

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	
<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	

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<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	
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	2,000	N	No	