

PPA Area & Parcel Number	Address	Acres	County Zoning	Current Floor Area	Floodplain?	CE or Deed Restricted?	Comments
<b>Area 1: Caribou Ranch-Sherwood Gulch</b>							
158311000036	879 COUNTY RD 128W (LOT 5)	4.2	F	0	No	Yes	Approved for a 2,696 sq. ft. residence, 413 sq. ft. carport and a 380 sq. ft. greenhouse under SPR-18-0038; Deed restricted (not CE). Each parcel can have a house. Annexation can only occur for purposes of bringing utility services to the parcel.
158311000035	873 COUNTY RD 128W (LOT 4)	4.65	F	0	No	Yes	Approved for a 3,451 sq. ft. residence under SPR-18-0083; Deed restricted (not CE). Each parcel can have a house. Annexation can only occur for purposes of bringing utility services to the parcel.
158311000034	865 COUNTY RD 128W (LOT 3)	3.36	F	0	No	Yes	Deed restricted (not CE). Each parcel can have a house. Annexation can only occur for purposes of bringing utility services to the parcel.
158311000033	859 COUNTY RD 128W (LOT 2)	3.03	F	0	No	Yes	Approved for a 3,490 sq. ft. residence under SPR-18-0126; Deed restricted (not CE). Each parcel can have a house. Annexation can only occur for purposes of bringing utility services to the parcel.
158311000032	851 COUNTY RD 128W (LOT 1)	3.04	F	0	No	Yes	Deed restricted (not CE). Each parcel can have a house. Annexation can only occur for purposes of bringing utility services to the parcel.
158311000037	875 COUNTY RD 128W (Outlot)	0.09	F	0	No	Yes	
<b>Area 2: Beaver Valley Estates Area</b>							
158314000025	334 CARIBOU RD (split vacant parcel)	1.5	F	0	No	No	

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158314000001	334 CARIBOU RD	0.9	F	2,070	No	No	
158314003007	378 CARIBOU RD (W 382.11 FT LOT 42 BEAVER VALLEY ESTATES)	1.29	F	1,398	No	No	
158314003008	120 CRESTWOOD CT (LOT 43 BEAVER VALLEY ESTATES)	1	F	224	No	No	
158314003009	128 CRESTWOOD CT (LOT 44 BEAVER VALLEY ESTATES)	0.98	F	0	No	No	
158314003010	136 CRESTWOOD CT (LOT 45 BEAVER VALLEY ESTATES)	0.92	F	2,813	No	No	
158314003011	210 CRESTWOOD CT (LOT 46 BEAVER VALLEY ESTATES)	1.1	F	692	No	No	
158314003012	0 CRESTWOOD CT (LOT 47 BEAVER VALLEY ESTATES)	1.1	F	0	No	No	
158314003013	250 CRESTWOOD CT (LOT 48 LESS W 100 FT BEAVER VALLEY ESTATES)	1.9	F	1,856	No	No	
158314003001	722 CARIBOU RD (LOT 37 & W 100 FT OF LOT 48 BEAVER VALLEY ESTATES)	1.76	F	2,438	No	No	
158314003002	251 CRESTWOOD CT (LOT 38 BEAVER VALLEY ESTATES)	1.13	F	1,100	No	No	

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158314003003	229 CRESTWOOD CT (LOT 39 BEAVER VALLEY ESTATES)	1.06	F	1,416	No	No	
158314003004	187 CRESTWOOD CT (LOT 40 BEAVER VALLEY ESTATES)	0.87	F	2,827	No	No	
158314003005	155 CRESTWOOD CT (LOT 41 BEAVER VALLEY ESTATES)	0.91	F	720	No	No	
158314001001	16 BEAVER CREEK DR (LOT 1 BEAVER VALLEY ESTATES)	0.82	F	1,804	No	No	
158314001002	0 CARIBOU RD (LOT 2 BEAVER VALLEY ESTATES)	0.93	F	0	No	No	
158314001003	333 CARIBOU RD (LOT 3 & 18 BEAVER VALLEY ESTATES)	1.86	F	1,931	No	No	
158314001005	425 CARIBOU RD (LOTS 4-5-16-17 BEAVER VALLEY ESTATES)	3.33	F	2,164	No	No	
158314001006	463 CARIBOU RD (LOT 6 BEAVER VALLEY ESTATES)	1.14	F	506	No	No	
158314001007	531 CARIBOU RD (LOT 7 BEAVER VALLEY ESTATES)	1.17	F	0	No	No	
158314001008	545 CARIBOU RD (LOT 8 BEAVER VALLEY ESTATES)	1.05	F	240	No	No	

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158314001009	627 CARIBOU DR (LOT 9 BEAVER VALLEY ESTATES)	1.06	F	2,464	No	No	
158314001010	582 BEAVER CREEK DR (LOT 10 BEAVER VALLEY ESTATES)	0.92	F	2,810	No	No	
158314001011	33 BEAVER CREEK DR (LOT 11 BEAVER VALLEY ESTATES)	1.1	F	0	No	No	
158314001012	432 BEAVER CREEK DR (LOT 12 BEAVER VALLEY ESTATES)	1.04	F	2,231	No	No	
158314001013	390 BEAVER CREEK DR (LOT 13 BEAVER VALLEY ESTATES)	0.93	F	1,800	No	No	
158314001014	346 BEAVER CREEK DR (LOT 14 BEAVER VALLEY ESTATES)	0.94	F	2,043	No	No	
158314001015	340 BEAVER CREEK DR (LOT 15 BEAVER VALLEY ESTATES)	1.02	F	0	No	No	
158314001019	130 BEAVER CREEK DR (LOT 19 BEAVER VALLEY ESTATES)	0.98	F	1,512	No	No	
158314001020	92 BEAVER CREEK DR (LOT 20 BEAVER VALLEY ESTATES)	0.91	F	1,797	No	No	

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158314002001	63 BEAVER CREEK DR (LOT 21 LESS 7 X 55 FT STRIP IN SELY COR BEAVER VALLEY ESTATES)	1.02	F	0	Yes	No	
158314002002	71 BEAVER CREEK DR (LOT 22 LESS TRI NW COR & LESS 7 X 8 FT STRIP IN NELY COR BEAVER VALLEY ESTATES)	1.44	F	1,140	No	No	
158314002003	79 BEAVER CREEK DR (LOT 23 & TRI NW COR OF LOT 22 BEAVER VALLEY ESTATES)	1.61	F	2,528	No	No	
158314002005	175 BEAVER CREEK DR (LOTS 24 & 25 BEAVER VALLEY ESTATES)	2.73	F	1,458	No	No	
158314002006	215 BEAVER CREEK DR (LOTS 26 & 27 BEAVER VALLEY ESTATES)	3.38	F	2,641	No	No	

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158314002007	267 BEAVER CREEK DR (LOTS 28 29 & 30 BEAVER VALLEY ESTATES IDS 24106 & 24107 COMB HERE PER OWNER 08/05/96 BOULDER COUNTY CONSERVATION EASEMENT OF LOTS 29 & 30 PER 1654306 10/30/96 BCR)	6.38	F	0	No	Yes	
158314002010	423 BEAVER CREEK DR (LOT 31 BEAVER VALLEY ESTATES)	2	F	1,958	No	No	
158314002011	457 BEAVER CREEK DR (LOT 32 BEAVER VALLEY ESTATES)	1.47	F	0	No	No	
158314002012	489 BEAVER CREEK DR (LOT 33 BEAVER VALLEY ESTATES)	1.64	F	2,024	No	No	
158314002014	523 BEAVER CREEK DR (LOT 35 N OF BEAVER CREEK & LOT 36 BEAVER VALLEY ESTATES)	2	F	0	No	No	
158314002016	521 BEAVER CREEK DR (LOT 34 & PT LOT 35 LYING S OF N BEAVER CREEK BEAVER VALLEY ESTATES)	2.44	F	1,424	No	No	

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158314002017	81 BEAVER CREEK DR (OUTLOT A BEAVER VALLEY ESTATES)	9.59	F	0	No	No	
<b>Area 3a: Eldora Road Parcel Southeast</b>							
158323000009	1250 ELDORA RD	app. 17	F	N/A	No	No	
<b>Area 3b: Eldora Road Parcel Northeast</b>							
158314000034	910 W PINE ST	2.53	F	3,956	Yes	No	
<b>Area 3c: Water Utility Parcel</b>							
158314000015	0 ELDORA RD	app. 5.1	F	N/A	Yes	Yes	
<b>Area 3d: Nederland High School Parcel</b>							
158323000002	597 ELDORA RD	20.6	F	N/A	No	No	
<b>Area 4</b>							
158324000036	0 PEAK TO PEAK HWY	13.82	F	0	No	No	
158324000009	24485 PEAK TO PEAK HWY	4.43	F	2,151	No	No	
158324000027	24473 PEAK TO PEAK HWY	6.56	F	2,280	No	No	
158324000024	24469 PEAK TO PEAK HWY	1	F	1,392	No	No	
158324000010	24461 PEAK TO PEAK HWY	8.47	F	2,124	No	No	
158324000004	24427 PEAK TO PEAK HWY	0.3	F	1,124	No	No	
158324000025	24007 PEAK TO PEAK HWY	0.09	F	0	No	No	
158324000037	24393 PEAK TO PEAK HWY	1.4	F	390	No	No	
158324000039	24415 PEAK TO PEAK HWY	0.11	F	0	No	No	
158324000040	24409 PEAK TO PEAK HWY	0.14	F	0	No	No	

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158324000006	0 PEAK TO PEAK HWY	0.15	F	0	No	No	
158324000033	24410 PEAK TO PEAK HWY	4.39	F	2,328	No	No	
158324000008	24742 PEAK TO PEAK HWY	1	F	1,980	No	No	
<b>Area 5</b>							
158324000003	23942 PEAK TO PEAK HWY	7.81	F	6,000	No	No	Sundance Lodge (non-residential); current floor area shown is approximate.
158324000002	23922 PEAK TO PEAK HWY	3.83	F	2,930	No	No	
<b>Area 6</b>							
158312000005	99 Ridge Road	23.71	F	-	N	No	
<b>Area 7</b>							
158311000019	700 COUNTY RD 128W	4.44	F		N	No	