELIZA...	146133000047	R0023442	
724 MAGNOLIA DR			4,156
CARTLIDGE JOSEPH T	146133000054	R0024821	
129 OLD WHISKEY RD			4,150
PLICHTA KATHERINE ALEXANDRA	157904000001	R0027771	
505 SUGARLOAF RD			3,895
COOPER CHRIS I	146133000011	R0024540	
12 CANYON VIEW **			3,856
WOLLRAB JAMES C JR	146133000027	R0023680	
9 CANYON VIEW RD			3,570
SAHA SOMA & SCOTT GREGORY GROFF	146133000020	R0023837	
8 CANYON VIEW RD			3,567
MURCKO DAVID L & MARY E	146133000018	R0023518	
42 SILVER SPRUCE			3,484
CARLSON GARY RUDOLF REV TRUST ET...	146133007001	R0024311	
441 E KELLY RD			3,193
ROBINS BRYAN DAVIS	146133000014	R0024618	
28 SILVER SPRUCE			3,048
JOHNSON MARTHA K	146133007012	R0024202	
1091 MAGNOLIA DR			3,044
KEUHN PHILIP	157904002002	R0024482	
502 SUGARLOAF RD			2,880
502 SUGARLOAF LLC	146133000009	R0024223	
439 E KELLY RD			2,866
MILLER BRUCE D & MICHELLE ELLSWO...	146133000013	R0023445	
1678 MAGNOLIA DR			2,848
BABCOCK HOLLY KEY & KEVIN MARK	146132000004	R0028332	
36 CANYON VIEW RD			2,752
GRACE MARY DAY	146133000019	R0024442	

Address / Owner	Parcel	Account	Sq. ft.
37 CANYON VIEW RD			2,576
TRITT DORI ET AL	146133000016	R0023558	
36908 BOULDER CANYON DR			2,574
BLAIS JUSTIN M & CAMMIE D	146133000049	R0027101	
16 CANYON VIEW			2,500
GROVERLAND JACK & NORMA	146133000022	R0023517	
657 W KELLY RD			2,483
HOFER SUSAN	146133000024	R0024159	
116 OLD WHISKEY RD			2,352
JAMISON GLEN THOMAS JR	157904002003	R0023597	
408 SUGARLOAF RD			2,312
ARTHUR THOMAS B & TATIANA S TINS...	146133000030	R0024806	
114 OLD WHISKEY RD			2,304
FRANKEL MEGAN HANNAH ET AL	157904002001	R0023407	
257 MAGNOLIA DR			2,286
MAY TODD PHILMORE	146133000046	R0024141	
33 SILVER SPRUCE			2,280
GOCHIS DAVID J	146133007002	R0023416	
2 CANYON VIEW RD			2,267
CONSER DANIEL J & MOLLY K BROWN	146133000023	R0023651	
27 SILVER SPRUCE			2,252
CHAMBERS WILLIAM & LYDIA	146133007009	R0024097	
410 SUGARLOAF RD			2,240
TINSLEY MANSUR P & VALERIE L	146133000031	R0023688	
179 OLD WHISKEY RD			2,080
RUSSELL ABRAHAM A & ERICA J	157904000007	R0071974	
36997 BOULDER CANYON DR			1,920
DUFEL MICHAEL B	146133000048	R0024808	
43 SILVER SPRUCE			1,900
RUGENSTEIN LAURIE L	146133007007	R0024684	
35 SILVER SPRUCE			1,780
ULEHLA AMANDA T ET AL	146133007003	R0023728	
37 SILVER SPRUCE			1,692
GANTZ ROBERTA	146133007004	R0023570	
36983 BOULDER CANYON DR			1,602
TIERNAN JOHN & SUSAN	146133000061	R0101010	
319 MAGNOLIA DR			1,440
SMITH ALFRED	146133000051	R0024329	
31 SILVER SPRUCE			1,236
EPPERSON MATTHEW PATRICK	146133007011	R0024438	

Address / Owner	Parcel	Account	Sq. ft.
41 SILVER SPRUCE			958
PAGEN CHRISTINE	146133007006	R0023473	
500 SUGARLOAF RD			920
AUDET PATRICIA & MICHAEL	146133000010	R0024809	
39 SILVER SPRUCE			873
LEVCHUK ANDREW G & PAULETTE	146133007005	R0024312	
366 MAGNOLIA DR			829
JAMES ANTHONY P & TRACEY J	146133000053	R0023443	
29 SILVER SPRUCE			682
POWERS COLLEEN M	146133007010	R0024098	
75 SUGARLOAF RD			300
NAPIERALSKI LARRY C	146133000028	R0024513	

Building Permits Since 9/8/1998

Date	Permit	Description	Sq. Ft.
09/05/2014	BP-14-1622	New Single Family Dwelling with Att...	5,760

Previous Land Use Review Processes

ID	Status	Description
SPR-08-0012	Redirected	Limited Impact for 1,936 CY of earthwork...
LU-08-0001	Approval Final & Completed	Limited Impact for 1,936 CY of earthwork...
LU-04-0018	See documents	Limited Impact Special Use Review for 2,...