



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

4,150 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

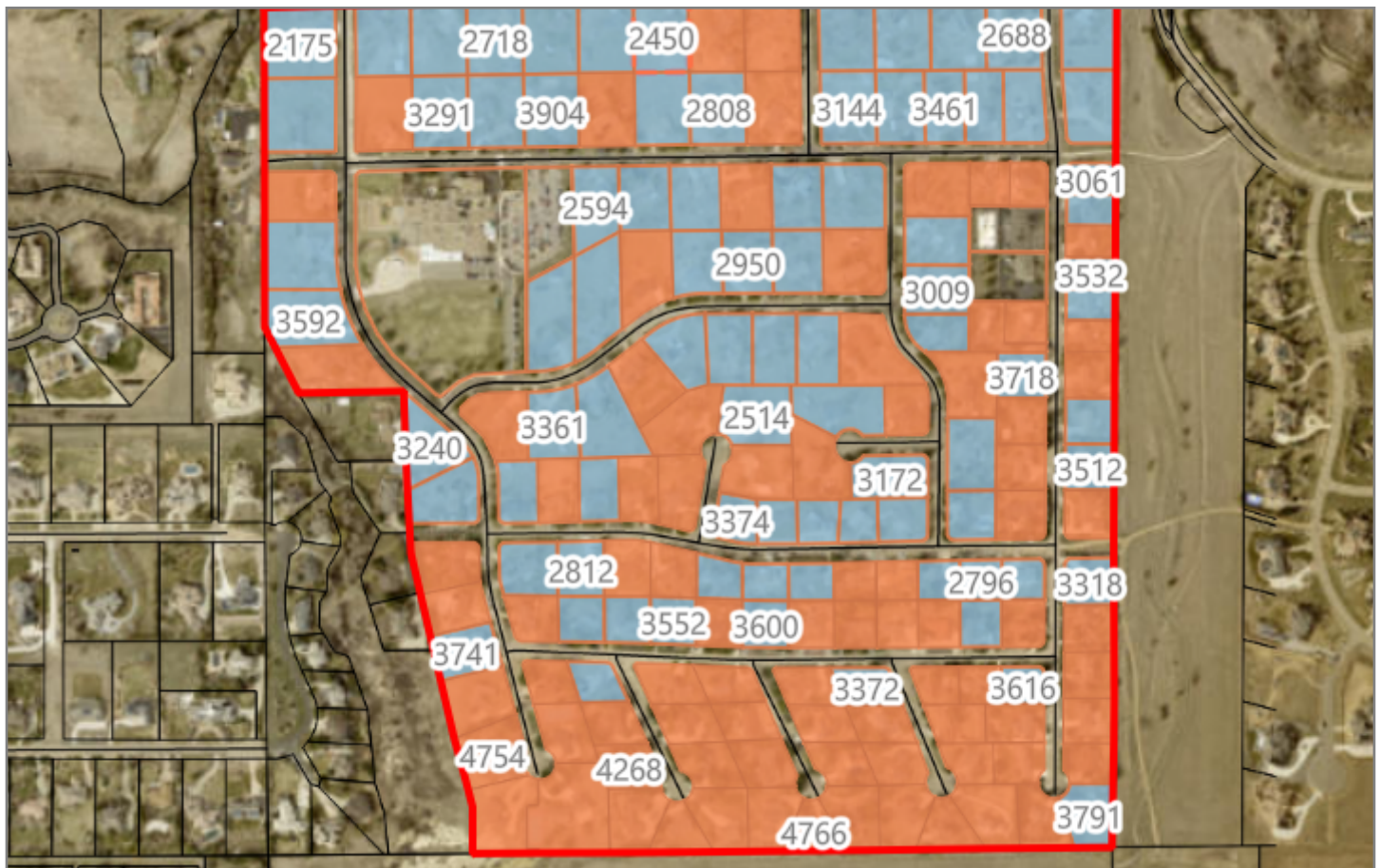
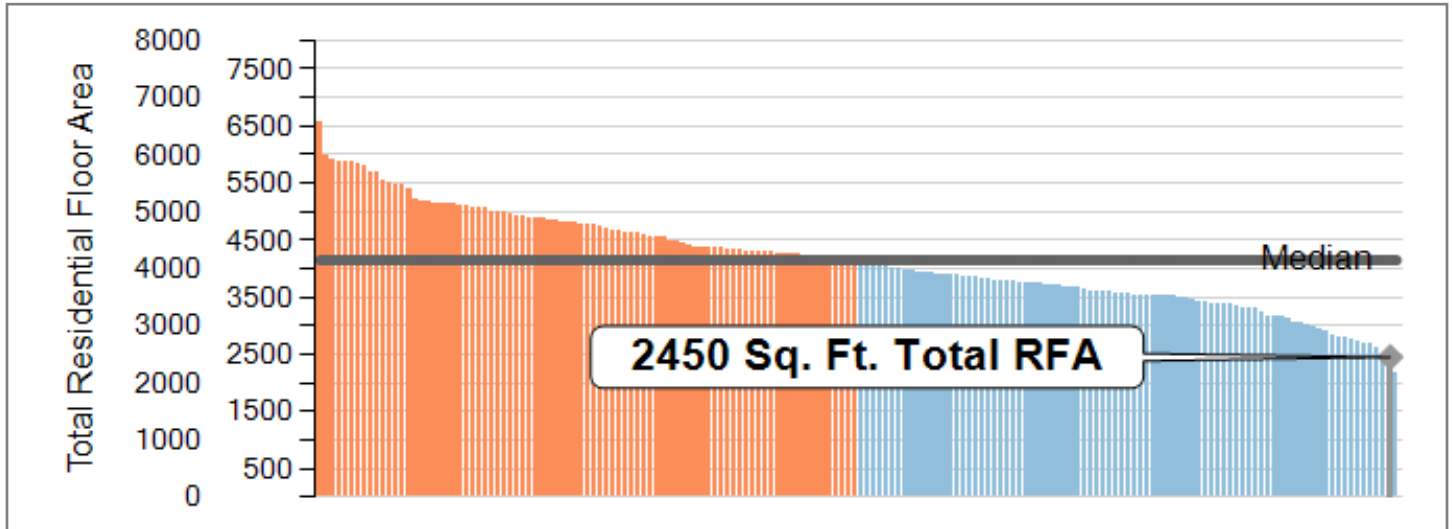
Site Address	8896 NIWOT RD	
Zoning District	RR (0.87 Acres)	
Parcel		131532203003
Building Permits since 9/8/1998		0
Square Feet Added since 9/8/1998		0
Previous SPRW, ESPR, SPR, SE, EP, LU, or SU Application(s)		No
Deconstruction Permit in past year		No
SPR Applicability	None	

Subject Property Size Analysis

Subject Property Existing RFA	2,450
Subject Property Existing RFA on May 13, 2025	2,450
Allotment	750
Total (Existing RFA on May 13, 2025 + Allotment)	3,200

Nighborhood Size Analysis

Neighborhood Median RFA		4,150
Minimum RFA in Neighborhood		2,175
Maximum RFA in Neighborhood		6,548
Neighborhood Type	Subdivision	
Parcels in Neighborhood		174
Parcels in Neighborhood with RFA		170



Properties within Neighborhood

Address / Owner	Parcel	Account	Sq. ft.
6648 WALKER CT			6,548
KEMPF DAVID A REVOCABLE TRUST ET...	131532216050	R0057045	
8824 WALKER RD			5,990
MCDONALD JAMES CHRISTOPHER LIV T...	131532216039	R0056991	
6719 WALKER CT			5,889
PERRY ROY F & SUSAN L	131532216047	R0056981	
6627 APACHE CT			5,884
HAWLEY THOMAS W & BONNIE A	131532216035	R0057050	
8952 AUDUBON CT			5,865
RALSTON PAUL RAYMOND FAMILY TRUS...	131532213004	R0057111	
8978 MARATHON RD			5,854
COLEMAN DANIEL M LIV TRUST ET AL	131532223001	R0505564	
6645 CHEROKEE CT			5,814
FARR DONALD ALLEN	131532216027	R0057058	
6613 CHEYENNE CT			5,784
WHITESIDE PAUL R	131532216016	R0057068	
6622 CHEYENNE CT			5,686
HEIN DENNIS J	131532216015	R0057069	
6700 PAIUTE AVE			5,669
FRAIN BARRETT & MONICA	131532216002	R0057082	
6643 CHEYENNE CT			5,536
RAUFMAN JOSHUA & JESSICA KLEIN S...	131532216018	R0057066	
6680 PAIUTE CT			5,519
MORGAN RUSSELL J & LAMYA L DEEB	131532216003	R0057081	
6617 APACHE CT			5,460
BEAUSIRE ROBERT L W & LAURA J	131532216034	R0057051	
9051 COMANCHE RD			5,456
MURPHY LAWRENCE R & PATRICIA R	131532212005	R0056851	
6650 WALKER CT			5,399
YATES ROSEMARY	131532224003	R0509052	
8962 COMANCHE RD			5,218
DAMEK HERMAN ANDREW JR & REANNA ...	131532217005	R0057038	
9004 WALKER RD			5,166
WAGONER W HARLAN	131532216012	R0057072	
6797 PAIUTE AVE			5,156
SCHWARTZ REBECCA G ET AL	131532212007	R0056982	
6644 CHEROKEE CT			5,152
BAILEY WAYNE P & HARRIET E	131532216023	R0057062	
6665 CHEROKEE CT			5,139
KEFFELER D MICHAEL & KRISTIN R	131532216028	R0057057	

Address / Owner	Parcel	Account	Sq. ft.
8858 MARATHON RD			5,133
GALT REAL ESTATE LLC	131532214006	R0056969	
8982 COMANCHE RD			5,132
EASTER KRISTOPHER N & MELINDA	131532217004	R0057086	
8916 NIWOT RD			5,104
MURPHEY JILL	131532203002	R0057028	
6686 APACHE CT			5,089
CARLSEN JANET C	131532216048	R0057054	
6763 COMANCHE CT			5,065
ZASLOW STEVEN & KATHE ZASLOW	131532213014	R0057124	
6663 CHEYENNE CT			5,058
MADRY WILLIAM LANSING & ABIGAIL ...	131532216019	R0057065	
6623 CHEYENNE CT			5,049
WEAVER EDWIN F IV & PATRICE M	131532216017	R0057067	
6624 CHEROKEE CT			5,002
ARMSTRONG BOB & GLORIA FAMILY TR...	131532216024	R0057061	
9053 WALKER RD			4,980
BROWN GARRY G	131532217024	R0057089	
8941 MORTON RD			4,980
HAND MIKYONG & PAUL SEARCY	131532203016	R0056990	
6662 CHEYENNE CT			4,957
HURIANEK NANCY N	131532216013	R0057071	
6709 WALKER CT			4,928
PRATT JHARID	131532216046	R0056962	
6635 CHEROKEE CT			4,909
PRAHL MARVIN E & SUSAN J	131532216026	R0057059	
6667 APACHE CT			4,888
KOZLOWSKI SCOTT T & JENNIFER M	131532216037	R0057048	
6689 WALKER CT			4,872
FARRAR DOUGLAS H & VICKY L	131532224001	R0057100	
6825 PAIUTE AVE			4,869
HERMAN LYLA C	131532222002	R0505515	
8904 WALKER RD			4,839
LAW LIVING TRUST	131532216029	R0057056	
6660 PAIUTE CT			4,830
THOMPSON KENNETH & AIMEE	131532216004	R0057080	
6787 PAIUTE AVE			4,818
ORMEROD BONNIE M & WILLIAM D BED...	131532212006	R0057117	
6783 COMANCHE CT			4,805
FIGUEROA ESTELLA G	131532213013	R0057123	

Address / Owner	Parcel	Account	Sq. ft.
6666 APACHE CT			4,800
DRINKARD G LAWSON & SUZANNE M	131532216049	R0072030	
6625 CHEROKEE CT			4,766
GABLER JEFFREY R & KAROL K	131532216025	R0057060	
8993 AUDUBON CT			4,762
AUDUBON COURT LLC	131532213002	R0056967	
6669 WALKER CT			4,754
ROST FAMILY TRUST	131532224002	R0509051	
8991 MARATHON RD			4,743
WALTERS JEANETTE B & BRADFORD S	131532206016	R0056966	
8942 NIWOT RD			4,713
HEINTZE RENEE L GOOD & NATHANIEL...	131532203001	R0057126	
6664 CHEROKEE CT			4,648
BARRY MANLEY TRUST	131532216022	R0057063	
6816 AUDUBON AVE			4,647
CARAHER PATRICK & MARILIZA	131532212002	R0057018	
8862 COMANCHE RD			4,622
BORTZ GREY ROCK LLC	131532217010	R0057011	
6640 PAIUTE CT			4,614
DODGE DANA STEWART REVOCABLE TRU...	131532216005	R0057079	
6668 WALKER CT			4,609
O'MALLEY BRENDAN & NICOLE	131532216040	R0057046	
8926 MORTON RD			4,580
STRATTON ALAN	131532206003	R0056901	
6642 CHEYENNE CT			4,547
GRASSE CAROL	131532216014	R0057070	
6837 PAIUTE AVE			4,545
SUN WEIWEI & GUOFANG LU	131532222001	R0505464	
6882 AUDUBON AVE			4,538
FRECH MARSHALL	131532207001	R0056992	
8871 MORTON RD			4,488
GZYM MICHAEL ALAN & KAREN JEAN	131532203013	R0057022	
9034 WALKER RD			4,488
NICHOLAS MICHAEL J & NONGLAK	131532216011	R0057073	
6708 WALKER CT			4,423
WATHEN ABBIE C & ROBERT E PETTY ...	131532217013	R0057009	
6626 APACHE CT			4,399
VOSS & SULLIVAN REVOCABLE TRUST	131532216033	R0057052	
6646 APACHE CT			4,382
STAR IRA & MARY CLAIRE COLLINS	131532216032	R0057053	

Address / Owner	Parcel	Account	Sq. ft.
8963 WALKER RD			4,371
HAAS ROBERT G	131532217020	R0057093	
8903 WALKER RD			4,353
GOSSETT LENA QUINNLAN	131532217017	R0057096	
6774 COMANCHE CT			4,350
NEIS KARL THOMAS & RITA MARIE	131532213011	R0057127	
6831 WALKER DR			4,349
MUNN WILLIAM N & JOAN A	131532205004	R0057035	
6768 PAIUTE AVE			4,342
ZARECKI JUSTIN M & PAGE FRANK	131532211005	R0057130	
6895 WALKER DR			4,334
BREYER ROBERT R & JULIE NELSEN-B...	131532205001	R0056983	
8943 WALKER RD			4,324
SHAW PHILIP NICHOLAS & SARAH JOA...	131532217019	R0057094	
9046 MORTON RD			4,307
JETT ELIZABETH A & MICHAEL MOORE	131532221001	R0098210	
6651 PAIUTE CT			4,302
HAUSER PAUL J & SARAH E MESHAK	131532216009	R0057075	
6818 PAIUTE AVE			4,292
MESSINGER CARY W & BARBARA N	131532211002	R0057017	
8861 MARATHON RD			4,292
DELOZIER DANE N & KRISTI R	131532206012	R0056915	
6858 PAIUTE AVE			4,286
DELL DAVID P & LYNNE A WESENBERG	131532218003	R0105238	
6647 APACHE CT			4,268
ANDERSON NICHOLAS M & MICHELLE L	131532216036	R0057049	
9072 MORTON RD			4,264
ANDRES VANESSA	131532221002	R0127292	
6641 PAIUTE CT			4,264
SWARTZ DIANE LIVING TRUST	131532216008	R0057076	
6828 PAIUTE AVE			4,262
TRACHY DAVID L & PATRICIA D	131532218006	R0105241	
8882 COMANCHE RD			4,236
REYNOLDS STEPHEN E & MARJORIE R	131532217009	R0057084	
9003 WALKER RD			4,235
DUNN LARRY P & KAREN A	131532217022	R0057091	
6621 PAIUTE CT			4,231
RAGLAND PAUL A & KAREN H	131532216007	R0057077	
8871 COMANCHE RD			4,213
LEPINE ALBERT H & ANTOINETTE	131532213015	R0057006	

Address / Owner	Parcel	Account	Sq. ft.
8934 WALKER RD			4,208
YOCUM MONTE A & SANDRA K REV TRU...	131532216021	R0057116	
8831 COMANCHE RD			4,176
CHENWORTH WILLIAM E JR LIVING TR...	131532213017	R0056985	
8761 MORTON RD			4,176
DESPAIN LEOTA M	131532203009	R0056980	
8983 WALKER RD			4,172
SCHULTZ TOBEY JEAN & LAURA RAY M...	131532217021	R0057092	
8820 MARATHON RD			4,161
DAUM GARY J & CRYSTAL L	131532214009	R0057103	
9037 MORTON RD			4,140
TEDROW PAUL T	131532209002	R0056965	
8895 MORTON RD			4,134
LITES CHRISTOPHER & MINHUI HUANG	131532203014	R0057128	
8922 COMANCHE RD			4,088
STANTON SEAN & EMILY	131532217007	R0057013	
6878 PAIUTE AVE			4,072
DE FOREST MARVIN R & DEBRA L	131532218002	R0066277	
6838 PAIUTE AVE			4,028
YOUNKIN CAROLENE M & ROBERT DILL...	131532218005	R0105240	
8991 COMANCHE RD			3,992
RYLE JERRY J & BERNADETTE M	131532213006	R0057119	
9050 COMANCHE RD			3,988
KNAUS RAYMOND J & VIVIAN P	131532217001	R0056793	
6761 WALKER DR			3,981
PATE TIMOTHY C & HEIDI G	131532215002	R0057106	
8863 WALKER RD			3,956
OLSHANSKY STEVEN L & RACHEL MAIZ...	131532217015	R0057098	
6874 AUDUBON AVE			3,930
ELY DANIEL W	131532207002	R0056964	
6836 AUDUBON AVE			3,924
EGELAND ROBERT S & BONNIE H EGEL...	131532212001	R0056974	
8951 COMANCHE RD			3,916
PHILLIPS MARK A & SUSAN G	131532225001	R0609096	
8843 MORTON RD			3,904
RASMUS STEPHEN C & DIANNE C	131532203012	R0057024	
8963 AUDUBON CT			3,897
WALKER VINCENT	131532213003	R0056975	
6945 WALKER AVE			3,886
J & A WILLIAMS TRUST	131532204002	R0056976	

Address / Owner	Parcel	Account	Sq. ft.
8971 COMANCHE RD			3,876
ANGEVINE JACK M	131532225002	R0609097	
6766 AUDUBON AVE			3,864
HENTSCHEL WILLIAM ROBERT & MARY ...	131532212004	R0057021	
8990 NIWOT RD			3,852
MERITHEW OLIVIA & GREGG	131532202003	R0056971	
8942 COMANCHE RD			3,844
SUWITO WANTJINARJO & KRISTIANI D...	131532217006	R0057085	
8949 MARATHON RD			3,822
GIDDINGS THOMAS H JR REV LIVING ...	131532206015	R0057012	
8995 MORTON RD			3,801
HILLEGAS KARIN	131532208001	R0056984	
9057 MORTON RD			3,792
YOUNG KIRSTEN HOLLIGER & JARED D...	131532209001	R0057132	
6620 PAIUTE CT			3,791
MEDITZ AMIE L ET AL	131532216006	R0057078	
8930 MARATHON RD			3,785
BEADLESTON DAVID LANCE	131532214003	R0057037	
6718 WALKER CT			3,776
EVERETT TIMOTHY J & JENNIFER N	131532217012	R0057122	
6877 WALKER DR			3,760
ENGLISH KATHLEEN J	131532205002	R0056963	
6699 WALKER CT			3,741
YU JAMES WEI HO	131532216045	R0057042	
8950 MARATHON RD			3,739
FREW JAMES R & CYNTHIA J	131532214002	R0057125	
8902 COMANCHE RD			3,734
TOENSING CAROL A	131532217008	R0057108	
6817 PAIUTE AVE			3,718
HERRING STEVEN C & ALLISON L	131532212008	R0057104	
6796 AUDUBON AVE			3,716
KATES JAMES M & CHARLA J	131532212003	R0057110	
8844 WALKER RD			3,696
HAWLEY CATHERINE	131532216038	R0057047	
9033 WALKER RD			3,684
RUCKER BRETT J & BARBARA C	131532217023	R0057090	
8851 COMANCHE RD			3,668
CLEMENT CHRISTOPHE Y & CAROLYN R	131532213016	R0057001	
8829 MARATHON RD			3,657
STONE CHRISTOPHER W & SUSAN J	131532206010	R0057031	

Address / Owner	Parcel	Account	Sq. ft.
9054 WALKER RD			3,616
NAVARRO RALPH CHARLES JR & SHERI...	131532216010	R0057074	
8840 MARATHON RD			3,609
HOWELL JAMES N & DIANA L	131532214007	R0057007	
8923 WALKER RD			3,600
BATH KATHRYN L	131532217018	R0057095	
6865 WALKER DR			3,592
CUBA FAMILY TRUST	131532205003	R0057023	
6798 PAIUTE AVE			3,584
BUGGS WILFRED W & INEZ D	131532211003	R0057034	
8843 WALKER RD			3,576
KACHEL DREW E & JACKIE K	131532217014	R0057099	
8786 NIWOT RD			3,568
BAKER-JARVIS KAREN	131532203007	R0056972	
8883 WALKER RD			3,552
ALT ROBERT A & DENISE S	131532217016	R0057097	
8884 MORTON RD			3,542
KOEHLER KATHERINE M	131532206005	R0057020	
6928 PAIUTE AVE			3,539
WITTICH BRUCE A & SUSAN M	131532210001	R0057016	
8978 NIWOT RD			3,533
GEORGE KHYENTSE & ANDREW	131532202004	R0056890	
6848 PAIUTE AVE			3,532
VINCENT RICHARD L & SARAH E	131532218004	R0105239	
8817 MORTON RD			3,521
FOX JENNIFER JO THOMAS & THOMAS ...	131532203011	R0056979	
8931 COMANCHE RD			3,512
SINNWELL MICHAEL J & JOAN M	131532213009	R0057040	
6788 PAIUTE AVE			3,512
STRECKER DONALD W & PATRICIA S	131532211004	R0056968	
8940 MORTON RD			3,496
BUTTERFIELD DANIEL H & TALITHA	131532206002	R0056997	
9002 COMANCHE RD			3,470
UHL MICHAEL	131532217003	R0057087	
9027 MORTON RD			3,461
STROKER KELLY JEANETTE & JOSEPH ...	131532209003	R0056961	
8902 MORTON RD			3,428
PALMER CHESTER I JR & LYNNE G TO...	131532206004	R0056995	
9028 NIWOT RD			3,404
KEELER TERESA L REV TRUST	131532202002	R0056958	

Address / Owner	Parcel	Account	Sq. ft.
8811 COMANCHE RD			3,376
RICHARDS KEVIN & MARNI RATZEL	131532213018	R0057019	
8911 COMANCHE RD			3,374
HELMS WILLIAM L	131532213010	R0057120	
8964 WALKER RD			3,372
KOCH KEVIN & THERESA A	131532216020	R0057064	
8836 MARATHON RD			3,361
MELINGER-COHEN ARIEL Z & BARBARA...	131532214008	R0056999	
8982 MORTON RD			3,350
ANDERSON RICHARD L & PATRICIA D	131532206001	R0056959	
6720 PAIUTE AVE			3,318
LPK IRREVOCABLE TRUST	131532216001	R0057083	
8880 MARATHON RD			3,312
JAZWIERSKI FAMILY REVOCABLE LIVI...	131532214005	R0056996	
8789 MORTON RD			3,291
YU ZHELI	131532203010	R0057002	
6791 WALKER DR			3,240
THORNBURY JOHN M & AMY T	131532215001	R0057004	
8982 AUDUBON CT			3,172
HERMANN DAVID A & JEAN C	131532213005	R0057133	
9084 NIWOT RD			3,158
PROCTOR JODY L & MARGARET M MAST...	131532201001	R0057121	
6930 AUDUBON AVE			3,144
NAGY WILLIAM J	131532208002	R0057005	
8885 MARATHON RD			3,113
MORIN JOSHUA E & AMY E	131532206013	R0057107	
6898 PAIUTE AVE			3,061
HARRISON ROBERT & MARISA ADAMSON	131532218001	R0105237	
8847 MARATHON RD			3,052
DZIADYK LINDA C	131532206011	R0056986	
6848 AUDUBON AVE			3,009
MCCOOK EJ KLOCK & ASHLEY HARWI	131532207003	R0057000	
8906 MARATHON RD			2,969
CARROLL JO ANN & DAVID COY	131532214004	R0056994	
8925 MARATHON RD			2,950
SMITH BEVERLY J	131532206014	R0057010	
8868 NIWOT RD			2,896
LOUVADO JOSEPH & MICHELLE	131532203004	R0057115	
8842 COMANCHE RD			2,812
BORTZ GREY ROCK LLC	131532217011	R0065732	

Address / Owner	Parcel	Account	Sq. ft.
8915 MORTON RD			2,808
GREEN JOHN CLIFFORD ET AL	131532203015	R0056977	
9032 COMANCHE RD			2,796
SNEDDON GOLDEN IAN ET AL	131532217002	R0057088	
8840 NIWOT RD			2,768
POLAND ALBERTA C	131532203005	R0057109	
8812 NIWOT RD			2,718
JOHNSON DOUGLAS J	131532203006	R0057008	
9056 NIWOT RD			2,688
MIKULAK PATRICK P & DIANA J	131532202001	R0056973	
8758 NIWOT RD			2,668
LEVASSEUR RITA & PIERRE	131532203008	R0057030	
8850 MORTON RD			2,594
RYAN TRACY & PATRICK & KENZIE	131532206006	R0057003	
6784 COMANCHE CT			2,514
PECK SUE E	131532213012	R0057033	
8896 NIWOT RD			2,450
GRIFFITHS JERE A	131532203003	R0056993	
6975 WALKER AVE			2,175
STIFFLER NATALIE LOUISE	131532204001	R0057101	

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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