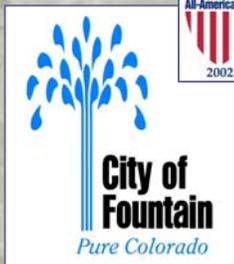


# City of Fountain ANNEXATION PLAN

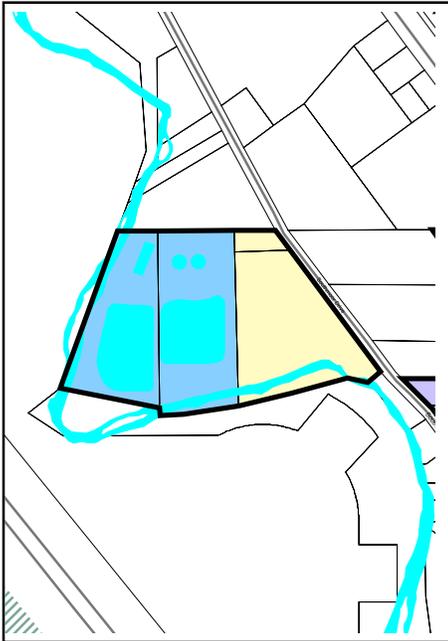
**ADOPTED:  
NOVEMBER 13, 2007**



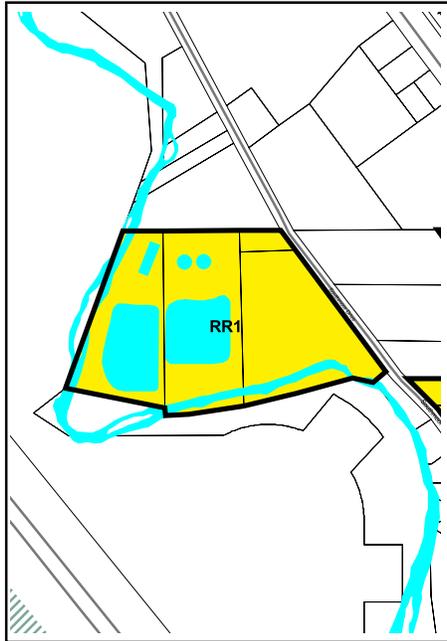
# Enclave Area # 1

Revised September, 2007

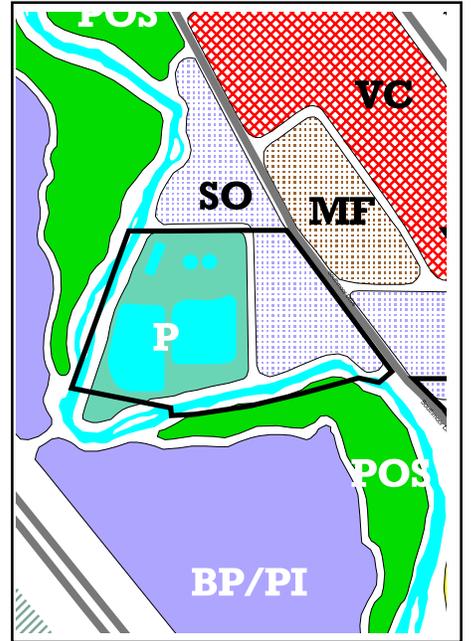
**Existing Land Use**



**Existing El Paso County Zoning**



**Comprehensive Plan Recommendations**



- Large Lot Residential
- Single Family Homes
- Duplex Housing Units
- Multi-family Housing Units
- Mobile/Manufactured Homes
- Commercial
- Office
- Light Industrial/Warehousing
- Manufacturing/Mining
- Schools
- Church
- Other Public
- Parks
- Open Space
- Agriculture
- Vacant

- R3 Residential (5,000 sq. ft. MF)
- RR1 Rural Residential 0.5 acres
- RR3 Rural Residential 5 acres
- MHP Mobile Home Park
- PBC Planned Business Center
- PBP Planned Business Park
- PBD Planned Business
- C1 Commercial (Obsolete)
- C2 Commercial (Obsolete)
- R4 Planned Development (Obsolete)
- PUD Planned Urban Development
- PHID Planned Heavy Industrial
- M Industrial (Obsolete)
- A1 Agriculture
- NAP Not A Part (County Shows as in City, City Shows in County)

- LL Large Lot Residential
- SFD Single Family Residential
- MH Manufactured Homes
- MHC Manufactured Home Communities
- MF Multi-family Residential
- MR Mixed Residential
- HD Historic Downtown
- CMU Central Mixed Use
- RC Regional Commercial Centers
- VC Village Commercial
- NC Neighborhood Commercial
- SO Small Office
- BP/PI Business Park/Planned Industrial
- P Public
- A/H Agriculture/Holding
- POS Park/Open Space

**ENCLAVE FACTS:**

**BACKGROUND INFORMATION**

Type of Annexation:	
Single Owner or Single Use	No
Multiple Owner or Multiple Use	Yes
City Owned Land	No
Owned by Another Special District or Municipality	Yes - Security Sanitation District
Total Size of Enclave (acres):	26.1
Number of Owners:	4
Other:	

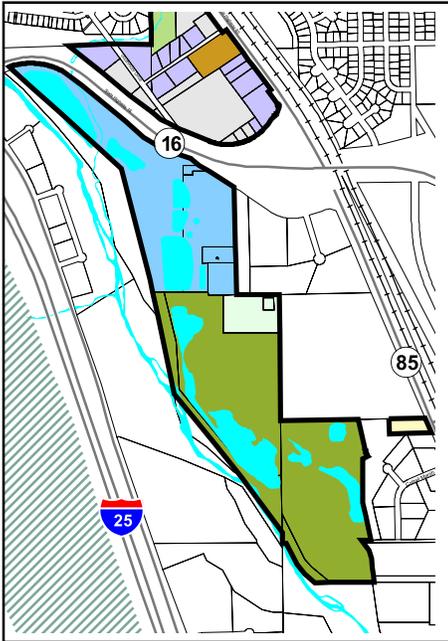




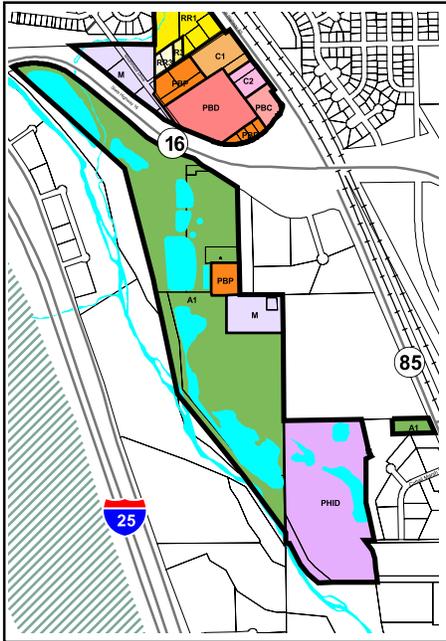
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Revised September, 2007

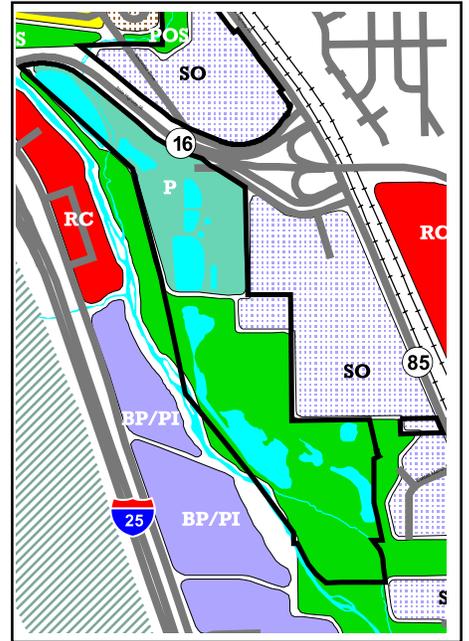
**Existing Land Use**



**Existing El Paso County Zoning**



**Comprehensive Plan Recommendations**



- Large Lot Residential
- Single Family Homes
- Duplex Housing Units
- Multi-family Housing Units
- Mobile/Manufactured Homes
- Commercial
- Office
- Light Industrial/Warehousing
- Manufacturing/Mining
- Schools
- Church
- Other Public
- Parks
- Open Space
- Agriculture
- Vacant

- R3 Residential (5,000 sq. ft. MF)
- RR1 Rural Residential 0.5 acres
- RR3 Rural Residential 5 acres
- MHP Mobile Home Park
- PBC Planned Business Center
- PBP Planned Business Park
- PBD Planned Business
- C1 Commercial (Obsolete)
- C2 Commercial (Obsolete)
- R4 Planned Development (Obsolete)
- PUD Planned Urban Development
- PHID Planned Heavy Industrial
- M Industrial (Obsolete)
- A1 Agriculture
- NAP Not A Part (County Shows as in City, City Shows in County)

- LL Large Lot Residential
- SFD Single Family Residential
- MH Manufactured Homes
- MHC Manufactured Home Communities
- MF Multi-family Residential
- MR Mixed Residential
- HD Historic Downtown
- CMU Central Mixed Use
- RC Regional Commercial Centers
- VC Village Commercial
- NC Neighborhood Commercial
- SO Small Office
- BP/PI Business Park/Planned Industrial
- P Public
- A/H Agriculture/Holding
- POS Park/Open Space

**ENCLAVE FACTS:**

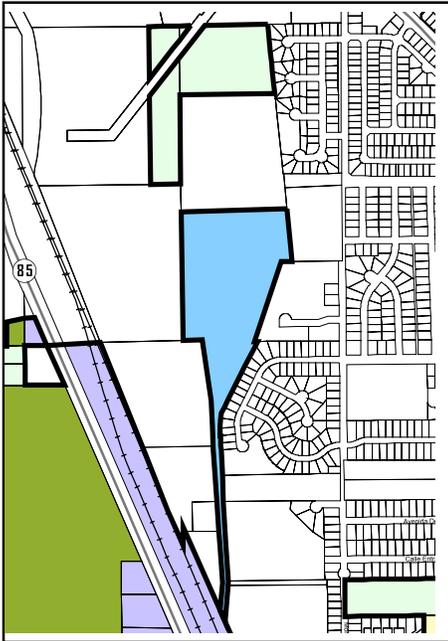
Type of Annexation:	
Single Owner or Single Use	No
Multiple Owner or Multiple Use	Yes
City Owned Land	No
Owned by Another Special District or Municipality	Yes - Widefield Sanitation and Fountain Creek Regional Park
Total Size of Enclave (acres):	127.1
Number of Owners:	14
Other:	

**BACKGROUND INFORMATION**

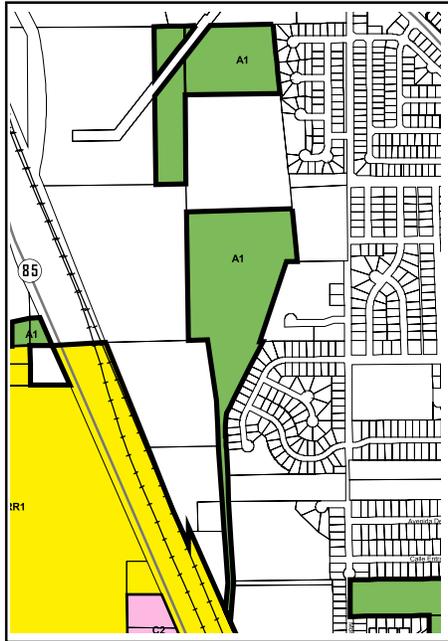

# Enclave Area # 5

Revised September, 2007

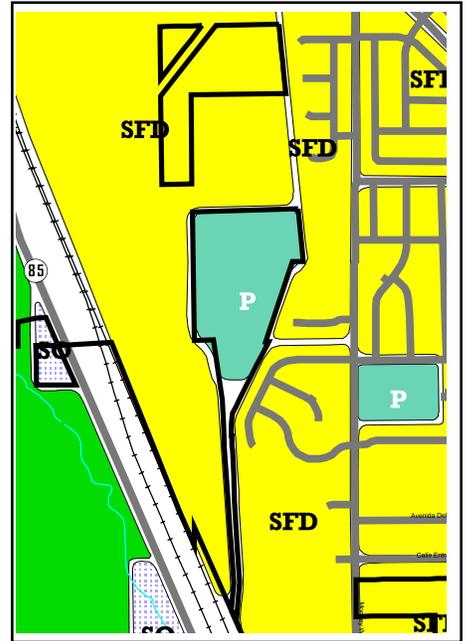
**Existing Land Use**



**Existing El Paso County Zoning**



**Comprehensive Plan Recommendations**



- Large Lot Residential
- Single Family Homes
- Duplex Housing Units
- Multi-family Housing Units
- Mobile/Manufactured Homes
- Commercial
- Office
- Light Industrial/Warehousing
- Manufacturing/Mining
- Schools
- Church
- Other Public
- Parks
- Open Space
- Agriculture
- Vacant

- R3 Residential (5,000 sq. ft. MF)
- RR1 Rural Residential 0.5 acres
- RR3 Rural Residential 5 acres
- MHP Mobile Home Park
- PBC Planned Business Center
- PBP Planned Business Park
- PBD Planned Business
- C1 Commercial (Obsolete)
- C2 Commercial (Obsolete)
- R4 Planned Development (Obsolete)
- PUD Planned Urban Development
- PHID Planned Heavy Industrial
- M Industrial (Obsolete)
- A1 Agriculture
- NAP Not A Part (County Shows as in City, City Shows in County)

- LL Large Lot Residential
- SFD Single Family Residential
- MH Manufactured Homes
- MHC Manufactured Home Communities
- MF Multi-family Residential
- MR Mixed Residential
- HD Historic Downtown
- CMU Central Mixed Use
- RC Regional Commercial Centers
- VC Village Commercial
- NC Neighborhood Commercial
- SO Small Office
- BP/PI Business Park/Planned Industrial
- P Public
- A/H Agriculture/Holding
- POS Park/Open Space

**ENCLAVE FACTS:**

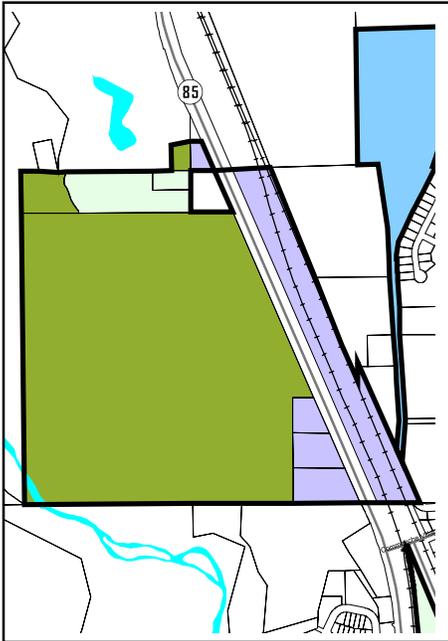
Type of Annexation:	
Single Owner or Single Use	No
Multiple Owner or Multiple Use	Yes
City Owned Land	No
Owned by Another Special District or Municipality	No
Total Size of Enclave (acres):	42.8
Number of Owners:	6
Other:	

**BACKGROUND INFORMATION**

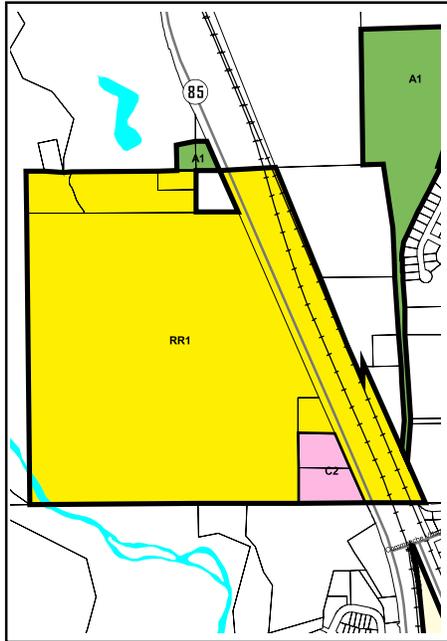

# Enclave Area # 6

Revised September, 2007

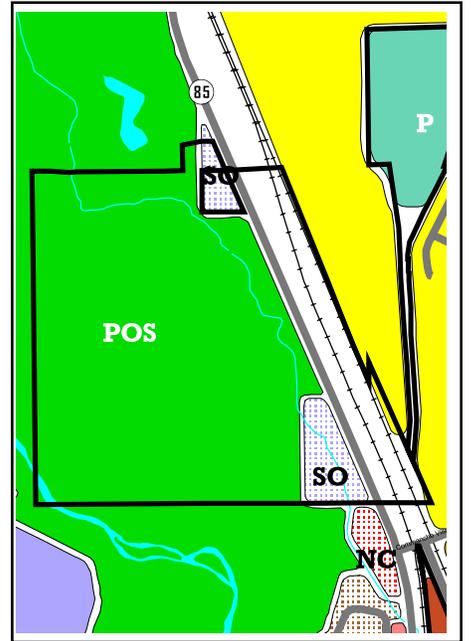
**Existing Land Use**



**Existing El Paso County Zoning**



**Comprehensive Plan Recommendations**



- Large Lot Residential
- Single Family Homes
- Duplex Housing Units
- Multi-family Housing Units
- Mobile/Manufactured Homes
- Commercial
- Office
- Light Industrial/Warehousing
- Manufacturing/Mining
- Schools
- Church
- Other Public
- Parks
- Open Space
- Agriculture
- Vacant

- R3 Residential (5,000 sq. ft. MF)
- RR1 Rural Residential 0.5 acres
- RR3 Rural Residential 5 acres
- MHP Mobile Home Park
- PBC Planned Business Center
- PBP Planned Business Park
- PBD Planned Business
- C1 Commercial (Obsolete)
- C2 Commercial (Obsolete)
- R4 Planned Development (Obsolete)
- PUD Planned Urban Development
- PHID Planned Heavy Industrial
- M Industrial (Obsolete)
- A1 Agriculture
- NAP Not A Part (County Shows as in City, City Shows in County)

- LL Large Lot Residential
- SFD Single Family Residential
- MH Manufactured Homes
- MHC Manufactured Home Communities
- MF Multi-family Residential
- MR Mixed Residential
- HD Historic Downtown
- CMU Central Mixed Use
- RC Regional Commercial Centers
- VC Village Commercial
- NC Neighborhood Commercial
- SO Small Office
- BP/PI Business Park/Planned Industrial
- P Public
- A/H Agriculture/Holding
- POS Park/Open Space

**ENCLAVE FACTS:**

Type of Annexation:	
Single Owner or Single Use	No
Multiple Owner or Multiple Use	Yes
City Owned Land	No
Owned by Another Special District or Municipality	Yes - El Paso County Parks
Total Size of Enclave (acres):	150.9
Number of Owners:	11 (Includes Railroad ROW and State Highway ROW)
Other:	

**BACKGROUND INFORMATION**

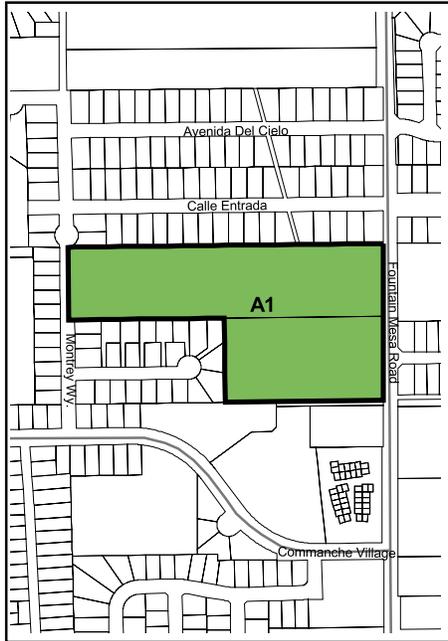
# Enclave Area # 7

Revised September, 2007

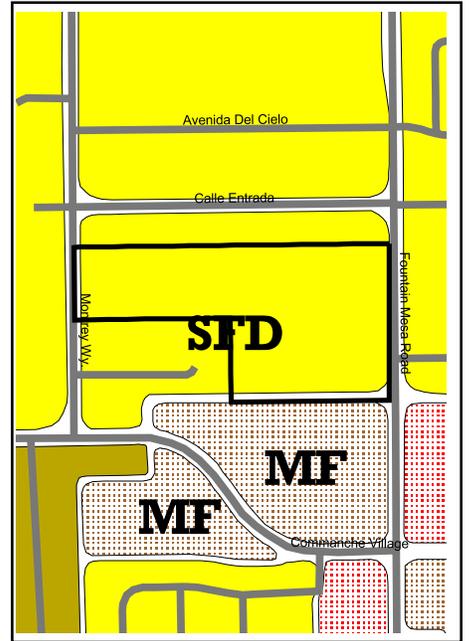
## Existing Land Use



## Existing El Paso County Zoning



## Comprehensive Plan Recommendations



- Large Lot Residential
- Single Family Homes
- Duplex Housing Units
- Multi-family Housing Units
- Mobile/Manufactured Homes
- Commercial
- Office
- Light Industrial/Warehousing
- Manufacturing/Mining
- Schools
- Church
- Other Public
- Parks
- Open Space
- Agriculture
- Vacant

- R3 Residential (5,000 sq. ft. MF)
- RR1 Rural Residential 0.5 acres
- RR3 Rural Residential 5 acres
- MHP Mobile Home Park
- PBC Planned Business Center
- PBP Planned Business Park
- PBD Planned Business
- C1 Commercial (Obsolete)
- C2 Commercial (Obsolete)
- R4 Planned Development (Obsolete)
- PUD Planned Urban Development
- PHID Planned Heavy Industrial
- M Industrial (Obsolete)
- A1 Agriculture
- NAP Not A Part (County Shows as in City, City Shows in County)

- LL Large Lot Residential
- SFD Single Family Residential
- MH Manufactured Homes
- MHC Manufactured Home Communities
- MF Multi-family Residential
- MR Mixed Residential
- HD Historic Downtown
- CMU Central Mixed Use
- RC Regional Commercial Centers
- VC Village Commercial
- NC Neighborhood Commercial
- SO Small Office
- BP/PI Business Park/Planned Industrial
- P Public
- A/H Agriculture/Holding
- POS Park/Open Space

### ENCLAVE FACTS:

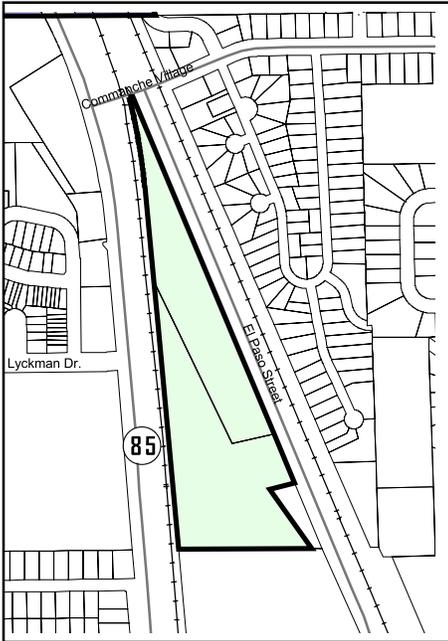
Type of Annexation:	
Single Owner or Single Use	No
Multiple Owner or Multiple Use	Yes
City Owned Land	No
Owned by Another Special District or Municipality	No
Total Size of Enclave (acres):	14.6
Number of Owners:	2
Other:	

### BACKGROUND INFORMATION

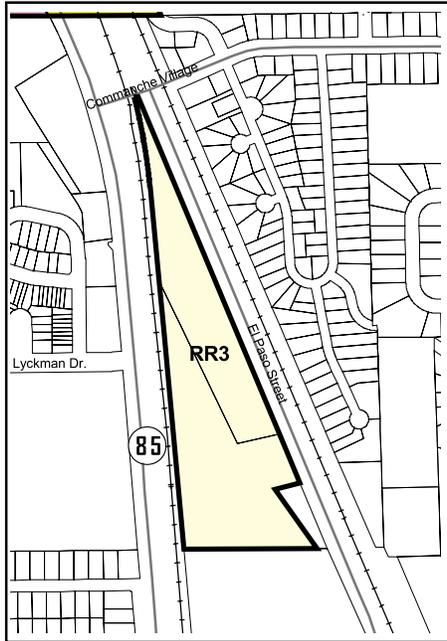
# Enclave Area # 8

Revised September, 2007

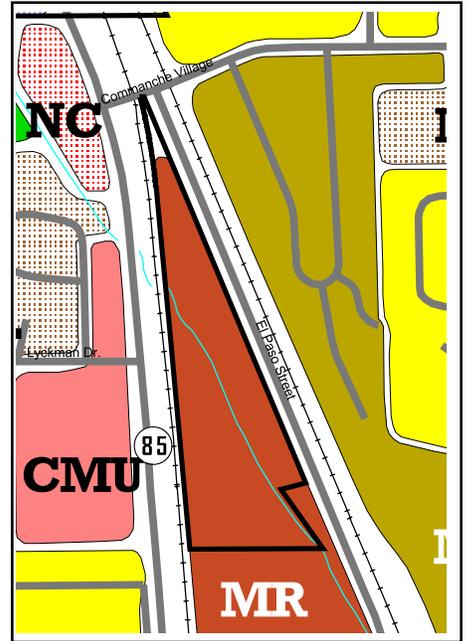
**Existing Land Use**



**Existing El Paso County Zoning**



**Comprehensive Plan Recommendations**



- Large Lot Residential
- Single Family Homes
- Duplex Housing Units
- Multi-family Housing Units
- Mobile/Manufactured Homes
- Commercial
- Office
- Light Industrial/Warehousing
- Manufacturing/Mining
- Schools
- Church
- Other Public
- Parks
- Open Space
- Agriculture
- Vacant

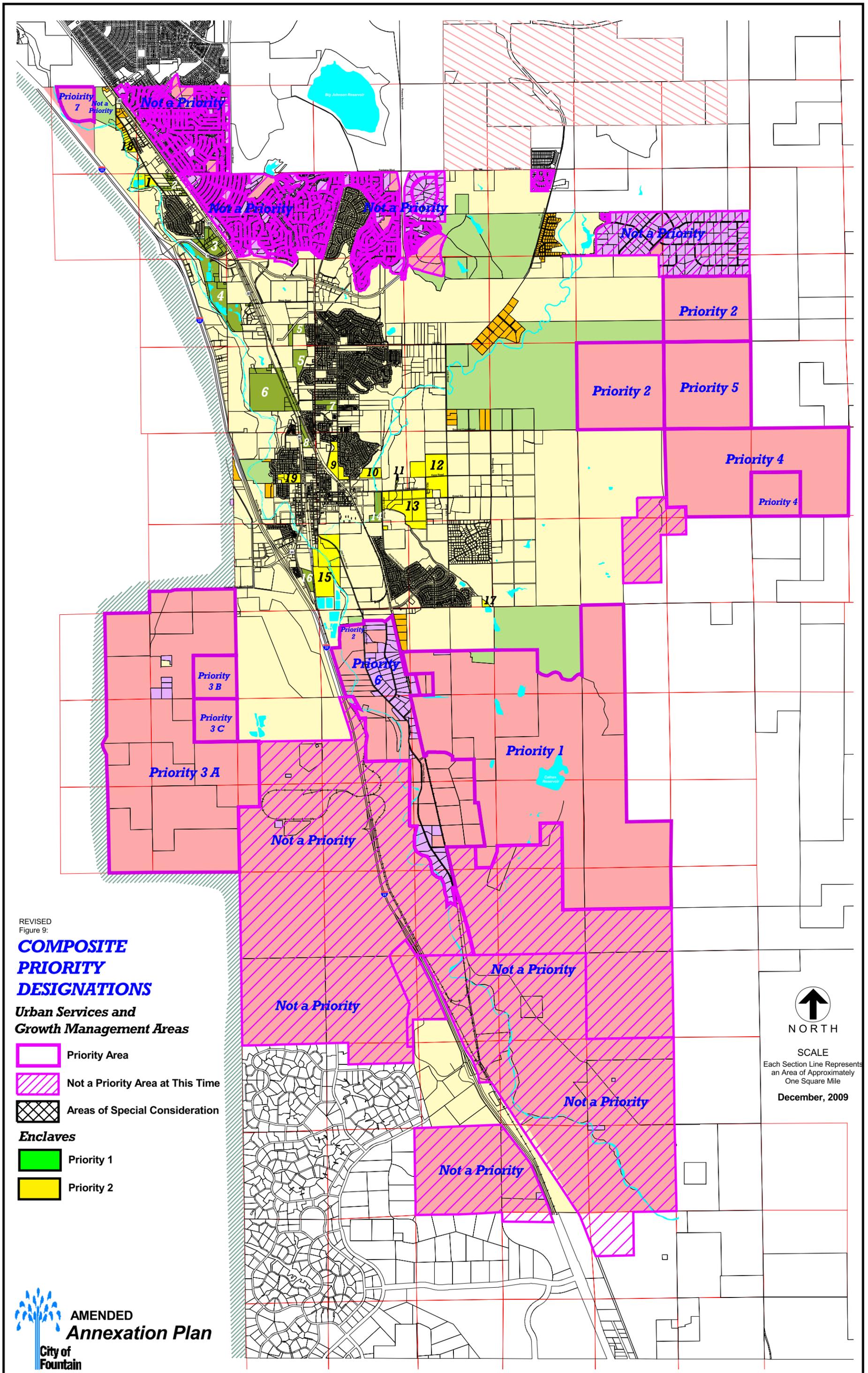
- R3 Residential (5,000 sq. ft. MF)
- RR1 Rural Residential 0.5 acres
- RR3 Rural Residential 5 acres
- MHP Mobile Home Park
- PBC Planned Business Center
- PBP Planned Business Park
- PBD Planned Business
- C1 Commercial (Obsolete)
- C2 Commercial (Obsolete)
- R4 Planned Development (Obsolete)
- PUD Planned Urban Development
- PHID Planned Heavy Industrial
- M Industrial (Obsolete)
- A1 Agriculture
- NAP Not A Part (County Shows as in City, City Shows in County)

- LL Large Lot Residential
- SFD Single Family Residential
- MH Manufactured Homes
- MHC Manufactured Home Communities
- MF Multi-family Residential
- MR Mixed Residential
- HD Historic Downtown
- CMU Central Mixed Use
- RC Regional Commercial Centers
- VC Village Commercial
- NC Neighborhood Commercial
- SO Small Office
- BP/PI Business Park/Planned Industrial
- P Public
- A/H Agriculture/Holding
- POS Park/Open Space

**ENCLAVE FACTS:**

Type of Annexation:	
Single Owner or Single Use	No
Multiple Owner or Multiple Use	Yes
City Owned Land	No
Owned by Another Special District or Municipality	No
Total Size of Enclave (acres):	12.3
Number of Owners:	2
Other:	

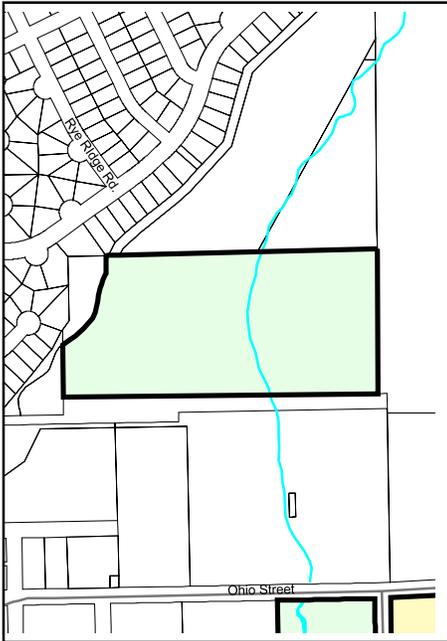
**BACKGROUND INFORMATION**

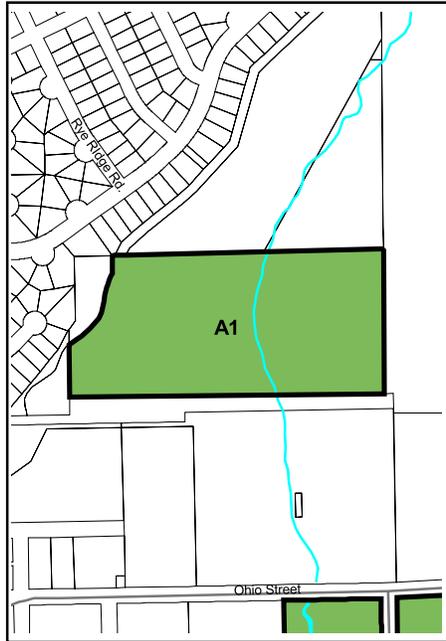
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Revised September, 2007

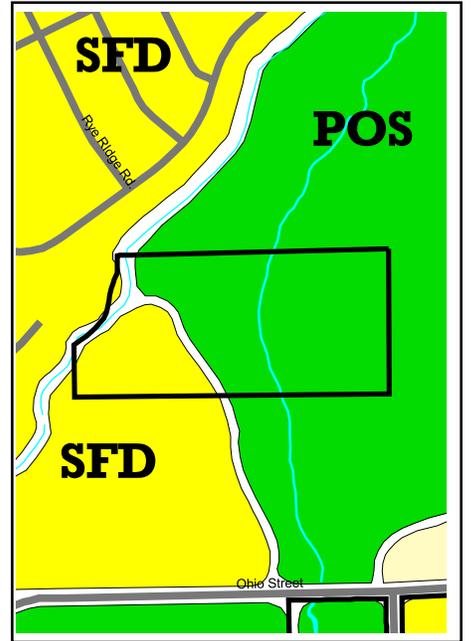
**Existing Land Use**



**Existing El Paso County Zoning**



**Comprehensive Plan Recommendations**



- Large Lot Residential
- Single Family Homes
- Duplex Housing Units
- Multi-family Housing Units
- Mobile/Manufactured Homes
- Commercial
- Office
- Light Industrial/Warehousing
- Manufacturing/Mining
- Schools
- Church
- Other Public
- Parks
- Open Space
- Agriculture
- Vacant

- R3 Residential (5,000 sq. ft. MF)
- RR1 Rural Residential 0.5 acres
- RR3 Rural Residential 5 acres
- MHP Mobile Home Park
- PBC Planned Business Center
- PBP Planned Business Park
- PBD Planned Business
- C1 Commercial (Obsolete)
- C2 Commercial (Obsolete)
- R4 Planned Development (Obsolete)
- PUD Planned Urban Development
- PHID Planned Heavy Industrial
- M Industrial (Obsolete)
- A1 Agriculture
- NAP Not A Part (County Shows as in City, City Shows in County)

- LL Large Lot Residential
- SFD Single Family Residential
- MH Manufactured Homes
- MHC Manufactured Home Communities
- MF Multi-family Residential
- MR Mixed Residential
- HD Historic Downtown
- CMU Central Mixed Use
- RC Regional Commercial Centers
- VC Village Commercial
- NC Neighborhood Commercial
- SO Small Office
- BP/PI Business Park/Planned Industrial
- P Public
- A/H Agriculture/Holding
- POS Park/Open Space

**ENCLAVE FACTS:**

Type of Annexation:	
Single Owner or Single Use	
Multiple Owner or Multiple Use	
City Owned Land	
Owned by Another Special District or Municipality	
Total Size of Enclave (acres):	
Number of Owners:	
Other:	

**BACKGROUND INFORMATION**

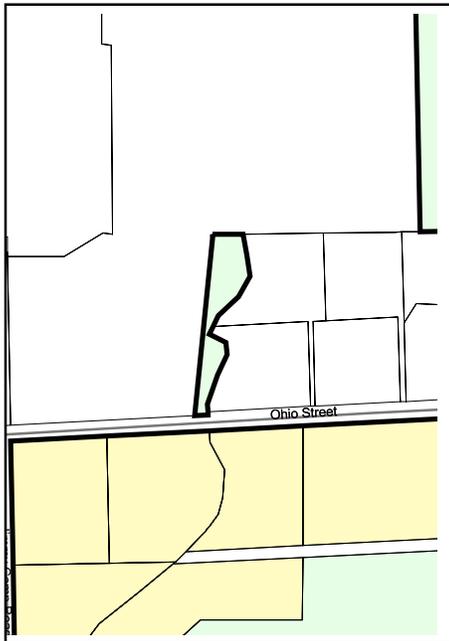
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No
No
No
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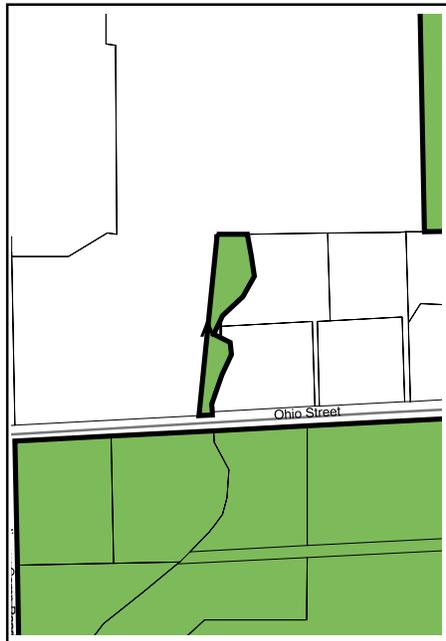
# Enclave Area # 11

Revised September, 2007

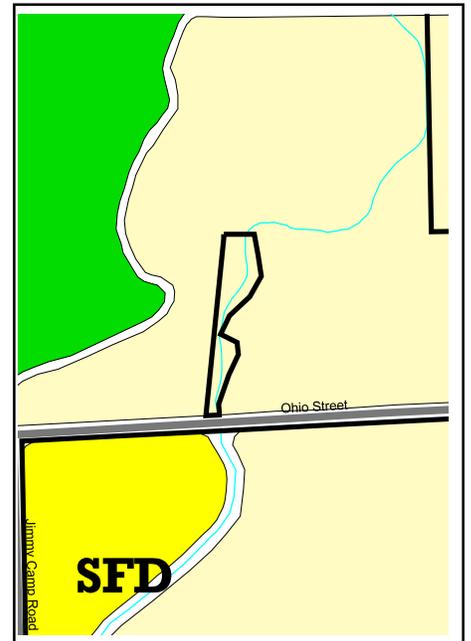
**Existing Land Use**



**Existing El Paso County Zoning**



**Comprehensive Plan Recommendations**



- Large Lot Residential
- Single Family Homes
- Duplex Housing Units
- Multi-family Housing Units
- Mobile/Manufactured Homes
- Commercial
- Office
- Light Industrial/Warehousing
- Manufacturing/Mining
- Schools
- Church
- Other Public
- Parks
- Open Space
- Agriculture
- Vacant

- R3 Residential (5,000 sq. ft. MF)
- RR1 Rural Residential 0.5 acres
- RR3 Rural Residential 5 acres
- MHP Mobile Home Park
- PBC Planned Business Center
- PBP Planned Business Park
- PBD Planned Business
- C1 Commercial (Obsolete)
- C2 Commercial (Obsolete)
- R4 Planned Development (Obsolete)
- PUD Planned Urban Development
- PHID Planned Heavy Industrial
- M Industrial (Obsolete)
- A1 Agriculture
- NAP Not A Part (County Shows as in City, City Shows in County)

- LL Large Lot Residential
- SFD Single Family Residential
- MH Manufactured Homes
- MHC Manufactured Home Communities
- MF Multi-family Residential
- MR Mixed Residential
- HD Historic Downtown
- CMU Central Mixed Use
- RC Regional Commercial Centers
- VC Village Commercial
- NC Neighborhood Commercial
- SO Small Office
- BP/PI Business Park/Planned Industrial
- P Public
- A/H Agriculture/Holding
- POS Park/Open Space

**ENCLAVE FACTS:**

**BACKGROUND INFORMATION**

Type of Annexation:	
Single Owner or Single Use	No
Multiple Owner or Multiple Use	Yes
City Owned Land	No
Owned by Another Special District or Municipality	No
Total Size of Enclave (acres):	1.8
Number of Owners:	2
Other:	



# Enclave Area # 12

Revised September, 2007

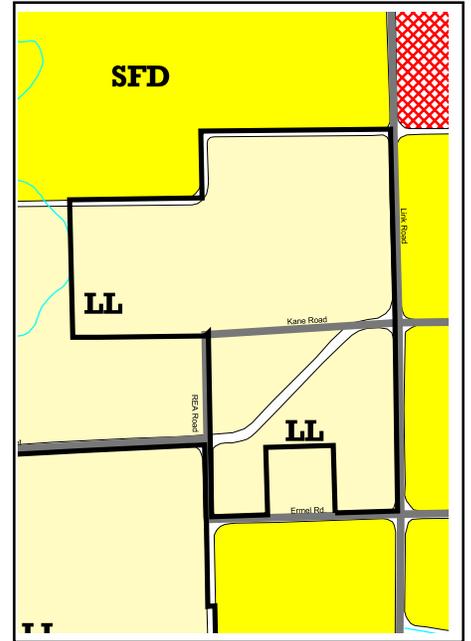
**Existing Land Use**



**Existing El Paso County Zoning**



**Comprehensive Plan Recommendations**



- Large Lot Residential
- Single Family Homes
- Duplex Housing Units
- Multi-family Housing Units
- Mobile/Manufactured Homes
- Commercial
- Office
- Light Industrial/Warehousing
- Manufacturing/Mining
- Schools
- Church
- Other Public
- Parks
- Open Space
- Agriculture
- Vacant

- R3 Residential (5,000 sq. ft. MF)
- RR1 Rural Residential 0.5 acres
- RR3 Rural Residential 5 acres
- MHP Mobile Home Park
- PBC Planned Business Center
- PBP Planned Business Park
- PBD Planned Business
- C1 Commercial (Obsolete)
- C2 Commercial (Obsolete)
- R4 Planned Development (Obsolete)
- PUD Planned Urban Development
- PHID Planned Heavy Industrial
- M Industrial (Obsolete)
- A1 Agriculture
- NAP Not A Part (County Shows as in City, City Shows in County)

- LL Large Lot Residential
- SFD Single Family Residential
- MH Manufactured Homes
- MHC Manufactured Home Communities
- MF Multi-family Residential
- MR Mixed Residential
- HD Historic Downtown
- CMU Central Mixed Use
- RC Regional Commercial Centers
- VC Village Commercial
- NC Neighborhood Commercial
- SO Small Office
- BP/PI Business Park/Planned Industrial
- P Public
- A/H Agriculture/Holding
- POS Park/Open Space

**ENCLAVE FACTS:**

Type of Annexation:	
Single Owner or Single Use	No
Multiple Owner or Multiple Use	Yes
City Owned Land	No
Owned by Another Special District or Municipality	No
Total Size of Enclave (acres):	92.4
Number of Owners:	5
Other:	

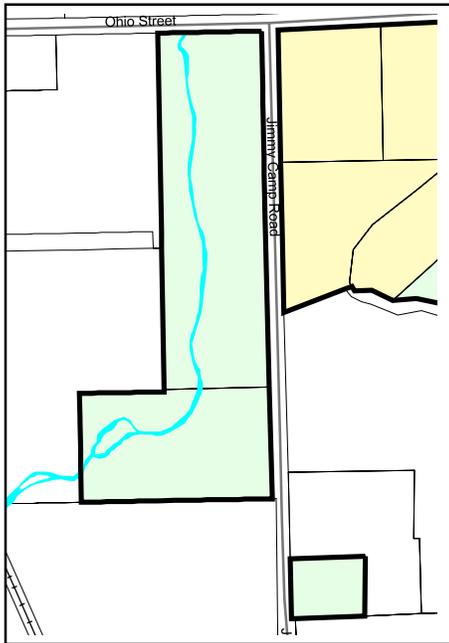
**BACKGROUND INFORMATION**



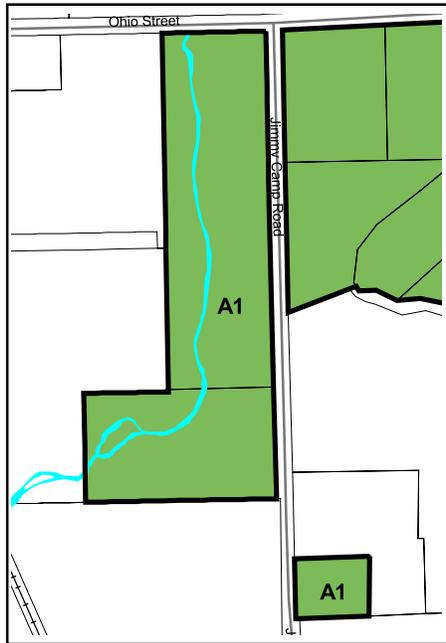

# Enclave Area # 14

Revised September, 2007

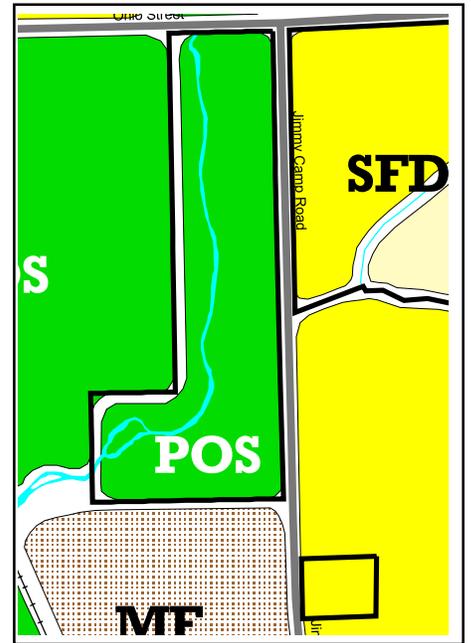
## Existing Land Use



## Existing El Paso County Zoning



## Comprehensive Plan Recommendations



- Large Lot Residential
- Single Family Homes
- Duplex Housing Units
- Multi-family Housing Units
- Mobile/Manufactured Homes
- Commercial
- Office
- Light Industrial/Warehousing
- Manufacturing/Mining
- Schools
- Church
- Other Public
- Parks
- Open Space
- Agriculture
- Vacant

- R3 Residential (5,000 sq. ft. MF)
- RR1 Rural Residential 0.5 acres
- RR3 Rural Residential 5 acres
- MHP Mobile Home Park
- PBC Planned Business Center
- PBP Planned Business Park
- PBD Planned Business
- C1 Commercial (Obsolete)
- C2 Commercial (Obsolete)
- R4 Planned Development (Obsolete)
- PUD Planned Urban Development
- PHID Planned Heavy Industrial
- M Industrial (Obsolete)
- A1 Agriculture
- NAP Not A Part (County Shows as in City, City Shows in County)

- LL Large Lot Residential
- SFD Single Family Residential
- MH Manufactured Homes
- MHC Manufactured Home Communities
- MF Multi-family Residential
- MR Mixed Residential
- HD Historic Downtown
- CMU Central Mixed Use
- RC Regional Commercial Centers
- VC Village Commercial
- NC Neighborhood Commercial
- SO Small Office
- BP/PI Business Park/Planned Industrial
- P Public
- A/H Agriculture/Holding
- POS Park/Open Space

### ENCLAVE FACTS:

Type of Annexation:	
Single Owner or Single Use	No
Multiple Owner or Multiple Use	Yes
City Owned Land	No
Owned by Another Special District or Municipality	No
Total Size of Enclave (acres):	22.1
Number of Owners:	3
Other:	

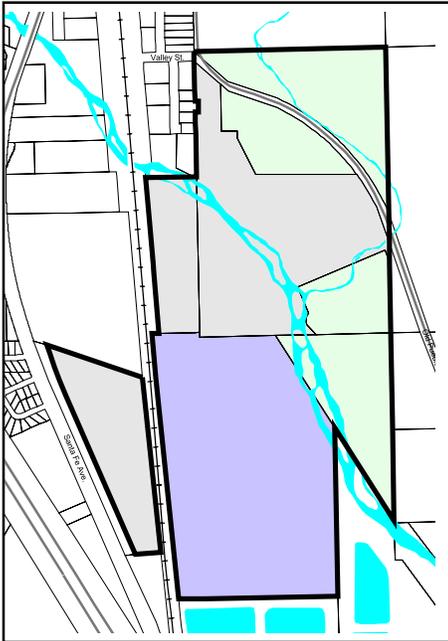
### BACKGROUND INFORMATION



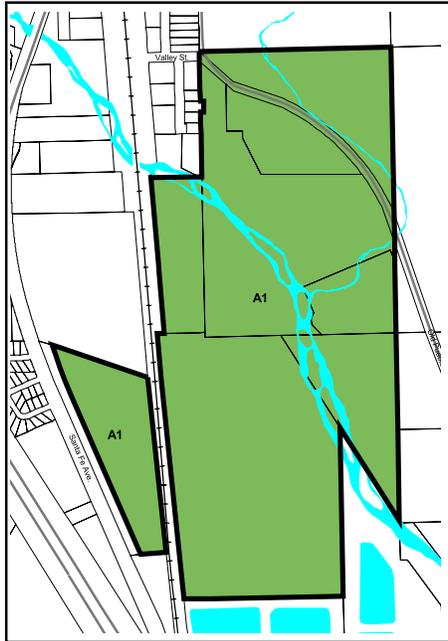
# Enclave Area # 15 & # 16

Revised September, 2007

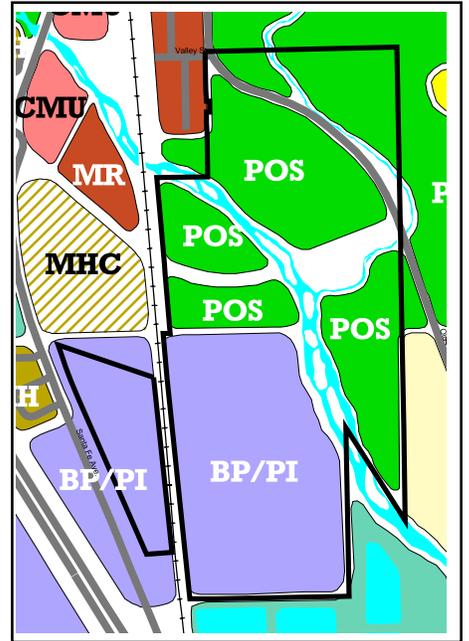
**Existing Land Use**



**Existing El Paso County Zoning**



**Comprehensive Plan Recommendations**



- Large Lot Residential
- Single Family Homes
- Duplex Housing Units
- Multi-family Housing Units
- Mobile/Manufactured Homes
- Commercial
- Office
- Light Industrial/Warehousing
- Manufacturing/Mining
- Schools
- Church
- Other Public
- Parks
- Open Space
- Agriculture
- Vacant

- R3 Residential (5,000 sq. ft. MF)
- RR1 Rural Residential 0.5 acres
- RR3 Rural Residential 5 acres
- MHP Mobile Home Park
- PBC Planned Business Center
- PBP Planned Business Park
- PBD Planned Business
- C1 Commercial (Obsolete)
- C2 Commercial (Obsolete)
- R4 Planned Development (Obsolete)
- PUD Planned Urban Development
- PHID Planned Heavy Industrial
- M Industrial (Obsolete)
- A1 Agriculture
- NAP Not A Part (County Shows as in City, City Shows in County)

- LL Large Lot Residential
- SFD Single Family Residential
- MH Manufactured Homes
- MHC Manufactured Home Communities
- MF Multi-family Residential
- MR Mixed Residential
- HD Historic Downtown
- CMU Central Mixed Use
- RC Regional Commercial Centers
- VC Village Commercial
- NC Neighborhood Commercial
- SO Small Office
- BP/PI Business Park/Planned Industrial
- P Public
- A/H Agriculture/Holding
- POS Park/Open Space

**ENCLAVE FACTS:**

Type of Annexation:	
Single Owner or Single Use	
Multiple Owner or Multiple Use	
City Owned Land	
Owned by Another Special District or Municipality	
Total Size of Enclave (acres):	
Number of Owners:	
Other:	

**BACKGROUND INFORMATION**

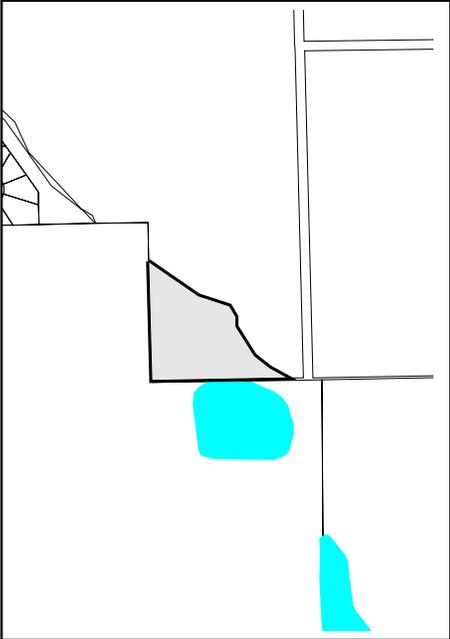
	# 15	# 16
Type of Annexation:		
Single Owner or Single Use	No	Yes
Multiple Owner or Multiple Use	Yes	No
City Owned Land	No	No
Owned by Another Special District or Municipality	No	No
Total Size of Enclave (acres):	125.9	12.1
Number of Owners:	7	1
Other:		



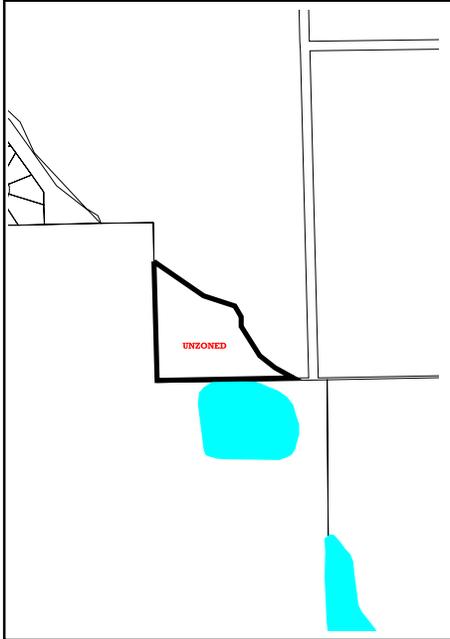
# Enclave Area # 17

Update December, 2009

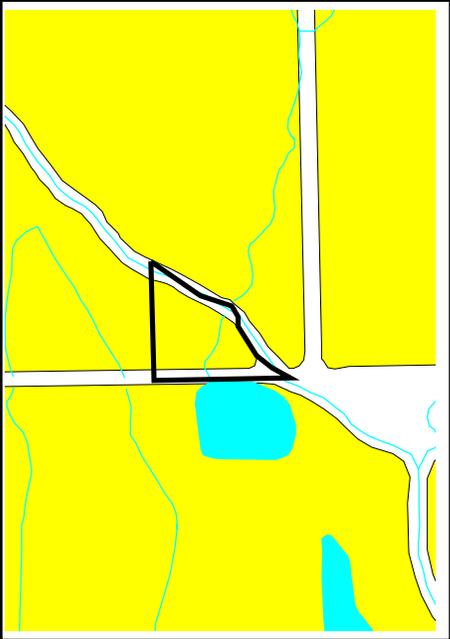
**Existing Land Use**



**Existing El Paso County Zoning**



**Comprehensive Plan Recommendations**



- Large Lot Residential
- Single Family Homes
- Duplex Housing Units
- Multi-family Housing Units
- Mobile/Manufactured Homes
- Commercial
- Office
- Light Industrial/Warehousing
- Manufacturing/Mining
- Schools
- Church
- Other Public
- Parks
- Open Space
- Agriculture
- Vacant

- R3 Residential (5,000 sq. ft. MF)
- RR1 Rural Residential 0.5 acres
- RR3 Rural Residential 5 acres
- RR-0.5 Residential Rural (0.5 acres)
- MHP Mobile Home Park
- PBC Planned Business Center
- PBP Planned Business Park
- PBD Planned Business
- CS Commercial Service
- C2 Commercial (Obsolete)
- PUD Planned Urban Development
- PHID Planned Heavy Industrial
- A-5 Agricultural (5 acres)
- A-35 Agricultural (35 Acres)
- NAP Not A Part (County Shows as in City, City Shows in County)

- LL Large Lot Residential
- SFD Single Family Residential
- MH Manufactured Homes
- MHC Manufactured Home Communities
- MF Multi-family Residential
- MR Mixed Residential
- HD Historic Downtown
- CMU Central Mixed Use
- RC Regional Commercial Centers
- VC Village Commercial
- NC Neighborhood Commercial
- SO Small Office
- BP/PI Business Park/Planned Industrial
- P Public
- A/H Agriculture/Holding
- POS Park/Open Space

**ENCLAVE FACTS:**

**BACKGROUND INFORMATION**

Type of Annexation:	
Single Owner or Single Use	Yes
Multiple Owner or Multiple Use	No
City Owned Land	No
Owned by Another Special District or Municipality	No
Total Size of Enclave (acres):	0.96
Number of Owners:	1

Other:

Parcel Unzoned, Bank Owned

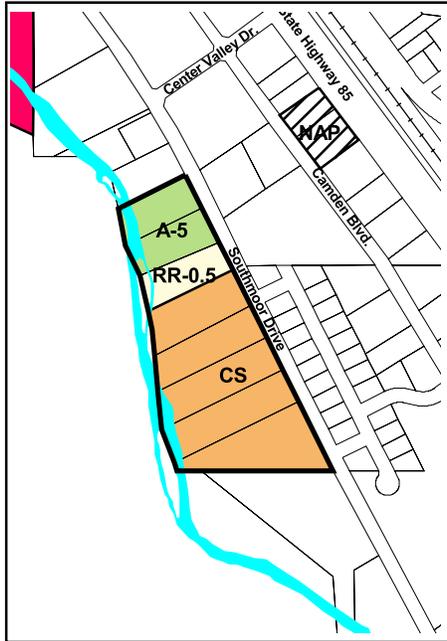
# Enclave Area # 18

Update December, 2009

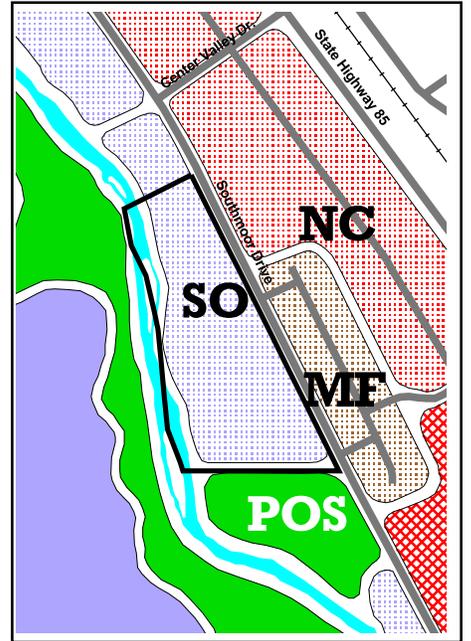
**Existing Land Use**



**Existing El Paso County Zoning**



**Comprehensive Plan Recommendations**



- Large Lot Residential
- Single Family Homes
- Duplex Housing Units
- Multi-family Housing Units
- Mobile/Manufactured Homes
- Commercial
- Office
- Light Industrial/Warehousing
- Manufacturing/Mining
- Schools
- Church
- Other Public
- Parks
- Open Space
- Agriculture
- Vacant

- R3 Residential (5,000 sq. ft. MF)
- RR1 Rural Residential 0.5 acres
- RR3 Rural Residential 5 acres
- RR-0.5 Residential Rural (0.5 acres)
- MHP Mobile Home Park
- PBC Planned Business Center
- PBP Planned Business Park
- PBD Planned Business
- CS Commercial Service
- C2 Commercial (Obsolete)
- PUD Planned Urban Development
- PHID Planned Heavy Industrial
- A-5 Agricultural (5 acres)
- A-35 Agricultural (35 Acres)
- NAP Not A Part (County Shows as in City, City Shows in County)

- LL Large Lot Residential
- SFD Single Family Residential
- MH Manufactured Homes
- MHC Manufactured Home Communities
- MF Multi-family Residential
- MR Mixed Residential
- HD Historic Downtown
- CMU Central Mixed Use
- RC Regional Commercial Centers
- VC Village Commercial
- NC Neighborhood Commercial
- SO Small Office
- BP/PI Business Park/Planned Industrial
- P Public
- A/H Agriculture/Holding
- POS Park/Open Space

**ENCLAVE FACTS:**

Type of Annexation:	
Single Owner or Single Use	No
Multiple Owner or Multiple Use	Yes
City Owned Land	No
Owned by Another Special District or Municipality	No
Total Size of Enclave (acres):	13.3
Number of Owners:	6
Other:	

**BACKGROUND INFORMATION**

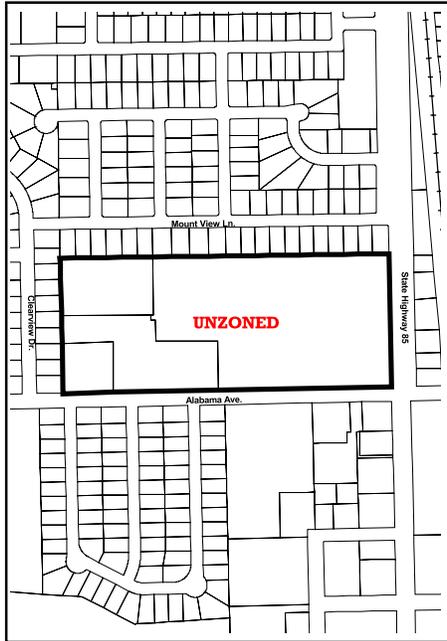

# Enclave Area # 19

Update December, 2009

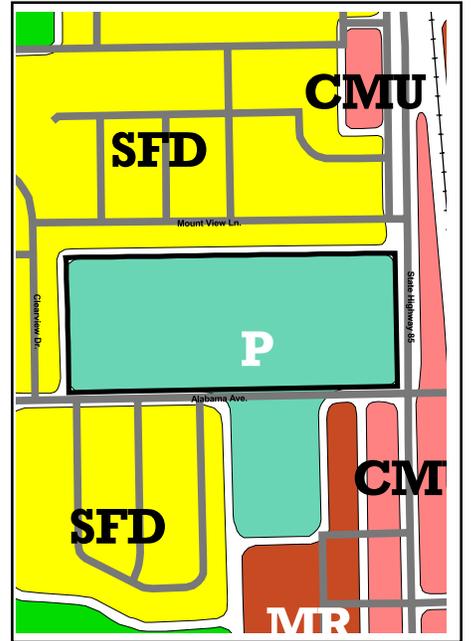
## Existing Land Use



## Existing El Paso County Zoning



## Comprehensive Plan Recommendations



- Large Lot Residential
- Single Family Homes
- Duplex Housing Units
- Multi-family Housing Units
- Mobile/Manufactured Homes
- Commercial
- Office
- Light Industrial/Warehousing
- Manufacturing/Mining
- Schools
- Church
- Other Public
- Parks
- Open Space
- Agriculture
- Vacant

- R3 Residential (5,000 sq. ft. MF)
- RR1 Rural Residential 0.5 acres
- RR3 Rural Residential 5 acres
- RR-0.5 Residential Rural (0.5 acres)
- MHP Mobile Home Park
- PBC Planned Business Center
- PBP Planned Business Park
- PBD Planned Business
- CS Commercial Service
- C2 Commercial (Obsolete)
- PUD Planned Urban Development
- PHID Planned Heavy Industrial
- A-5 Agricultural (5 acres)
- A-35 Agricultural (35 Acres)
- NAP Not A Part (County Shows as in City, City Shows in County)

- LL Large Lot Residential
- SFD Single Family Residential
- MH Manufactured Homes
- MHC Manufactured Home Communities
- MF Multi-family Residential
- MR Mixed Residential
- HD Historic Downtown
- CMU Central Mixed Use
- RC Regional Commercial Centers
- VC Village Commercial
- NC Neighborhood Commercial
- SO Small Office
- BP/PI Business Park/Planned Industrial
- P Public
- A/H Agriculture/Holding
- POS Park/Open Space

### ENCLAVE FACTS:

Type of Annexation:	
Single Owner or Single Use	No
Multiple Owner or Multiple Use	Yes
City Owned Land	Yes
Owned by Another Special District or Municipality	Yes
Total Size of Enclave (acres):	17.7
Number of Owners:	2

### BACKGROUND INFORMATION

Other:  
Fountain Middle School Site