



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

3,299 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

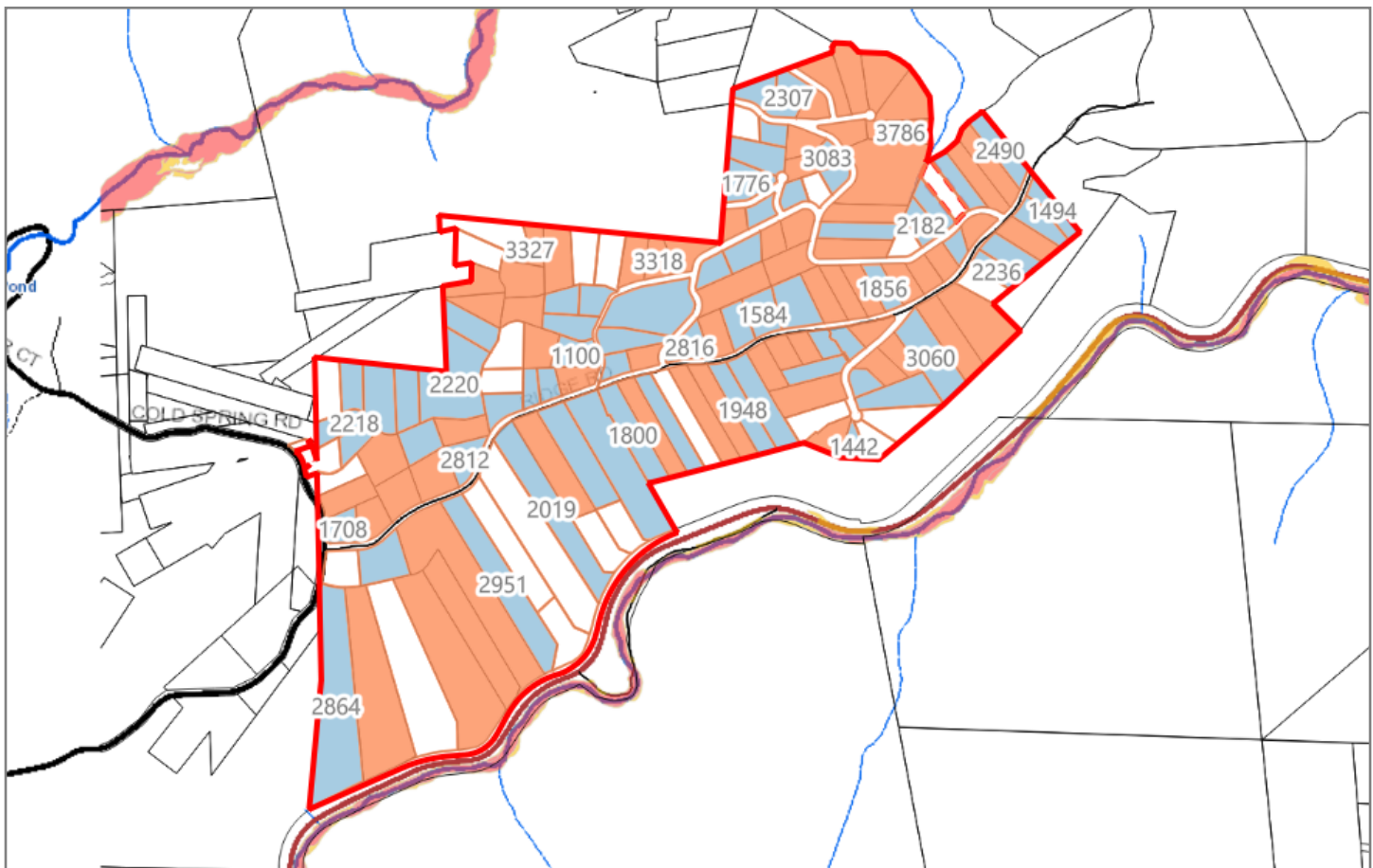
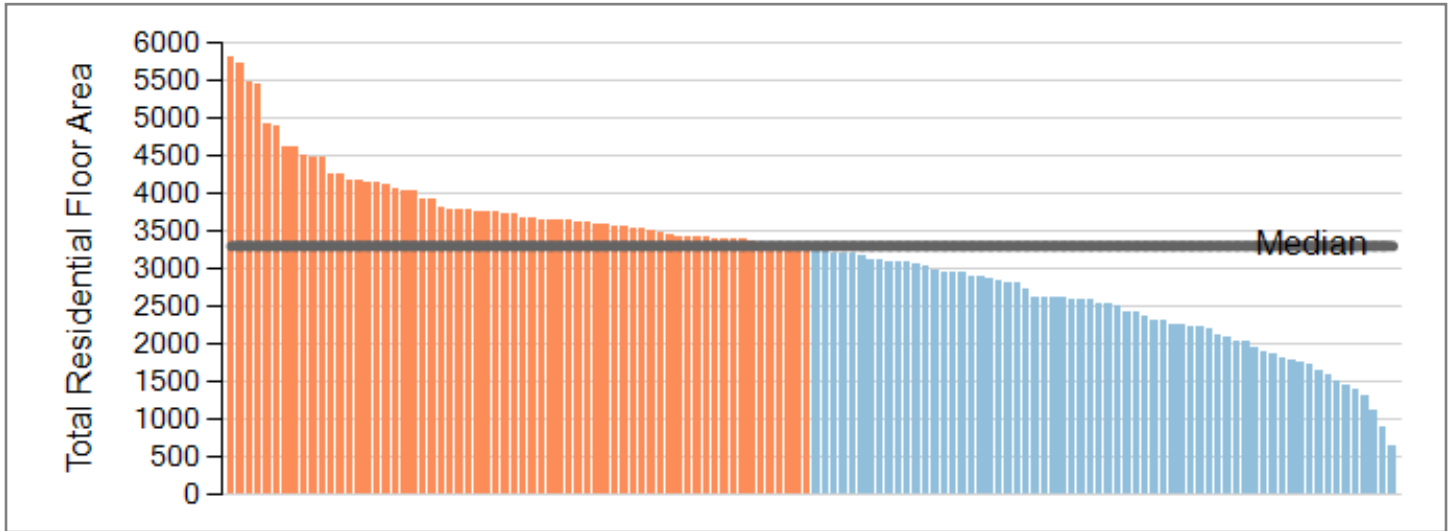
Site Address	
Zoning District	F (1.74 Acres)
Parcel	158103001020
Building Permits since 9/8/1998	0
Square Feet Added since 9/8/1998	0
Previous SPRW, ESPR, SPR, SE, EP, LU, or SU Application(s)	No
Deconstruction Permit in past year	No
SPR Applicability	None

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

Neighborhood Size Analysis

Neighborhood Median RFA		3,299
Minimum RFA in Neighborhood		640
Maximum RFA in Neighborhood		5,821
Neighborhood Type	Subdivision	
Parcels in Neighborhood		154
Parcels in Neighborhood with RFA		128



Properties within Neighborhood

Address / Owner	Parcel	Account	Sq. ft.
2847 RIDGE RD			5,821
CORDOVA-BUCKLEY NATALIA ET AL	158109003023	R0024014	
81 CONIFER DR			5,738
DEFOREST CRAIG E & LYSANDRA A N	158104009014	R0023453	
2808 RIDGE RD			5,476
LUCKOW JAMES R	158109002016	R0110776	
90 SHADY HOLLOW RD			5,450
WANG KAILUN & RUDY GILMAN	158103009001	R0515689	
3151 RIDGE RD			4,916
PERRY JOHN R III & SUSAN B	158104009022	R0506450	
83 CONIFER DR			4,895
RAMEY DAVID L & LINDA J GREEN	158104009011	R0024010	
165 CONIFER DR			4,622
MONAHAN CATHERINE M & CHRISTOPHE...	158104009006	R0024582	
555 COUGAR RUN			4,610
HARRAHY DAVID P	158103001008	R0024074	
156 SHADY HOLLOW RD			4,500
MIROWSKI ELIZABETH ET AL	158103001015	R0024092	
4030 RIDGE RD			4,478
STOKES JESSES AUSTIN ET AL	158103004010	R0024496	
4136 RIDGE RD			4,475
MCLAUGHLIN LIVING TRUST	158103001002	R0024023	
169 CONIFER DR			4,264
OWEN JAMES M & ANGELA M	158104009005	R0024008	
2814 RIDGE RD			4,246
NEVIN BRIAN J	158109002017	R0024060	
2925 RIDGE RD			4,181
NELSON ALLEN H & DIANA L	158109003024	R0023641	
3778 RIDGE RD			4,173
MATHEWS STEPHEN WAYNE & NANCE E	158103003002	R0024040	
156 ROCKY KNOB RD			4,136
SNYDER ELIZABETH SMILY & NICHOLA...	158104008008	R0501026	
3301 RIDGE RD			4,131
REILLY JOHN JACOB ET AL	158104009016	R0024034	
3125 RIDGE RD			4,112
J & W LIVING TRUST	158109003012	R0024011	
125 ALPINE VISTA			4,052
PLUNKETT WILLIAM A & ROSANN C	158104004002	R0024069	
3725 RIDGE RD			4,037
GOTTLIEB ALISON LIVING TRUST	158104007001	R0024053	

Address / Owner	Parcel	Account	Sq. ft.
2816 RIDGE RD			4,026
NEIDENBERG MATTHEW D & STEFANIE ...	158109002018	R0024007	
170 SHADY HOLLOW			3,906
BRUCKHART BENJAMIN CORY & RICHA...	158103001016	R0024090	
3907 RIDGE RD			3,905
MCCLEARY RENEE & MICHAEL	158103004006	R0024794	
18 SHADY HOLLOW RD			3,808
18 SHADY HOLLOW LLC	158103001010	R0024076	
176 SHADY HOLLOW RD			3,787
MARCHANT DAVID	158103001017	R0024089	
162 SHADY HOLLOW RD			3,786
LABEAN DAVID & JANA	158103001014	R0024091	
3018 RIDGE RD			3,767
SHEEHAN ROBERT & CLAUDIA	158109000023	R0511061	
3880 RIDGE RD			3,759
SKRUTSKIE MICHAEL F & ANNE J	158103004005	R0024017	
200 ROCKY KNOB LN			3,751
CHAMBERS ALAN	158110001001	R0024016	
188 SHADY HOLLOW RD			3,750
PASS JOSHUA DAVID	158104001001	R0024087	
3589 RIDGE RD			3,736
OOSTHUIZEN PIETER & CHARLOTTE RO...	158104007005	R0024057	
380 COUGAR RUN			3,726
HAY SARAH WELCH & ALBERT ABDALLA...	158104007012	R0024067	
3492 RIDGE RD			3,669
BLAIS JUSTIN & CAMMIE	158109001005	R0121327	
136 COUGAR RUN			3,668
DODGE ANDY & BRYNEL	158104007008	R0024064	
3387 RIDGE RD			3,648
HENDERSON GEORGE SCOTT ROBERT RE...	158104006005	R0024059	
3360 RIDGE RD			3,644
WEBER MARC CHRISTOPHER & STEPHAN...	158109001002	R0024208	
153 SHADY HOLLOW RD			3,632
VIOLETTE MARC & ALLISON PRETAK	158104003007	R0024082	
3212 RIDGE RD			3,629
SAYAH LAURELYN REV TRUST	158109002005	R0023401	
3143 RIDGE RD			3,612
LATHAM JENNIFER REVOCABLE TRUST	158104009021	R0506449	
105 ROCKY KNOB LN			3,602
MORIMITSU-MAHON JILL	158103004002	R0023983	

Address / Owner	Parcel	Account	Sq. ft.
3909 RIDGE RD			3,596
WILSON RYAN & ERIN	158103002003	R0024033	
233 CONIFER DR			3,591
PERRY JOHN R & AMY R	158104005001	R0024497	
2983 RIDGE RD			3,570
GETTMAN JENNIFER Y	158109003025	R0023642	
190 SHADY HOLLOW RD			3,553
MCNULTY OREN & CATHY LEE	158104002003	R0023986	
177 COUGAR RUN			3,531
MORAN JASON MICHAEL WILLIAM ET A...	158104005003	R0024062	
3883 RIDGE RD			3,528
ANDERSON ERIC P	158103002004	R0024242	
3801 RIDGE RD			3,490
PANNETON BARBARA & RUSSELL S	158103002006	R0023635	
185 THUNDER RIDGE RD			3,470
LEFAIVER STEPHEN & JOHNIE	158109003015	R0024012	
3634 RIDGE RD			3,439
HERRING DIANE & JAMES JR	158104008002	R0024038	
3464 RIDGE RD			3,428
BERGMANN JOSEPH THOMAS ET AL	158109001004	R0023988	
3945 RIDGE RD			3,412
HASTINGS BRUCE E & SUSAN E	158103002002	R0024032	
630 COUGAR RUN			3,408
BAXTER STEWART KATHRYN BURKE	158104007011	R0023985	
187 THUNDER RIDGE RD			3,408
HUFF HELEN G	158109003021	R0024051	
50 ALPINE VISTA			3,388
ABOOKIRE DAVID G REV TRUST ET AL	158104003002	R0024072	
326 COUGAR RUN			3,384
WRIGHT NEAL REVOCABLE TRUST	158104007010	R0024066	
4013 RIDGE RD			3,381
BOUDABBOUS DHAFFER & NANDY A WENT...	158103002001	R0113248	
877 COUGAR RUN			3,376
CRAVIOTTO CATHLEEN M & STEVEN C ...	158103001003	R0024024	
3660 RIDGE RD			3,359
THURSTON MANCE & JEANINE	158104008003	R0024039	
3787 RIDGE RD			3,344
WILSDON ALEX LOUIS ET AL	158103002007	R0071925	
180 SHADY HOLLOW RD			3,332
GIECOLD EWA A	158103001018	R0024088	

Address / Owner	Parcel	Account	Sq. ft.
3155 RIDGE **			3,327
TABAKA JAMIE R	158104009017	R0108654	
299 CONIFER DR			3,318
FRIMEL JAMES T & C MONIKA TOBER ...	158104005002	R0024061	
3612 RIDGE RD			3,311
CLARKE-DIAS FERNANDA ET AL	158104008001	R0023440	
57 ROCKY KNOB LN			3,304
VEINTIMILLA GREGORY JAMES & VICT...	158103004003	R0024018	
3139 RIDGE RD			3,294
NASTY RIDGE ROAD LLC	158104009020	R0506448	
3643 RIDGE RD			3,252
GEE JASON & JENNIFER	158104007002	R0024054	
3982 RIDGE RD			3,201
KARPLUS NADINE T	158103004009	R0023723	
3254 RIDGE RD			3,197
GAFFNEY MARK WILLIAM & DEBORAH S...	158109002003	R0023595	
186 THUNDER RIDGE RD			3,184
MAKI JASON WILLIAM	158109003016	R0024013	
132 ROCKY KNOB LN			3,173
MCCLISH MARC	158104008007	R0501025	
86 ALPINE VISTA			3,109
MOORE MICHELLE S REV TRUST	158104010001	R0510905	
264 THUNDER RIDGE RD			3,102
EDELSTEIN CHARLES D & DIANE M TH...	158109003014	R0024396	
187 ROCKY KNOB LN			3,089
POSADA LUIS C REV TRUST	158103004013	R0024044	
3259 RIDGE RD			3,088
TURNBURKE PAUL J & JANET E	158109003011	R0062854	
125 SHADY HOLLOW RD			3,083
SHADY HOLLOW TRUST	158104003006	R0024081	
9 ROCKY KNOB LN			3,060
THAYER ANNE M	158103004004	R0024019	
4074 RIDGE RD			3,032
WICKRE BENNETT L & REBECCA L	158103004011	R0024020	
183 THUNDER RIDGE RD			2,982
FRANCK RANDY & ANNETTE TREUFELDT...	158109003003	R0023987	
115 ALPINE VISTA			2,956
KNELLY KARL	158104004001	R0024068	
208 COUGAR RUN			2,951
FEELEY MARK & ANITA	158104007007	R0024063	

Address / Owner	Parcel	Account	Sq. ft.
3036 RIDGE RD			2,951
PETERS MARK & KALEIGH	158109002011	R0024004	
845 COUGAR RUN			2,902
HOWARD FAMILY TRUST	158103001019	R0024025	
3159 RIDGE RD			2,878
WISE FAMILY TRUST	158109003009	R0024192	
2804 RIDGE RD			2,864
BESEDA KRISTA E & TAYLOR J	158109002015	R0024169	
78 THUNDER RIDGE RD			2,836
BLAYLOCK ANDREW	158109003018	R0024048	
48 COUGAR RUN			2,816
CRANE JASON	158104007006	R0024058	
3101 RIDGE RD			2,812
SCHAEWE TIMOTHY J & LISA J	158109003026	R0024015	
251 SHADY HOLLOW RD			2,719
KARDOS ASHLEY ELIZABETH & JAMES ...	158104003008	R0024083	
274 COUGAR RUN			2,621
SCHNADT SARA LOUISE	158104007009	R0024065	
249 THUNDER RIDGE RD			2,608
BRADBURY JAMES E & SANDRA L	158109003004	R0024589	
3392 RIDGE RD			2,600
HEMMENDINGER JOHN	158109001009	R0024488	
499 COUGAR RUN			2,600
OLIVEIRA DANA LYNN	158103001009	R0024075	
119 THUNDER RIDGE RD			2,592
LYNCH JOHN R JR	158109003002	R0024093	
67 SHADY HOLLOW RD			2,592
DEPAULA SEAN PATRICK & HEIDI ANG...	158104003005	R0024078	
163 CONIFER DR			2,576
MARCKX KEVIN A & SUSAN P	158104009009	R0024009	
3227 RIDGE RD			2,532
UPCZAK EMILY & NICHOLAS EMERY	158109003010	R0024180	
3601 RIDGE RD			2,523
SWEENEY LINDSEY READ LIVING TRUS...	158104007004	R0024056	
4145 RIDGE RD			2,490
TULL JOHN A & JANICE W	158103001001	R0024022	
46 ALPINE VISTA			2,412
LOUGHLIN JASON & ALANA BREMERS	158104003003	R0024636	
3592 RIDGE RD			2,404
ANDERSON JOHN E TRUST	158109001007	R0024037	

Address / Owner	Parcel	Account	Sq. ft.
280 SHADY HOLLOW **			2,355
GERSHON KIM	158104009001	R0024085	
781 COUGAR RUN			2,317
ADCOCK MICHAEL BRENT & LESLIE SP...	158103001005	R0024027	
246 SHADY HOLLOW			2,307
KAUNE EMILY B	158104009002	R0024086	
3973 RIDGE RD			2,238
CARPENTER JAMES R & ANNE J	158103002008	R0024031	
3976 RIDGE RD			2,236
VEY STEVEN E	158103004008	R0023725	
3137 RIDGE RD			2,220
BAILEY WAYNE P	158109003007	R0616152	
142 THUNDER RIDGE RD			2,218
PASQUINI MARISA & BRENNEN MACK	158109003017	R0024047	
759 COUGAR RUN			2,182
LAWRENCE BRYON A & LESLIE G BROD...	158103001006	R0024028	
3357 RIDGE RD			2,108
HENDERSON GEORGE SCOTT ROBERT RE...	158104006001	R0024285	
3714 RIDGE RD			2,070
POWELL CLAIRE & JOHN	158103003003	R0515980	
3322 RIDGE RD			2,024
R33-22 LLC	158109002002	R0024660	
3152 RIDGE RD			2,019
MC CAFFREY EDWARD FRANCIS &	158109002007	R0024001	
3570 RIDGE RD			1,948
LONG JOHN W JR ET AL	158109001006	R0024036	
3686 RIDGE RD			1,880
WHEELER LIVING TRUST	158104008009	R0515979	
3829 RIDGE RD			1,856
LICKLIDER TEMPLIN R	158103002005	R0023984	
3328 RIDGE RD			1,800
CLYDE WILLIAM L	158109001011	R0024814	
130 ALPINE VISTA			1,776
RICKARD ADAM COLBY & SALLY L GIL...	158104010002	R0510906	
2872 RIDGE RD			1,748
GROSS KATHERINE H REVOCABLE TRUS...	158109002022	R0509319	
2323 COLD SPRING RD			1,708
BROOKENS ANDREW ERIC & DAPHNE RO...	158109003022	R0024052	
183 ROCKY KNOB LN			1,632
FITZGERALD THOMAS R	158103004001	R0024045	

Address / Owner	Parcel	Account	Sq. ft.
3613 RIDGE RD			1,584
STORCH DANIEL ETHAN	158104007003	R0024055	
4146 RIDGE RD			1,494
ITSUKA HOLDINGS LLC	158103004012	R0024021	
229 ROCKY KNOB LN			1,442
GEISERT ROBERT P	158110001002	R0024398	
35 COUGAR RUN			1,388
BUNCE R K & LINDA	158104006003	R0023502	
101 CONIFER DR			1,312
BENNETT CAROLINE C & MARIO E MOL...	158104009012	R0023969	
47 CONIFER DR			1,100
CASIAS ROBERT A & LEE A	158104009013	R0023821	
53 COUGAR RUN			884
MCCREARY KAREN W ET AL	158104006004	R0024946	
167 CONIFER DR			640
DUFTON CHRISTOPHER & CATHERINE M...	158104009010	R0023543	

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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