

April 14, 2026

Permits Section
Piedmont Branch, Regulatory Division
U.S. Army Corps of Engineers - Savannah District
4751 Best Road, Suite 140
College Park, Georgia 30337

RE: Pre-Construction Notification (PCN)
Carvana Fountain ±27.7 Acres
Charter Oak Road
Fountain, Colorado 48506
Project Number: 25010228

On behalf of the Applicant, **Carvana**, Atwell, LLC (Atwell) is submitting this PCN requesting authorization of project impacts to aquatic resources under Nationwide Permit Number 39 resulting from construction of additional paved vehicle parking areas within the existing property boundaries. In accordance with the terms and conditions associated with NWP 39, **we request authorization to impact a total of 108 linear feet (lf) / 0.049 acre of intermittent stream for the construction of a necessary access road (perpendicular culverted road crossing).**

The aquatic resource area to be impacted has been designed to meet the terms and conditions of the applicable NWPs as described in the Federal Register, dated March 16, 2026, and noted below:

NWP 39: Commercial and Institutional Developments. Discharges of dredged or fill material into non-tidal waters of the U.S. for the construction or expansion of commercial and institutional building foundations and building pads & attendant features that are necessary for the use and maintenance of the structures. Attendant features may include, but are not limited to, roads, parking lots, garages, yards, utility lines, storm water management facilities, and recreation facilities such as playgrounds and playing fields.

The activity must meet the following criteria:

- The discharge causes the loss of non-tidal waters of the U.S., or the discharge causes the loss of any open waters, including perennial, intermittent or ephemeral streams, below the OHWM; This NWP does not authorize discharges into non-tidal wetlands adjacent to tidal waters.*
- The discharge does not cause the loss of greater than ½ acre of non-tidal waters of the U.S.;*
- The discharge does not cause the loss of greater than 0.05 acre of a streambed, unless for intermittent and/or ephemeral streambeds the District Engineer (DE) waives this criterion in writing pursuant to the determination. In such case, to be authorized, the DE must determine that the activity complies with the other terms and conditions of the NWP, determine adverse environmental effects are minimal both individually and cumulatively, and waive the limitation on stream impacts in writing before the "Permittee" may proceed.*
- As referenced in the Savannah District's 2026 Nationwide Permit Regional Conditions, all PCN's must include an appropriate detailed compensatory mitigation plan. For site-specific mitigation plans, sufficient information must be included to document that the proposed mitigation would adequately compensate for all wetland/stream impacts. Plans that propose use of an approved commercial mitigation bank or use of in-lieu-fee banking must also document that the mitigation (i.e., credit) would compensate for all wetland/stream impacts.*

- ❑ *Compensatory mitigation is required in connection with any project that causes the loss or adverse modification of more than 1/10 acre of wetlands and/or 0.01 acre of intermittent and perennial stream channel. While stream impacts must be reported in linear feet and wetland and open water impacts in acres, all proposed project impacts would contribute toward the cumulative threshold for allowable acreage of losses under the permit, in this case, ½ acre.*

The following information is provided to satisfy the notification requirements for NWP:

Name, Address & Phone Number of Prospective "Permittee":

CARVANA
CONTACT: JO RYAN
300 E. RIO SALADO PKWY BLDG. 1
TEMPE, AZ 85281
PHONE: (503) 515 7861
EMAIL: JO.RYAN2@CARVANA.COM

Location of the Proposed Project:

The Project Area is located approximately 0.45 miles north of the intersection of South Charter Oak Ranch Road and South Santa Fe Avenue in Fountain, El Paso County, Colorado. The Project Area is presented in Figure 1, Project Location Map, on an Environmental Systems Research Institute (ESRI) world terrain base overview map, along with any surrounding commercial and/or residential developments. Desktop assessments were conducted by Atwell to document potential wetlands and waters that occur within the Project Area. The Project Area is part of the 12-digit Hydrologic Unit Code (HUC): 110200030305 (Cheyenne Mountain). The Project center is located at (38.6809601, -104.717548).

Description and Purpose of the Proposed Project:

Project Overview

The Proposed Project consists of the development of additional paved vehicle parking areas within the existing property boundaries. The expansion will be designed to accommodate increased vehicle inventory associated with current and projected operational demands. Improvements will generally include site grading, paving, striping (as required), drainage infrastructure, and associated site improvements.

The expansion area has been planned to take into account the existing circulation patterns and access points, maintaining efficient internal traffic flow for vehicle transport and delivery operations.

Purpose and Need

The Existing Facility plays an important role in regional vehicle logistics, auction services, and automotive reconditioning operations. Increased demand for vehicle storage and processing has created the need for additional on-site parking/storage capacity to:

- Improve operational efficiency and vehicle staging
- Reduce off-site vehicle storage needs
- Enhance site organization and safety
- Support continued business growth within the City of Fountain

The Proposed Project will allow the Existing Facility to meet operational demands while maintaining compliance with local development standards.

Refer to Appendix A: Overall Site Plan/Impact Exhibit.

Aquatic Resource Delineation:

Atwell was contracted by Carvana, LLC to conduct a wetland and waters delineation for a 27.7-acre Project Area located approximately 0.45 miles north of the intersection of South Charter Oak Ranch Road and South Santa Fe Avenue in Fountain, El Paso County, Colorado. The Project Area is presented in Figure 1, Project Location Map, on an Environmental Systems Research Institute (ESRI) world terrain base overview map, along with any surrounding commercial and/or residential developments. Desktop assessments were conducted by Atwell to document potential wetlands and waters that occur within the Project Area. The Project center is located at 38.6809601, -104.717548.

Results of this delineation identified the following aquatic resources on the site:

Field assessments and aquatic resources delineations occurred within the Project Area on March 5, 2026. The APT states that the site visit Climatic Conditions were conducted during the Wet Season - Under Normal Conditions. During the field survey, features were demarcated, and locations were recorded with GPS equipment. The Project Area was approximately 27.7 acres and comprised of a fallow field. Two wetland data forms were collected over the Project Area. A total of 3,632 linear feet of intermittent watercourse (WC A1) and 0.18 acre of emergent wetland (WL A1) were identified and demarcated within the Project Area during the site visit. Additionally, the linear drainage feature in the northern portion of the Project Area was an upland swale dominated by upland vegetation.

An intermittent watercourse (WC A1) is located within the southern portion of the Project Area and enters the site to the west and flows offsite to the east where it forms a confluence with Fountain Creek. WL A1 is a fringe emergent wetland of WC A1. Vegetation within WL A1 includes hard-stem bulrush (*Schoenoplectus acutus*, OBL) and common threesquare (*Schoenoplectus pungens*, OBL), which were the dominant grasses, and narrowleaf willow (*Salix exigua*), which was the dominate shrub. This wetland contains depleted grey soils and a high-water table.

Refer to Appendix C for the full delineation report.

Avoidance & Minimization:

Based on the location and configuration of the on-site aquatic resources, complete avoidance of these areas is not possible. **However, 3,523.5 lf of intermittent stream and 0.18 acre of emergent wetland will be completely avoided as part of this project.**

Total aquatic resource impacts resulting from this proposed development are less than allowable limits imposed under the current Nationwide Permit Program (i.e., 0.05-acre of stream channel and <0.50 acre of wetland, and/or cumulative total aquatic resource area). Refer to Appendix A Site Plan.

During construction activities, the contractor will be instructed to avoid sedimentation of off-site drainages and obstruction of flow of the associated drainage feature and a note requiring contractors to avoid disturbance outside the minimum area needed for project construction will be included on project plans. The disturbed areas will be stabilized as soon as possible after initiation of construction.

Threatened and Endangered Species:

Atwell reviewed the United States Fish and Wildlife (USFWS) IPaC Trust Resources Report for critical habitat and threatened and endangered species that may exist within the project area. No critical habitats were listed within the project area; however, four threatened/endangered species were listed and two proposed listed species were listed, Monarch Butterfly (*Danaus plexippus* – Proposed Threatened) and Suckley's Cuckoo Bumble Bee (*Bombus suckleyi* – Proposed Endangered). **No individuals or critical habitat were observed during the site evaluation. Therefore, project impacts will have “no effect” on the listed species of concern.**

Birds

Eastern Black Rail *Laterallus jamaicensis jamaicensis* – Threatened

In Colorado, the Eastern Black Rail occupy specialized, dense freshwater cattail/bulrush wetlands in the Lower Arkansas River Basin, where they face threats from habitat degradation, water management changes, and drying conditions. The Project Area does not contain suitable habitat for the Eastern Black Rail, and no species were observed during the site visit. Therefore, project impacts will have no effect on the listed species of concern.

Piping Plover *Charadrius melodus* – Threatened

Piping Plovers rely on wide, open, sparsely vegetated sandy beaches. Changes to reservoir water levels, particularly in the southeastern part of the state, can flood nests or reduce the availability of these beaches. The Project Area does not contain suitable habitat for the Piping Plover, and no species were observed during the site visit. Therefore, project impacts will have no effect on the listed species of concern.

Plants

Ute Ladies'-tresses *Spiranthes diluvialis* – Threatened

The Ute Ladies'-tresses thrives in early-to-mid successional riparian environments, often relying on fluctuating water levels to maintain open habitats with sparse vegetation. The Project Area does not contain suitable habitat for the Ute Ladies'-tresses, and no species were observed during the site visit. Therefore, project impacts will have no effect on the listed species of concern.

Best Management Practices (BMPs) will be employed to avoid any sediment loadings or impacts to other streams or wetlands. Therefore, project impacts will have no effect on the listed species of concern. Nonetheless, if such species are encountered during site development, the applicant will coordinate with the appropriate agencies. Refer to Appendix D for the IPaC Form.

Cultural/Archaeological Resources:

Atwell has reviewed the National Register of Historic Places (NRHP) for El Paso County and no listed historic places are within the project boundary or within a half-kilometer radius of the Project Area. Please see Appendix E for website print outs from NRHP.

Floodplains:

According to the FEMA - Flood Insurance Rate Map (FIRM), Panel Numbers: 08041C0962G dated December 7, 2018, the majority of Project Area is in Zone X unshaded (less than 0.2% annual chance). Refer to Figure 4: FEMA Floodplain Map.

Proposed Compensatory Mitigation:

A preliminary stream mitigation estimate was developed for the proposed road crossing impact to an intermittent stream using the Colorado Stream Quantification Tool (CSQT) framework and associated Colorado Mitigation Procedures (COMP). The proposed impact consists of approximately **108 linear feet (LF)** of permanent stream impact associated with the road crossing. Based on field observations, the affected reach is characterized as a low-quality intermittent stream with an estimated existing functional condition score of approximately 0.3–0.4.

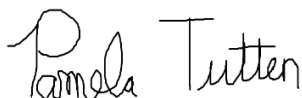
For screening purposes, the existing functional feet are estimated at approximately **38 functional feet (108 LF × 0.35)**. The post-project condition within the impact reach is conservatively assumed to result in a near-total loss of stream function (functional score ~0.0–0.1), yielding approximately **5 functional feet**. This results in an estimated functional loss (debit) of approximately **33 functional feet**.

To account for uncertainty, temporal loss, and standard mitigation adjustments consistent with COMP, a planning-level mitigation requirement of approximately **41 functional feet** is anticipated. The final mitigation requirement will be refined through formal application of the CSQT and coordination with the USACE.

Closing:

If you have any questions or comments regarding this PCN or require additional information, please do not hesitate to contact Pam Tutten at 423-715-1707. Thank you for your assistance.

Sincerely,



Pamela Tutten
Project Manager



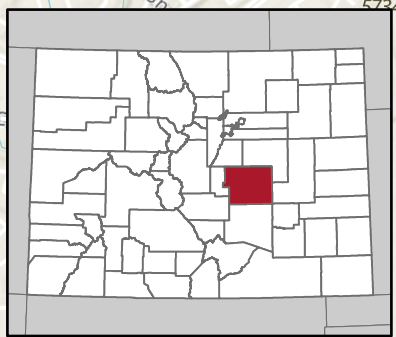
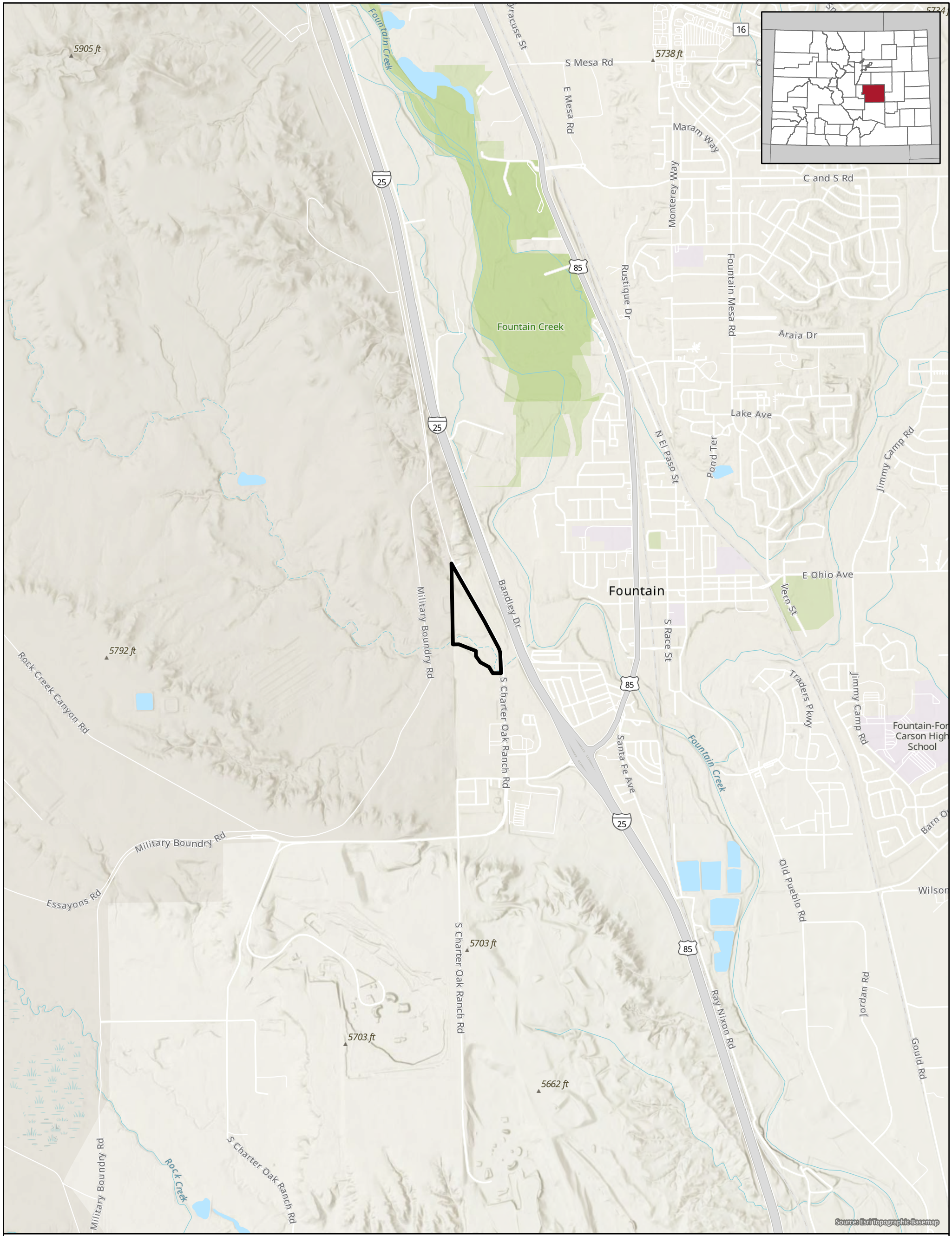
Jeff Williams
Associate Director

Attachments:

- Figure 1: Project Location Map
- Figure 2: Topographic Map
- Figure 3: County Soil Survey Map
- Figure 4: FEMA Floodplain Map
- Figure 5: Historical Aerial Imagery (2010)
- Figure 6: NWI/NHD Map
- Figure 7: Wetland and Waters Delineation Map

- Appendix A: Site Plan
- Appendix B: Pre-Construction Notification (PCN) Form
- Appendix C: Delineation Report
- Appendix D: U.S. Fish and Wildlife IPAC Trust Resource Report
- Appendix E: Archaeological Website Printouts

FIGURE 1
SITE LOCATION MAP



 Project Area (~27.7 acres)



Carvana, LLC
 Carvana Colorado Springs
 25010228
 March 09, 2026

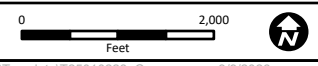
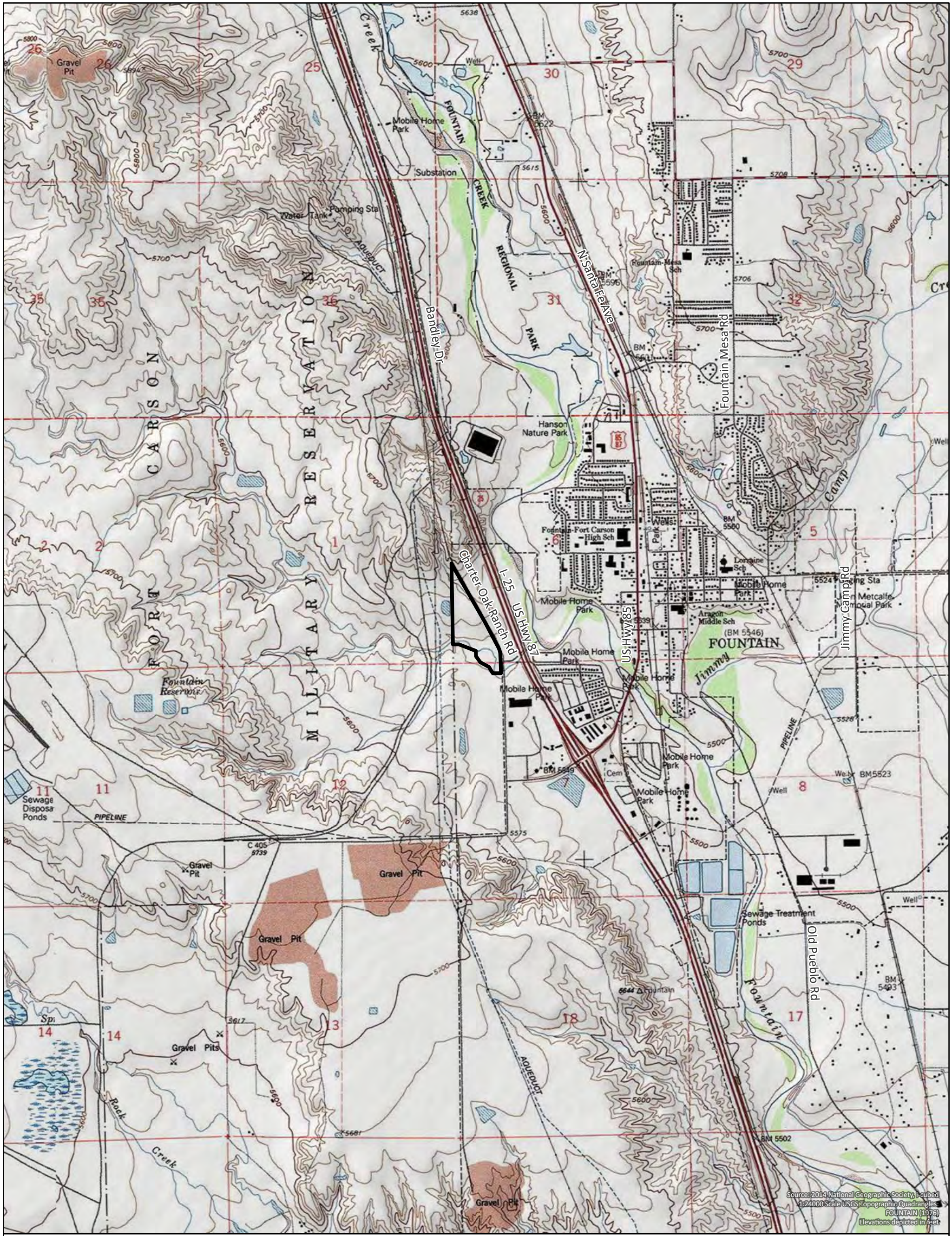


Figure 1
Project Location Map
 Sections 6, 7, T16S R65W
 El Paso County, Colorado

FIGURE 2
TOPOGRAPHIC MAP



Source: 2014 National Geographic Society, 1:24000 Scale USGS Topographic Quadrangles: FOUNTAIN (1976) Elevations depicted in feet

 Project Area (~27.7 acres)



Carvana, LLC
 Carvana Colorado Springs
 25010228
 March 09, 2026

Figure 2
Topographic Map
 Sections 6, 7, T16S R65W
 El Paso County, Colorado

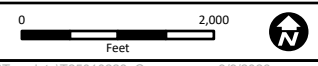


FIGURE 3
SOIL SURVEY MAP



Source: National Agriculture Imagery Program (2024)

- Project Area (~27.7 acres)
- Non-hydric Soils

El Paso County Soil Survey
 All non-hydric soils
 33, Heldt clay loam, 0 to 3 percent slopes
 82, Schamber-Razor complex, 8 to 50 percent slopes
 101, Ustic Torrfluvents, loamy



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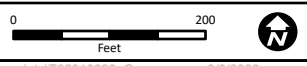
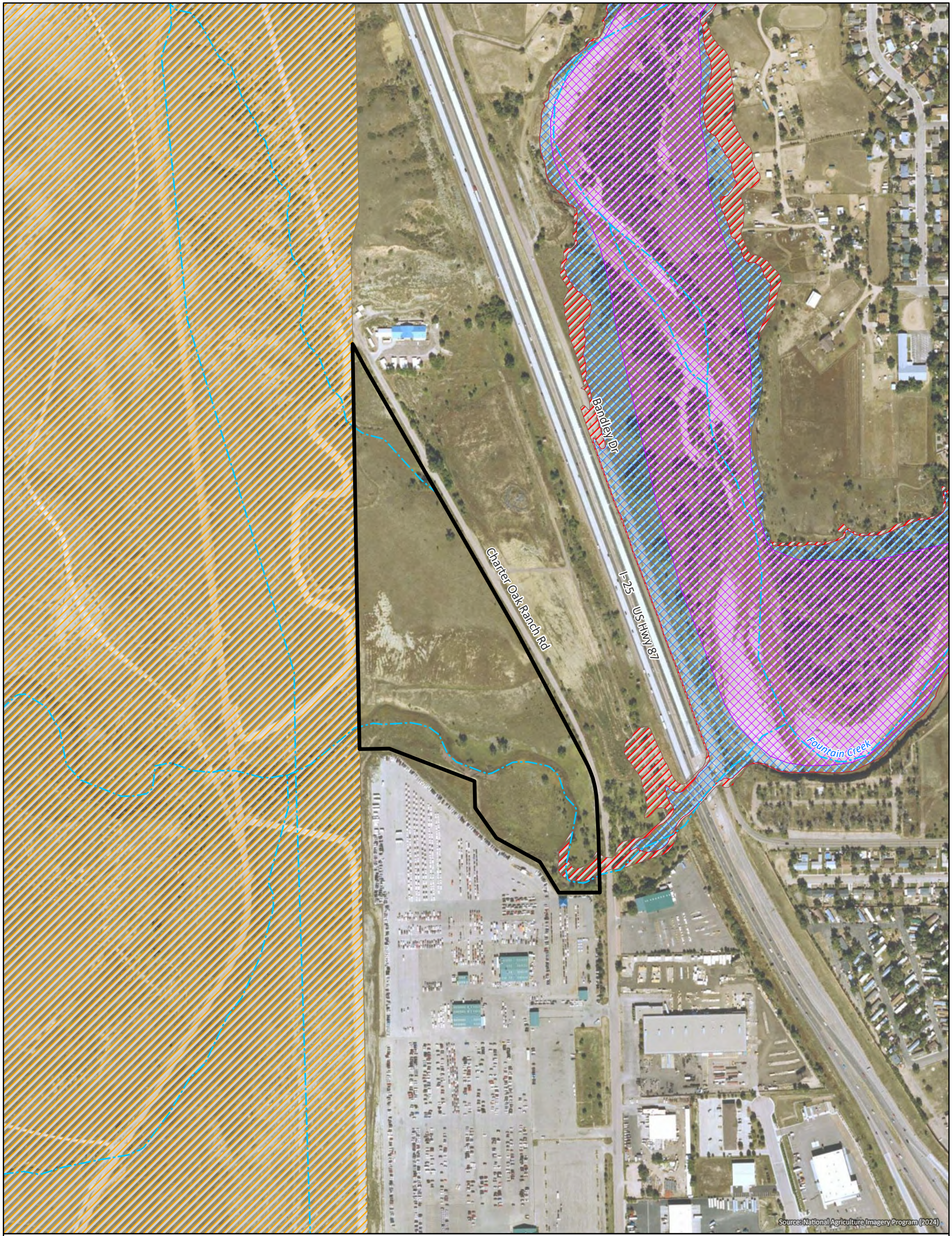


Figure 3
County Soil Survey Map
 Sections 6, 7, T16S R65W
 El Paso County, Colorado

FIGURE 4
FEMA MAP



• Project Area (~27.7 acres)
 Watercourse (3DHP)

Zone AE: subject to inundation by the one-percent-annual chance flood event determined by detailed methods
 Zone AE, Floodway: subject to inundation by the one-percent-annual chance flood event determined by detailed methods

Zone D: Unstudied areas where flood hazards are undetermined, but flooding is possible.
 Zone X: subject to inundation by the 0.2-percent-annual chance flood event
 Zone X: area of minimal flood hazard



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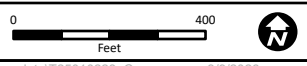
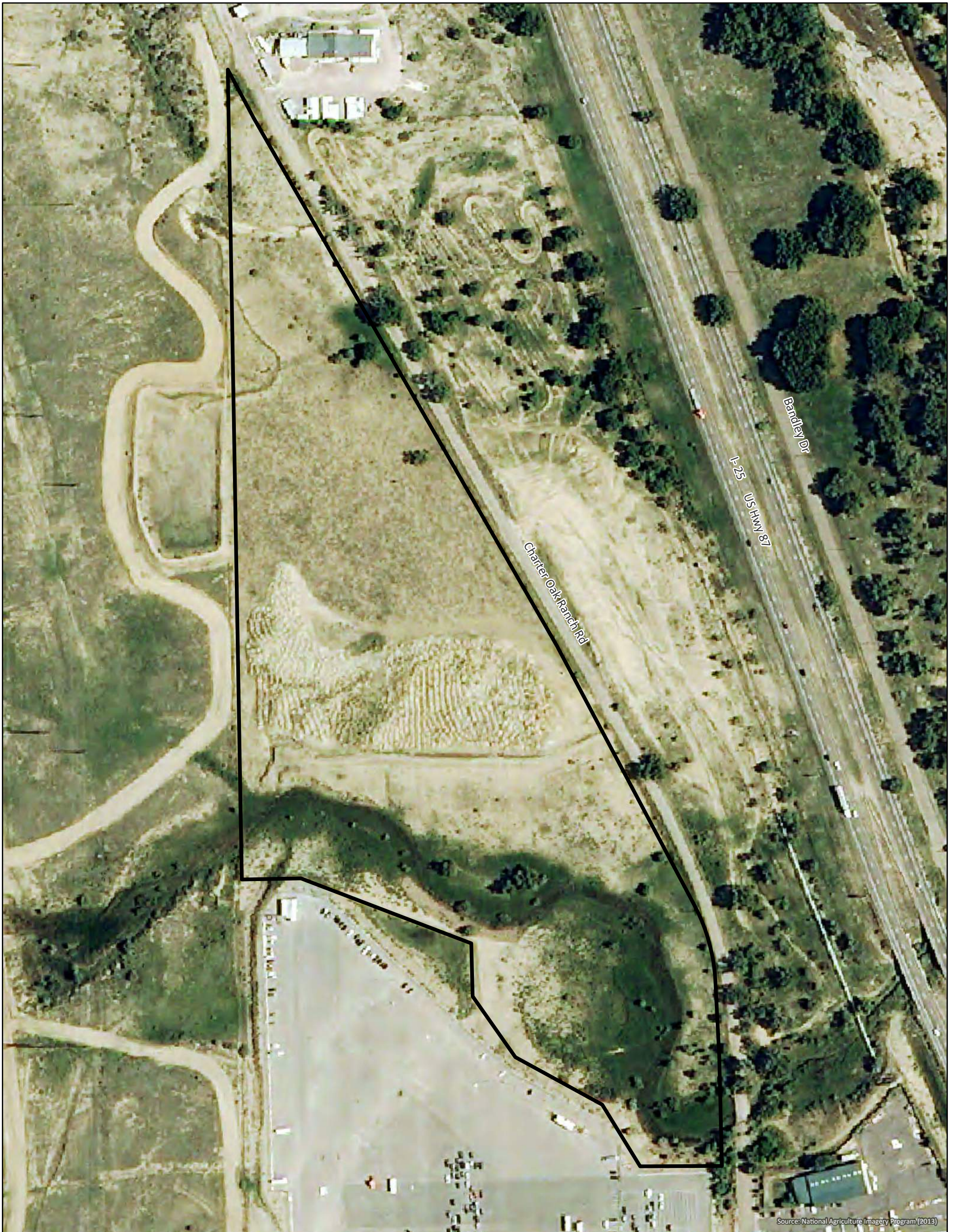


Figure 4
FEMA Flood Hazard Map
 Sections 6, 7, T16S R65W
 El Paso County, Colorado

FIGURE 5
HISTORIC AERIAL IMAGERY



Source: National Agriculture Imagery Program (2013)

• Project Area (~27.7 acres)



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 March 09, 2026

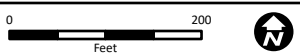
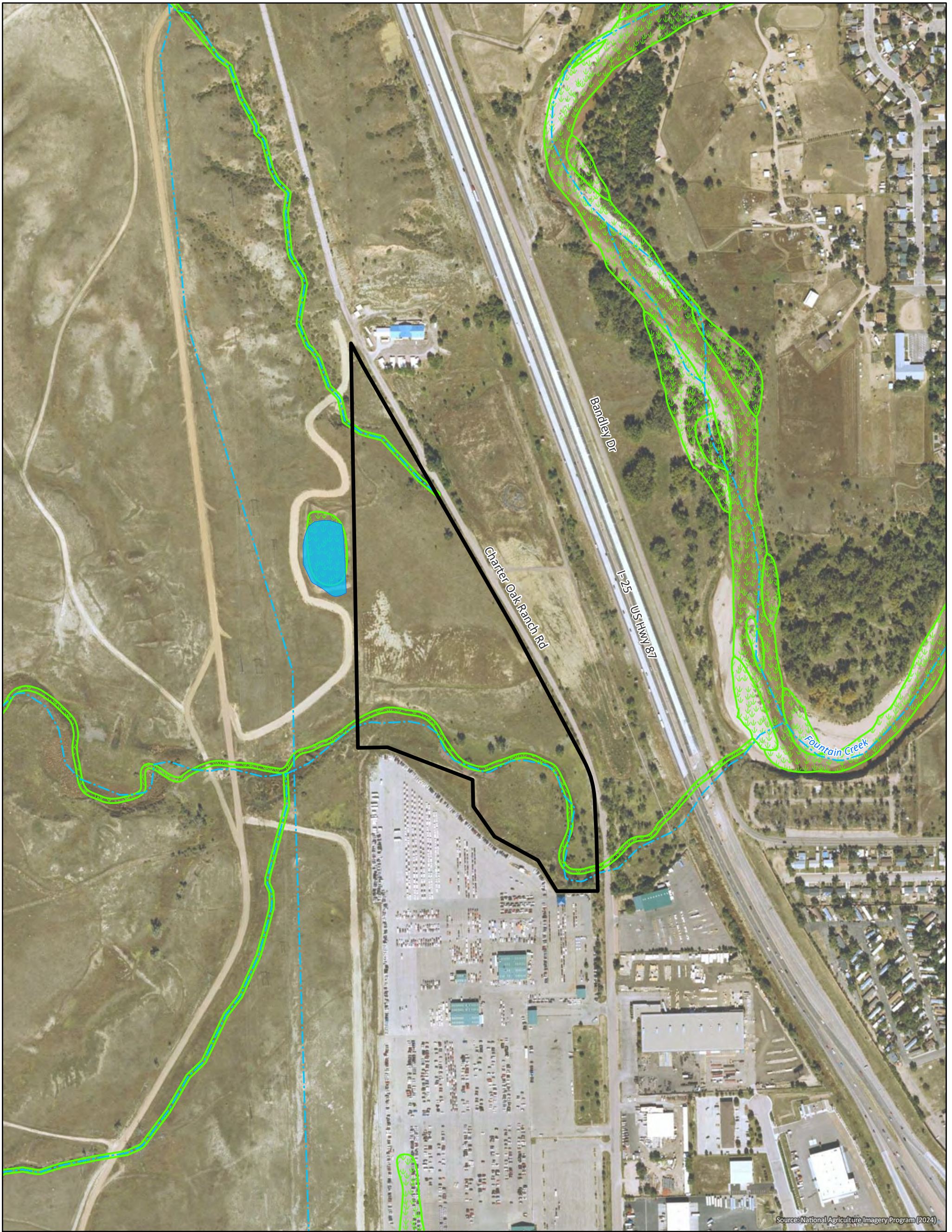


Figure 5
Historic Aerial Imagery (2013)
 Sections 6, 7, T16S R65W
 El Paso County, Colorado

FIGURE 6

NWI MAP



Source: National Agriculture Imagery Program (2024)

- Project Area (~27.7 acres)
- Watercourse (3DHP)



Carvana, LLC
 Carvana Colorado Springs
 25010228
 March 09, 2026

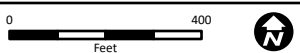
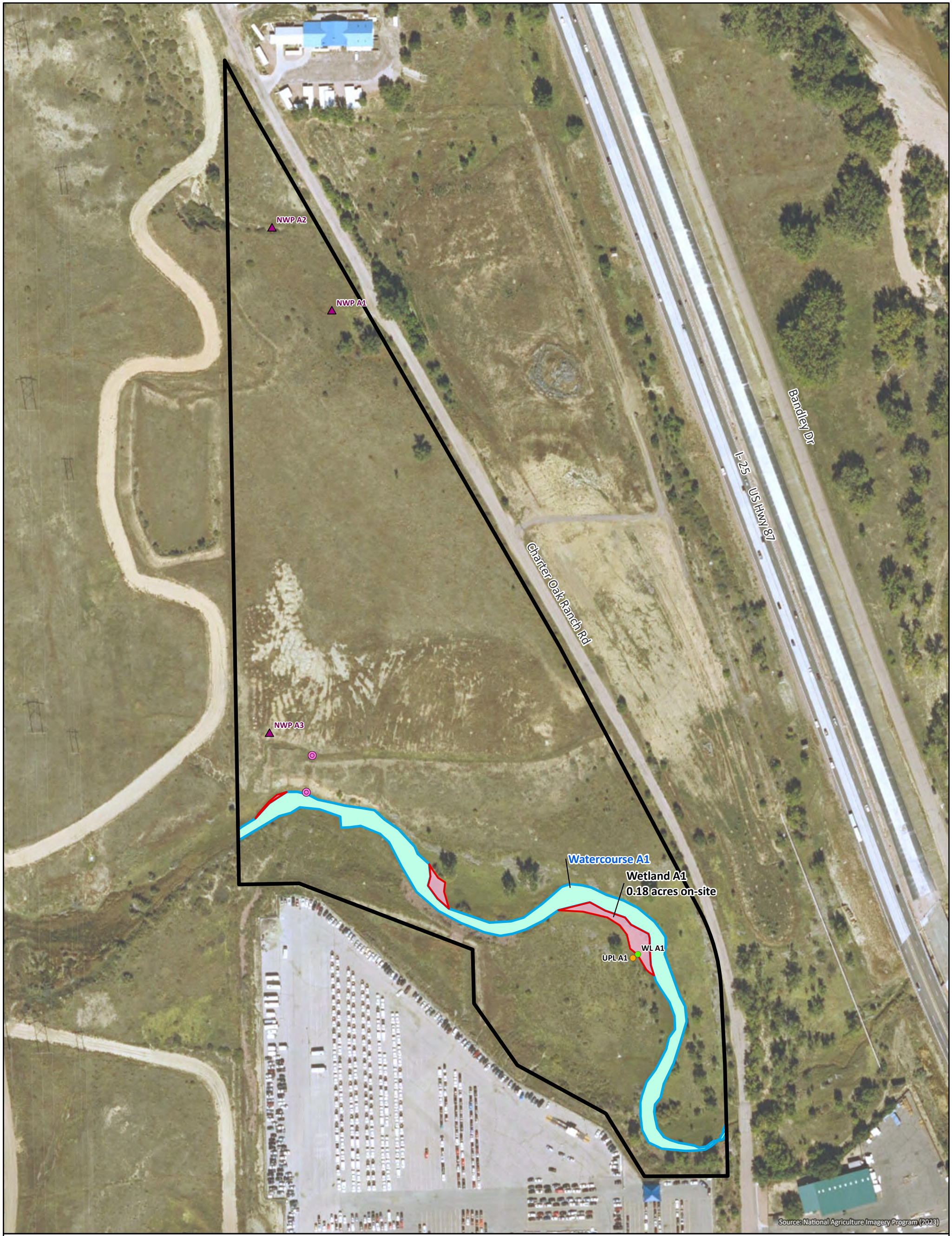


Figure 6
Desktop Water Resources Map
 Sections 6, 7, T16S R65W
 El Paso County, Colorado

FIGURE 7

WETLAND AND WATERS DELINEATION MAP



- Project Area (~27.7 acres)
- Watercourse (Field Identified)
- Wetland Data Point
- Upland Data Point
- Non-Water Data Point
- Likely Jurisdictional Wetland (Field Identified)
- Cowardin Class:**
- PEM



Carvana, LLC
 Carvana Colorado Springs
 25010228
 March 09, 2026

0 200
 Feet

Figure 7
Aquatic Resource Delineation Map
 Sections 6, 7, T16S R65W
 El Paso County, Colorado

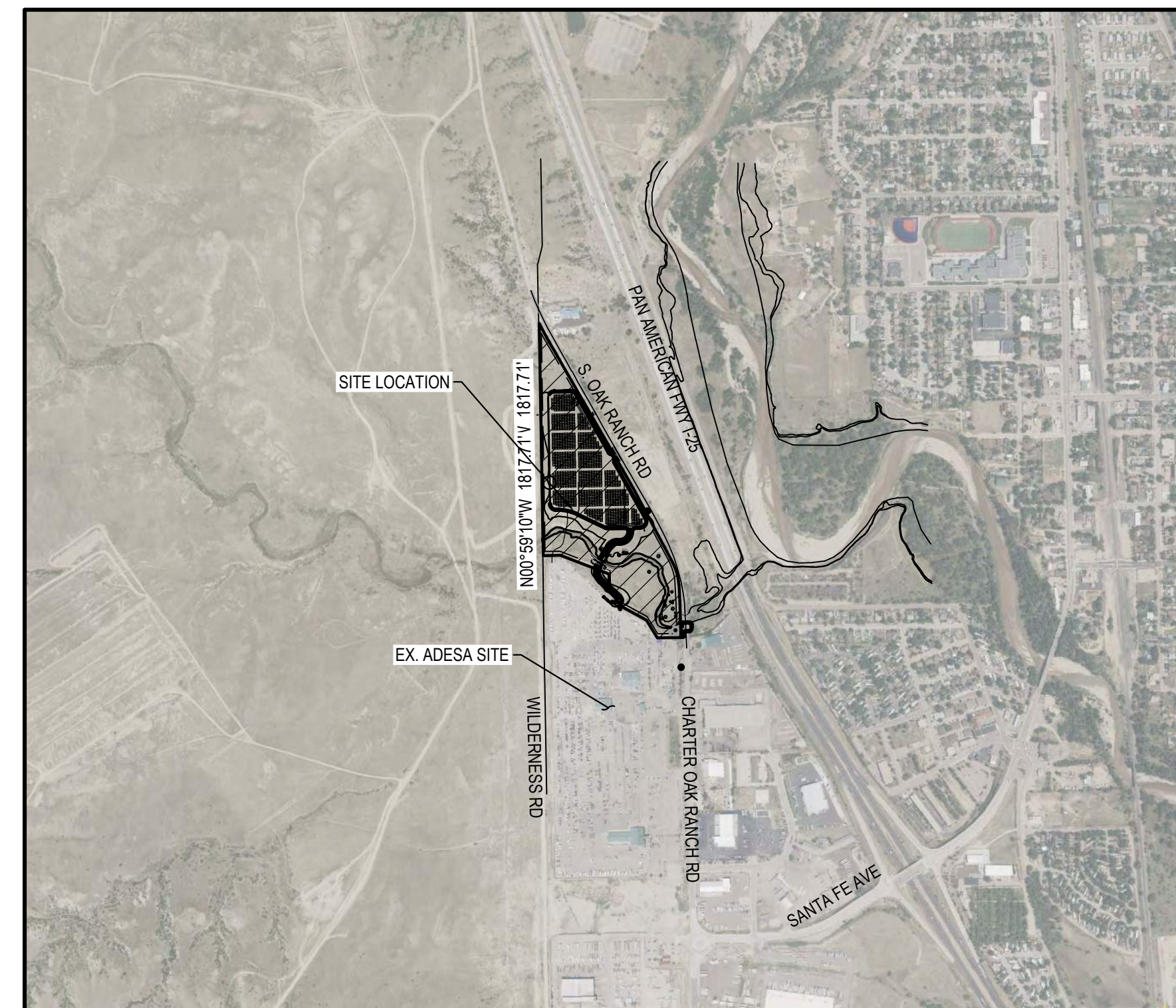
ATTACHMENT A
SITE PLAN

CARVANA

CHARTER OAK ROAD, FOUNTAIN, COLORADO 48506

TAX ID: 5606000037 & 5607200004

PRELIMINARY SITE PLAN



VICINITY MAP
NOT TO SCALE

DEVELOPMENT TEAM

OWNER/DEVELOPER

CARVANA
300 E. RIO SALADO PKWY BLDG. 1
TEMPE, AZ 85281
PHONE: (503) 515 7861
CONTACT: JO RYAN
EMAIL: JO.RYAN@CARVANA.COM

ARCHITECT

WHN ARCHITECTS, PA
330 WEST 10TH STREET
CHARLOTTE, NC 28202
PHONE: (704) 333-9952
CONTACT: MATT JONES
EMAIL: TATT@WHNARCH.COM

ENGINEER

ATWELL
4900 N. SCOTTSDALE RD. STE 1600
SCOTTSDALE, ARIZONA 85251
PHONE (602) 690-7527
CONTACT: RAMZI GEORGES, P.E.
EMAIL: RGEORGES@ATWELL.COM

GOVERNING AGENCIES / UTILITY CONTACTS

MUNICIPALITY

CITY OF FOUNTAIN, COLORADO
116 S. Main Street
Fountain, CO 80817
PHONE: 719.322.2000

STORMWATER

FOUNTAIN CREEK WATERSHED DISTRICT
PO BOX 8100
Colorado Springs, CO 80933
PHONE: 719.650.7474

UTILITIES/ELECTRIC

CITY OF FOUNTAIN, COLORADO
1101 N. Main Street
Fountain, CO 80817
PHONE: 719.322.2010

GAS

BLACK HILLS ENERGY
7060 Alegre Street
Fountain, CO 80817
PHONE: 888-890-5554

STREETS

CITY OF FOUNTAIN, COLORADO
116 S. Main Street
Fountain, CO 80817
PHONE: 719.322.2000

LEGAL DESCRIPTION

PARCEL A:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 65 WEST OF THE 6TH P.M., IN THE CITY OF FOUNTAIN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE N 00° 45' 29" W, ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 392.66 FEET TO THE NORTHWEST CORNER OF LOT 1, "CHRISTIAN SUBDIVISION FILING NO. 2" AS RECORDED JANUARY 28, 2000 UNDER RECEPTION NO. 200009743 OF THE RECORDS OF EL PASO COUNTY, COLORADO AND THE POINT OF BEGINNING;

THENCE CONTINUE N 00° 45' 29" W, ALONG SAID WESTERLY LINE, 1,817.71 FEET TO INTERSECT A POINT ON A CURVE IN THE WESTERLY RIGHT-OF-WAY LINE OF AN EXISTING 80' WIDE COUNTY ROAD KNOWN AS CHARTER OAK RANCH ROAD AS GRANTED TO THE STATE HIGHWAY COMMISSION OF COLORADO IN INSTRUMENT RECORDED SEPTEMBER 12, 1955 IN BOOK 1523 AT PAGE 365 OF THE RECORDS OF EL PASO COUNTY, COLORADO;
THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1950.00 FEET AND A CENTRAL ANGLE OF 03° 38' 16", AN ARC DISTANCE OF 123.80 FEET (THE CHORD OF WHICH CURVE BEARS S 27° 49' 52" E, 123.78 FEET) TO A POINT OF TANGENT;
THENCE S 29° 39' 00" E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID TANGENT, 547.69 FEET TO THE MOST SOUTHERLY CORNER OF SAID RIGHT-OF-WAY GRANTED IN INSTRUMENT RECORDED SEPTEMBER 12, 1955 IN BOOK 1523 AT PAGE 365;
THENCE CONTINUE S 29° 39' 00" E, ALONG SAID TANGENT AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID ROADWAY, 818.05 FEET;
THENCE S 27° 42' 43" E, ALONG SAID WESTERLY RIGHT-OF-WAY, 657.55 FEET TO A POINT OF CURVE;
THENCE SOUTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 406.17 FEET AND A CENTRAL ANGLE OF 25° 17' 10", AN ARC DISTANCE OF 179.25 FEET TO A POINT OF TANGENT;
THENCE S 02° 39' 30" E, ALONG SAID TANGENT AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 168.58 FEET;
THENCE S 01° 12' 49" E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 16.17 FEET TO THE NORTHWEST CORNER OF THAT RIGHT-OF-WAY DEDICATED TO EL PASO COUNTY, COLORADO IN INSTRUMENT RECORDED NOVEMBER 18, 1999 UNDER RECEPTION NO. 099176578 OF THE RECORDS OF EL PASO COUNTY, COLORADO;
THENCE S 01° 12' 49" E, ALONG THE WESTERLY LINE THEREOF, 230.31 FEET TO THE NORTHEAST CORNER OF LOT 1 OF AFORESAID "CHRISTIAN SUBDIVISION FILING NO. 2";
THENCE S 89° 58' 21" W, ALONG THE NORTHERLY LINE THEREOF, 183.65 FEET; THENCE N 31° 19' 36" W, ALONG SAID NORTHERLY LINE, 162.45 FEET;
THENCE N 61° 05' 51" W, ALONG SAID NORTHERLY LINE, 222.35 FEET;
THENCE N 34° 50' 32" W, ALONG SAID NORTHERLY LINE, 166.43 FEET;
THENCE N 01° 13' 51" W, ALONG SAID NORTHERLY LINE, 119.94 FEET;
THENCE N 68° 53' 59" W, ALONG SAID NORTHERLY LINE, 409.18 FEET;
THENCE S 89° 14' 25" W, ALONG SAID NORTHERLY LINE, 132.93 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

TOGETHER WITH ALL RIGHT, TITLE AND INTEREST IN A 20' WIDE STRIP LYING ALONG THE WESTERLY LINE OF AND WITHIN AN 80' WIDE PUBLIC RIGHT OF WAY KNOWN AS CHARTER OAK RANCH ROAD, SAID 80' WIDE RIGHT-OF-WAY EVIDENCED BY AN INSTRUMENT RECORDED SEPTEMBER 12, 1955 IN BOOK 1523, AT PAGE 365 AND AN ANNEXATION PLAT RECORDED JUNE 7, 1973 IN PLAT BOOK Y2 AT PAGE 58 OF SAID COUNTY RECORDS.

PARCEL B:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 6 AND IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 65 WEST OF THE 6TH P.M., IN THE CITY OF FOUNTAIN, EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF THAT TRACT OF LAND CONVEYED TO THE STATE HIGHWAY COMMISSION OF COLORADO IN INSTRUMENT RECORDED SEPTEMBER 12, 1955 IN BOOK 1523 AT PAGE 365 OF THE RECORDS OF EL PASO COUNTY, COLORADO, SAID TRACT OF LAND KNOWN AS EXISTING 80' WIDE CHARTER OAK RANCH ROAD;
THENCE N 60° 21' 00" E, ALONG THE SOUTHERLY LINE THEREOF, 20.00 FEET;
THENCE S 29° 39' 00" E, 818.39 FEET;
THENCE S 27° 42' 43" E, 657.85 FEET TO A POINT OF CURVE;
THENCE SOUTHERLY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 426.17 FEET AND A CENTRAL ANGLE OF 25° 16' 50", AN ARC DISTANCE OF 188.04 FEET TO A POINT OF TANGENT;
THENCE S 02° 39' 30" E, ALONG SAID TANGENT, 168.83 FEET;
THENCE S 01° 12' 49" E, 16.58 FEET TO THE NORTHEAST CORNER OF THAT RIGHT-OF-WAY DEDICATED TO EL PASO COUNTY IN INSTRUMENT RECORDED NOVEMBER 18, 1999 UNDER RECEPTION NO. 099176578 OF THE RECORDS OF EL PASO COUNTY, COLORADO;
THENCE S 89° 15' 00" W, ALONG THE NORTHERLY LINE THEREOF, 20.00 FEET TO THE NORTHWEST CORNER THEREOF;
THENCE N 01° 12' 49" W, ALONG THE APPARENT WESTERLY RIGHT-OF-WAY OF EXISTING 80' CHARTER OAK RANCH ROAD, 16.17 FEET;
THENCE N 02° 39' 30" W, ALONG SAID APPARENT RIGHT-OF-WAY LINE, 168.58 FEET TO A POINT OF CURVE;
THENCE, NORTHERLY, ALONG SAID APPARENT RIGHT-OF-WAY LINE AND ON A CURVE TO THE LEFT, HAVING A RADIUS OF 406.17 FEET AND A CENTRAL ANGLE OF 25° 17' 10", AN ARC DISTANCE OF 179.25 FEET;
THENCE N 27° 42' 43" W, ALONG SAID APPARENT RIGHT-OF-WAY LINE, 657.55 FEET;
THENCE N 29° 39' 00" W, ALONG SAID APPARENT RIGHT-OF-WAY LINE, 818.05 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

SHEET INDEX

Sheet Number	Sheet Title
C001	COVER SHEET
C101	PRELIMINARY SITE PLAN
C102	PRELIMINARY SITE PLAN

PROJECT NARRATIVE

THE SUBJECT SITE IS MADE UP OF TWO SEPARATE PARCELS WHICH ARE CURRENTLY UNDEVELOPED. THE PROPOSED SITE WILL FUNCTION AS A DEDICATED VEHICLE STORAGE LOT TO EXPAND THE INVENTORY OF THE EXISTING ADESA SALES DEVELOPMENT LOCATED SOUTH OF THIS PARCEL. VEHICLES STORED ON THIS LOT WILL BE MARKETED FOR THE SALE AND PURCHASE OF USED VEHICLES WITH INDIVIDUAL CUSTOMERS.

NO NEW STRUCTURES ARE PROPOSED AS A PART OF THIS PROJECT. PRIMARY TRAFFIC FOR THIS SITE WILL OPERATE USING A NEW PRIVATE STREET SPANNING BETWEEN THIS SITE AND THE EXISTING ADESA SITE LOCATED SOUTH OF THIS PARCEL. SECONDARY EMERGENCY ACCESS TO THE SITE WILL BE PROVIDED BY NEW DRIVEWAYS IF REQUIRED OFF OF OAK RANCH ROAD.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROPRIATE MANNER AND HAVE BEEN REASONABLY VERIFIED BY THE OWNER OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND ADVISED TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE OWNER NOR THE ENGINEER SHALL BE HELD LIABLE TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24 HOUR EMERGENCY CONTACT



S6, T16S, R65W
CHARTER OAK RD
FOUNTAIN
EL PASO COUNTY, COLORADO

CARVANA - FOUNTAIN, CO
PRELIMINARY SITE PLAN
A.P.N.# 5606000037 & 5606000037
CARVANA
300 E. RIO SALADO PKWY. BLDG. 1
TEMPE, ARIZONA 85281

DATE 12/06/2024

REVISIONS

N.T.S.

DRAWN BY: TLC
CHECKED BY: RG
PROJECT MANAGER: BH
JOB #: 24006600
FILE CODE: #
SHEET NO.

C001

ATTACHMENT B
PCN FORM

U.S. Army Corps of Engineers (USACE)
NATIONWIDE PERMIT PRE-CONSTRUCTION NOTIFICATION (PCN)

33 CFR 330. The proponent agency is CECW-CO-R.

*Form Approved -
 OMB No. 0710-0003
 Expires: 02-28-2022*

DATA REQUIRED BY THE PRIVACY ACT OF 1974

Authority Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332.

Principal Purpose Information provided on this form will be used in evaluating the nationwide permit pre-construction notification.

Routine Uses This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of the agency coordination process.

Disclosure Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued.

The public reporting burden for this collection of information, 0710-0003, is estimated to average 11 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number.

PLEASE DO NOT RETURN YOUR RESPONSE TO THE ABOVE EMAIL.

One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (*see sample drawings and/or instructions*) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned.

(ITEMS 1 THRU 4 TO BE FILLED BY THE CORPS)

1. APPLICATION NO.	2. FIELD OFFICE CODE	3. DATE RECEIVED	4. DATE APPLICATION COMPLETE
--------------------	----------------------	------------------	------------------------------

(ITEMS BELOW TO BE FILLED BY APPLICANT)

5. APPLICANT'S NAME First -Jo Middle - Last - Ryan Company -Carvana Company Title - E-mail Address - JO.RYAN2@CARVANA.COM		8. AUTHORIZED AGENT'S NAME AND TITLE (<i>agent is not required</i>) First - Pam Middle - Last - Tutten Company - Atwell E-mail Address - ptutten@atwell.com	
6. APPLICANT'S ADDRESS: Address- 300 E. RIO SALADO PKWY BLDG. 1 City - Tempe State - AZ Zip - 85281 Country -		9. AGENT'S ADDRESS: Address- 1850 Parkway PI SE City -Marietta State - GA Zip - 30067 Country -	
7. APPLICANT'S PHONE NOs. with AREA CODE a. Residence b. Business c. Fax d. Mobile 503-515-7861		10. AGENT'S PHONE NOs. with AREA CODE a. Residence b. Business c. Fax d. Mobile 423-715-1707	

STATEMENT OF AUTHORIZATION

11. I hereby authorize, Pam Tutten to act in my behalf as my agent in the processing of this this nationwide permit pre-construction notification and to furnish, upon request, supplemental information in support of this nationwide permit pre-construction notification.

Jo M Ryan

04/09/2026

SIGNATURE OF APPLICANT

DATE

NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY

12. PROJECT NAME or TITLE (*see instructions*)
 Carvana Fountain Colorado

**Instructions for Preparing a
Department of the Army
Nationwide Permit (NWP) Pre-Construction Notification (PCN)**

Blocks 1 through 4. To be completed by the Corps of Engineers.

Block 5. Applicant' Name. Enter the name and the e-mail address of the responsible party or parties. If the responsible party is an agency, company, corporation, or other organization, indicate the name of the organization and responsible officer and title. If more than one party is associated with the preconstruction notification, please attach a sheet of paper with the necessary information marked Block 5.

Block 6. Address of Applicant. Please provide the full address of the party or parties responsible for the PCN. If more space is needed, attach an extra sheet of paper marked Block 6.

Block 7. Applicant Telephone Number(s). Please provide the telephone number where you can usually be reached during normal business hours.

Blocks 8 through 11. To be completed, if you choose to have an agent.

Block 8. Authorized Agent's Name and Title. Indicate name of individual or agency, designated by you, to represent you in this process. An agent can be an attorney, builder, contractor, engineer, consultant, or any other person or organization. Note: An agent is not required.

Blocks 9 and 10. Agent's Address and Telephone Number. Please provide the complete mailing address of the agent, along with the telephone number where he / she can be reached during normal business hours.

Block 11. Statement of Authorization. To be completed by the applicant, if an agent is to be employed.

Block 12. Proposed Nationwide Permit Activity Name or Title. Please provide a name identifying the proposed NWP activity, e.g., Windward Marina, Rolling Hills Subdivision, or Smith Commercial Center.

Block 13. Name of Waterbody. Please provide the name (if it has a name) of any stream, lake, marsh, or other waterway to be directly impacted by the NWP activity. If it is a minor (no name) stream, identify the waterbody the minor stream enters.

Block 14. Proposed Activity Street Address. If the proposed NWP activity is located at a site having a street address (not a box number), please enter it in Block 14.

Block 15. Location of Proposed Activity. Enter the latitude and longitude of where the proposed NWP activity is located. Indicate whether the project location provided is the center of the project or whether the project location is provided as the latitude and longitude for each of the "corners" of the project area requiring evaluation. If there are multiple sites, please list the latitude and longitude of each site (center or corners) on a separate sheet of paper and mark as Block 15.

Block 16. Other Location Descriptions. If available, provide the Tax Parcel Identification number of the site, Section, Township, and Range of the site (if known), and / or local Municipality where the site is located.

Block 17. Directions to the Site. Provide directions to the site from a known location or landmark. Include highway and street numbers as well as names. Also provide distances from known locations and any other information that would assist in locating the site. You may also provide a description of the location of the proposed NWP activity, such as lot numbers, tract numbers, or you may choose to locate the proposed NWP activity site from a known point (such as the right descending bank of Smith Creek, one mile downstream from the Highway 14 bridge). If a large river or stream, include the river mile of the proposed NWP activity site if known. If there are multiple locations, please indicate directions to each location on a separate sheet of paper and mark as Block 17.

Block 18. Identify the Specific Nationwide Permit(s) You Propose to Use. List the number(s) of the Nationwide Permit(s) you want to use to authorize the proposed activity (e.g., NWP 29).

Block 19. Description of the Proposed Nationwide Permit Activity. Describe the proposed NWP activity, including the direct and indirect adverse environmental effects the activity would cause. The description of the proposed activity should be sufficiently detailed to allow the district engineer to determine that the adverse environmental effects of the activity will be no more than minimal. Identify the materials to be used in construction, as well as the methods by which the work is to be done.

Provide sketches when necessary to show that the proposed NWP activity complies with the terms of the applicable NWP(s). Sketches usually clarify the activity and result in a quicker decision. Sketches should contain sufficient detail to provide an illustrative description of the proposed NWP activity (e.g., a conceptual plan), but do not need to be detailed engineering plans.

The written descriptions and illustrations are an important part of the application. Please describe, in detail, what you wish to do. If more space is needed, attach an extra sheet of paper marked Block 19.

Block 20. Description of Proposed Mitigation Measures. Describe any proposed mitigation measures intended to reduce the adverse environmental effects caused by the proposed NWP activity. The description of any proposed mitigation measures should be sufficiently detailed to allow the district engineer to determine that the adverse environmental effects of the activity will be no more than minimal and to determine the need for compensatory mitigation or additional mitigation measures.

Block 21. Purpose of Nationwide Permit Activity. Describe the purpose and need for the proposed NWP activity. What will it be used for and why? Also include a brief description of any related activities associated with the proposed project. Provide the approximate dates you plan to begin and complete all work.

Block 22. Quantity of Wetlands, Streams, or Other Types of Waters Directly Affected by the Proposed Nationwide Permit Activity. For discharges of dredged or fill material into waters of the United States, provide the amount of wetlands, streams, or other types of waters filled, flooded, excavated, or drained by the proposed NWP activity. For structures or work in navigable waters of the United States subject to Section 10 of the Rivers and Harbors Act of 1899, provide the amount of navigable waters filled, dredged, occupied by one or more structures (e.g., aids to navigation, mooring buoys) by the proposed NWP activity.

For multiple NWPs, or for separate and distant crossings of waters of the United States authorized by NWPs 12 or 14, attach an extra sheet of paper marked Block 21 to provide the quantities of wetlands, streams, or other types of waters filled, flooded, excavated, or drained (or dredged or occupied by structures, if in waters subject to Section 10 of the Rivers and Harbors Act of 1899) for each NWP. For NWPs 12 and 14, include the amount of wetlands, streams, or other types of waters filled, flooded, excavated, or drained for each separate and distance crossing of waters or wetlands. If more space is needed, attach an extra sheet of paper marked Block 21.

Block 23. Identify Any Other Nationwide Permit(s), Regional General Permit(s), or Individual Permit(s) Used to Authorize Any Part of Proposed Activity or Any Related Activity. List any other NWP(s), regional general permit(s), or individual permit(s) used or intended to be used to authorize any part of the proposed project or any related activity. For linear projects, list other separate and distant crossings of waters and wetlands authorized by NWPs 12 or 14 that do not require PCNs. If more space is needed, attach an extra sheet of paper marked Block 22.

Block 24. Compensatory Mitigation Statement for Losses of Greater Than 1/10-Acre of Wetlands When Pre-Construction Notification is Required. Paragraph (c) of NWP general condition 23 requires compensatory mitigation at a minimum one-for-one replacement ratio will be required for all wetland losses that exceed 1/10-acre and require pre-construction notification, unless the district engineer determines in writing that either some other form of mitigation is more environmentally appropriate or the adverse environmental effects of the proposed NWP activity are no more than minimal without compensatory mitigation, and provides an activity-specific waiver of this requirement. Describe the proposed compensatory mitigation for wetland losses greater than 1/10 acre, or provide an explanation of why the district engineer should not require wetland compensatory mitigation for the proposed NWP activity. If more space is needed, attach an extra sheet of paper marked Block 23.

Block 25. Is Any Portion of the Nationwide Permit Activity Already Complete? Describe any work that has already been completed for the NWP activity.

Block 26. List the Name(s) of Any Species Listed As Endangered or Threatened under the Endangered Species Act that Might be Affected by the Nationwide Permit Activity. If you are not a federal agency, and if any listed species or designated critical habitat might be affected or is in the vicinity of the proposed NWP activity, or if the proposed NWP activity is located in designated critical habitat, list the name(s) of those endangered or threatened species that might be affected by the proposed NWP activity or utilize the designated critical habitat that might be affected by the proposed NWP activity. If you are a Federal agency, and the proposed NWP activity requires a PCN, you must provide documentation demonstrating compliance with Section 7 of the Endangered Species Act.

Block 27. List Any Historic Properties that Have the Potential to be Affected by the Nationwide Permit Activity. If you are not a federal agency, and if any historic properties have the potential to be affected by the proposed NWP activity, list the name(s) of those historic properties that have the potential to be affected by the proposed NWP activity. If you are a Federal agency, and the proposed NWP activity requires a PCN, you must provide documentation demonstrating compliance with Section 106 of the National Historic Preservation Act.

Block 28. List the Wild and Scenic River or Congressionally Designated Study River if the Nationwide Permit Activity Would Occur in such a River. If the proposed NWP activity will occur in a river in the National Wild and Scenic River System or in a river officially designated by Congress as a "study river" under the Wild and Scenic Rivers Act, provide the name of the river. For a list of Wild and Scenic Rivers and study rivers, please visit <http://www.rivers.gov/>

Block 29. Nationwide Permit Activities that also Require Permission from the Corps Under 33 U.S.C. 408. If the proposed NWP activity also requires permission from the Corps under 33 U.S.C. 408 because it will temporarily or permanently alter, occupy, or use a Corps federal authorized civil works project, indicate whether you have submitted a written request for section 408 permission from the Corps district having jurisdiction over that project.

Block 30. Other Information Required For Nationwide Permit Pre-Construction Notifications. The terms of some of the Nationwide Permits include additional information requirements for preconstruction notifications:

- * NWP 3, Maintenance –information regarding the original design capacities and configurations of the outfalls, intakes, small impoundments, and canals.
- * NWP 31, Maintenance of Existing Flood Control Facilities –a description of the maintenance baseline and the dredged material disposal site.
- * NWP 33, Temporary Construction, Access, and Dewatering –a restoration plan showing how all temporary fills and structures will be removed and the area restored to pre-project conditions.
- * NWP 44, Mining Activities –if reclamation is required by other statutes, then a copy of the final reclamation plan must be submitted with the pre-construction notification.
- * NWP 45, Repair of Uplands Damaged by Discrete Events –documentation, such as a recent topographic survey or photographs, to justify the extent of the proposed restoration.
- * NWP 48, Commercial Shellfish Aquaculture Activities –(1) a map showing the boundaries of the project area, with latitude and longitude coordinates for each corner of the project area; (2) the name(s) of the species that will be cultivated during the period this NWP is in effect; (3) whether canopy predator nets will be used; (4) whether suspended cultivation techniques will be used; and (5) general water depths in the project area (a detailed survey is not required).
- * NWP 49, Coal Remining Activities –a document describing how the overall mining plan will result in a net increase in aquatic resource functions to the district engineer and receive written authorization prior to commencing the activity.
- * NWP 50, Underground Coal Mining Activities –if reclamation is required by other statutes, then a copy of the reclamation plan must be submitted with the pre-construction notification.

If more space is needed, attach an extra sheet of paper marked **Block 29**.

Blocks 31 and 32. For bank stabilization activities, we are collecting information on the use of living shorelines in coastal waters and lakes to inform future NWP rulemaking efforts. If the PCN is for a proposed NWP 13 activity, and it is located in coastal waters or a lake, please check the appropriate box in block 31 to indicate whether you considered the use of a living shoreline to protect your property from erosion. If the PCN is for a proposed NWP 13 activity, and it is located in coastal waters or a lake, please check the appropriate box in block 32 to indicate whether there are contractors in your area that construct living shorelines.

Block 33. Signature of Applicant or Agent. The PCN must be signed by the person proposing to undertake the NWP activity, and if applicable, the authorized party (agent) that prepared the PCN. The signature of the person proposing to undertake the NWP activity shall be an affirmation that the party submitting the PCN possesses the requisite property rights to undertake the NWP activity (including compliance with special conditions, mitigation, etc.).

DELINEATION OF WETLANDS, OTHER SPECIAL AQUATIC SITES, AND OTHER WATERS

Each PCN must include a delineation of wetlands, other special aquatic sites, and other waters, such as lakes and ponds, and perennial, intermittent, and ephemeral streams, on the project site. Wetland delineations must be prepared in accordance with the current wetland delineation manual and regional supplement published by the Corps. The permittee may ask the Corps to delineate the special aquatic sites and other waters on the project site, but there may be a delay if the Corps does the delineation, especially if the project site is large or contains many wetlands, other special aquatic sites, and other waters. The 45 day PCN review period will not start until the delineation is submitted or has been completed by the Corps.

DRAWINGS AND ILLUSTRATIONS

General Information.

Three types of illustrations are needed to properly depict the work to be undertaken. These illustrations or drawings are identified as a Vicinity Map, a Plan View or a Typical Cross-Section Map. Identify each illustration with a figure or attachment number. For linear projects (e.g. roads, subsurface utility lines, etc.) gradient drawings should also be included. Please submit one original, or good quality copy, of all drawings on 8½x11 inch plain white paper (electronic media may be substituted). Use the fewest number of sheets necessary for your drawings or illustrations. Each illustration should identify the project, the applicant, and the type of illustration (vicinity map, plan view, or cross-section). While illustrations need not be professional (many small, private project illustrations are prepared by hand), they should be clear, accurate, and contain all necessary information.

ADDITIONAL INFORMATION AND REQUIREMENTS

For proposed NWP activities that involve discharges into waters of the United States, water quality certification from the State, Tribe, or EPA must be obtained or waived (see NWP general condition 25). Some States, Tribes, or EPA have issued water quality certification for one or more NWPs. Please check the appropriate Corps district web site to see if water quality certification has already been issued for the NWP(s) you wish to use. For proposed NWP activities in coastal states, state Coastal Zone Management Act consistency concurrence must be obtained, or a presumption of concurrence must occur (see NWP general condition 26). Some States have issued Coastal Zone Management Act consistency concurrences for one or more NWPs. Please check the appropriate Corps district web site to see if Coastal Zone Management Act consistency concurrence has already been issued for the NWP(s) you wish to use.

ATTACHMENT C
DELINEATION REPORT



**WETLANDS AND WATERS DELINEATION REPORT
FOUNTAIN, EL PASO COUNTY, COLORADO**

Prepared for

Carvana, LLC
300 E. Rio Salado Pkwy bldg. 1
Tempe, AZ 85281

Atwell Project No. 25010228

Submitted by Atwell, LLC

March 2026

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1. Project Location Map
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Appendices

- A USACE Wetland Determination Forms
- B Antecedent Precipitation Tool Data
- C Photograph Log

Acronyms

APT	Antecedent Precipitation Tool
AJD	Approved Jurisdictional Determination
Atwell	Atwell, LLC
CWA	Clean Water Act
EPA	Environmental Protection Agency
ESRI	Environmental Systems Research Institute
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
HUC	Hydrologic Unit Code
LRR	Land Resource Region
MLRA	Major Land Resource Area
NHD	National Hydrography Dataset
NLCD	National Land Cover Database
NRCS	Natural Resources Conservation Service
NWI	National Wetlands Inventory
OHWM	Ordinary High Water Mark
PEM	Palustrine Emergent Wetland
NRPW	Non-Relatively Permanent Waters
SSURGO	Soil Survey Geographic Database
TNW	Traditional Navigable Waters
USACE	U.S. Army Corps of Engineers
USDA	U.S. Department of Agriculture
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
WOTUS	Waters of the United States

1.0 INTRODUCTION

Atwell was contracted by Carvana, LLC to conduct a wetland and waters delineation for a 27.7-acre Project Area located approximately 0.45 miles north of the intersection of South Charter Oak Ranch Road and South Santa Fe Avenue in Fountain, El Paso County, Colorado. The Project Area is presented in **Figure 1, Project Location Map**, on an Environmental Systems Research Institute (ESRI) world terrain base overview map, along with any surrounding commercial and/or residential developments. Desktop assessments were conducted by Atwell to document potential wetlands and waters that occur within the Project Area. The Project center is located at 38.6809601, -104.717548.

2.0 METHODS

2.1 DESKTOP ANALYSIS AND OTHER DATA SOURCES

Atwell completed a preliminary desktop review of existing background information for the Project Area prior to conducting field surveys. The review considered standard basemap layers as part of ESRI ArcGIS Online including terrain, topographic, and imagery layers. Other preliminary and readily available desktop mapping data sets including various aerial imagery data, U.S. Geological Survey (USGS) Topographic Maps (USGS 2022), National Wetland Inventory (NWI) Maps (USFWS, 2019), USGS National Hydrography Dataset (NHD) (USGS, 2019a), County Soil Survey Maps (USDA, 2024b), historical aerial imagery (NAIP 2010), and Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) (FEMA, 2022). These basic datasets would support field teams and ongoing desktop-based research, review, and analysis of the Project Area. Additional details about these resources and other available desktop information utilized as part of desktop evaluations throughout the assessment of the Project Area include but were not limited to:

2.1.1 USGS Topographic Map

The USGS 7.5-minute series topographic quadrangles titled Fountain, CO (2010) was reviewed for overall topography, natural features, and additional characteristics of the Project Area. This base layer desktop data is presented in **Figure 2** for the Project Area.

2.1.2 County Soil Survey

The USDA NRCS (Natural Resources Conservation Service) Soil Survey Geographic Database (SSURGO) for El Paso County was reviewed to obtain the soil types likely to be observed within the Project Area (USDA, 2024b) and is presented in **Figure 3**.

2.1.3 FEMA National Flood Hazard Layer Map

FEMA FIRMs were reviewed to determine if there were any mapped floodplains or floodways within the Project Area. This data is in **Figure 4** and presents data from FEMA FIRM panel 08041C0962G dated December 7, 2018. FEMA FIRMs are maps that show floodplain and

floodway areas. The maps provide the following data for any given area: 100-year floodplains (1% chance of annual flooding) (Zone A, AE) and 500-year floodplains (0.2% annual chance of flooding), the regulatory floodway (the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height), the base flood elevation, and the risk to premium areas developed across a floodplain (FEMA 2018).

2.1.4 Historical Aerial Imagery

Atwell utilized Google Earth, Environmental Systems Research Institute (ESRI) World Imagery, Historical Aerials, and National Agricultural Imagery Program (NAIP) aerial imagery data ranging from 2010 to present day to guide field efforts, outline areal land cover characteristics, and assess land use within and around the Project Area and is presented in **Figure 5**.

2.1.5 NWI & NHD

A review of NWI and NHD mapping was conducted to determine the likely presence, location, size, and type of potential wetlands and waters that may be located within the Project Area (USFWS, 2019) and is presented in **Figure 6**.

2.1.6 Precipitation Data

Data provided by the USACE Antecedent Precipitation Tool (APT) was reviewed for the Project Area to determine if climatic conditions were normal, if there is a drought, and whether current precipitation levels were below, normal, or above average, during the field assessment dates, when compared to 30-year historical data. The results are included in **Appendix B**.

2.1.7 National Wetlands Plant List

Access to and review of the USACE National Wetlands Plant List (NWPL) was utilized to ensure that up to date wetland indicator statuses were applied to vegetative data collected during the field survey. This database was also utilized to aid in plant range and identification where applicable (USACE 2020).

2.2 WETLAND DELINEATION METHODS

All on-site wetland delineations within the Project Area were performed in accordance with the *1987 USACE Wetland Delineation Manual* (USACE 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Great Plains Region (Version 2.0)* (USACE 2010). Wetlands delineated were based on three parameters: (1) presence of hydrophytic vegetation, (2) presence of hydric soils, and (3) presence of wetland hydrology. Streams were delineated via centerlines.

Atwell identified potential waterbodies utilizing existing data from NHD and NWI databases, as well as blue line streams on 7.5-minute USGS topographic quads, in combination with field

observations of waterbody characteristics, such as indicators of an Ordinary High-Water Mark (OHWM) as described in the *Ordinary High Water Mark Identification: Regulatory Guidance Letter No. 05-05* (USACE 2005).

Field data of identified features presented in this report were recorded using a submeter-capable GPS. Field verified ecological characterizations, and representative photographs were taken of each feature. Additionally, if anticipated aquatic resource features identified by aerial imagery interpretation or through information provided in the NWI and NHD datasets were determined to not be present, a “non-water” data point was collected at these locations to document the absence of these features and presence of upland characteristics.

3.0 WETLAND DELINEATION RESULTS

3.1 Desktop Review Results

The Project Area is within the LRR-E Rocky Mountain Range and Forest Region which ranges from grasslands to alpine tundra. Characterized by foothills, high mountains, and deep valleys that span the Colorado Piedmont (NRCS, 2022). Moreover, the Project Area is classified as: MLRA-49 Southern Rocky Mountain Foothills (Colorado and Wyoming) (NRCS 2022). The Project Area is part of the 12-digit Hydrologic Unit Code (HUC): 110200030305 (Cheyenne Mountain). The USDA NRCS soil survey for El Paso County identified three mapped soil units intersecting the Project Area, none of which are mapped as hydric. These soil map units are identified in **Table 1** and illustrated in **Figure 3**.

Table 1. NRCS SSURGO Mapped Soil Units within the Project Area

Type	Area (acres)	Percent of Project area (%)	Hydric Rating
Ustic Torrifuvents, loamy	13.1	47	No
Heldt clay loam, 0 to 3 percent slopes	11.7	42	No
Schamber-Razor complex, 8 to 50 percent slopes	2.9	11	No
TOTAL	27.7	100	

Figure 4 indicates the majority of Project Area is in Zone X unshaded (less than 0.2% annual chance), while 0.4 acres is Zone X shaded (0.2% - 1% annual chance, or 500-year floodplain). Review of historical aerial imagery in **Figure 5** indicates that the Project Area is located within a predominantly herbaceous community within a fallow field, which is the dominant land use of the Project Area. Desktop identified water resources within the Project Area, presented in **Figure 7**, indicates a linear drainage feature in the northern portion of the Project area and in the southern portion of the Project Area a watercourse feature that flows east off site as an unnamed tributary of Fountain Creek. Similarly, NWI predictive mapping identified these same features (USFWS, 2019).

3.2 Field Survey Results

Field assessments and aquatic resources delineations occurred within the Project Area on March 5, 2026. The APT states that the site visit Climatic Conditions were conducted during the *Wet Season - Under Normal Conditions (Appendix B)*. During the field survey, features were demarcated, and locations were recorded with GPS equipment and are included within **Figure 7**. The Project Area was approximately 27.7 acres and comprised of a fallow field. Two wetland data forms were collected over the Project Area and are attached as **Appendix A**. A total of 3,632 linear feet of intermittent watercourse (WC A1) and 0.18 acre of emergent wetland (WL A1) were identified and demarcated within the Project Area during the site visit. Additionally, the linear drainage feature in the northern portion of the Project Area was an upland swale dominated by upland vegetation. A photolog of the site is attached as **Appendix C**.

3.2.1 Project Area Uplands

Uplands dominated the site and can be characterized as a relatively flat fallow field with a riparian corridor along the southern portion of the Project Area. Silver bluestem (*Bothriochloa laguroides*, UPL), blue gramma (*Bouteloua gracilis*, UPL), and common evening primrose (*Oenothera biennis* FACU) were the dominant grasses and forbs covering the Project Area. Dominant shrubs were predominately rubber rabbitbrush (*Ericameria nauseosa* spp. *nauseosa*, UPL) and plains yucca (*Yucca glauca*, UPL) throughout the Project Area, along with sandy/gravelly loam and clay loam soils (see **Appendix B**).

3.2.2 Project Area Waters

An intermittent watercourse (WC A1) is located within the southern portion of the Project Area and enters the site to the west and flows offsite to the east where it forms a confluence with Fountain Creek. WL A1 is a fringe emergent wetland of WC A1. Vegetation within WL A1 includes hard-stem bulrush (*Schoenoplectus acutus*, OBL) and common threesquare (*Schoenoplectus pungens*, OBL), which were the dominant grasses, and narrowleaf willow (*Salix exigua*), which was the dominate shrub. This wetland contains depleted grey soils and a high-water table. Wetlands and waters collected during field assessments are presented in **Table 3** below.

Table 3. Waters Delineated Within Project Area

Feature ID	Area (acres/lf)	NWI	Lat	Long	Preliminary Jurisdictional Status
WL A1	0.18 acre	PEM	38.679886	-104.715529	Jurisdictional; continuous surface water connection with WC A1 (fringe wetland)
WC A1	3,632 lf	R4	38.679604	-104.716903	Jurisdictional; Unnamed Tributary of Fountain Creek

4.0 REGULATION OF WATERS

The above wetland and watercourse table provides the assumed USACE jurisdictional status of aquatic resource features that were identified, characterized, and delineated within the Project Area by Atwell. The current application of USACE jurisdiction over WOTUS is understood to be conducted under the pre-2015 regime, otherwise known as the *86 Regs*, along with *Sackett* and *Rapanos* decisions consistent with the March 12, 2025 joint memorandum between the Department of the Army (DA) and the Environmental Protection Agency (EPA) titled *MEMORANDUM TO THE FIELD BETWEEN THE U.S. DEPARTMENT OF THE ARMY, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. ENVIRONMENTAL PROTECTION AGENCY CONCERNING THE PROPER IMPLEMENTATION OF "CONTINUOUS SURFACE CONNECTION" UNDER THE DEFINITION OF "WATERS OF THE UNITED STATES" UNDER THE CLEAN WATER ACT*. Wetlands, waterbodies, and/or other aquatic resources that exhibit a relatively permanent and continuous surface connection to Traditional Navigable Waters (TNWs) are considered potentially regulated aquatic resources; these are collectively known as WOTUS.

5.0 CONCLUSIONS AND RECOMMENDATIONS

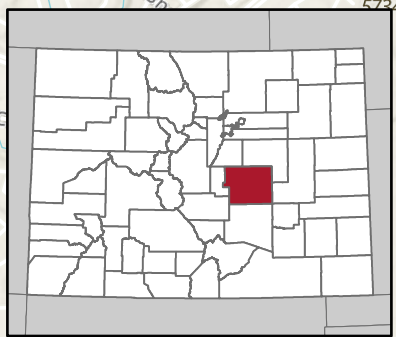
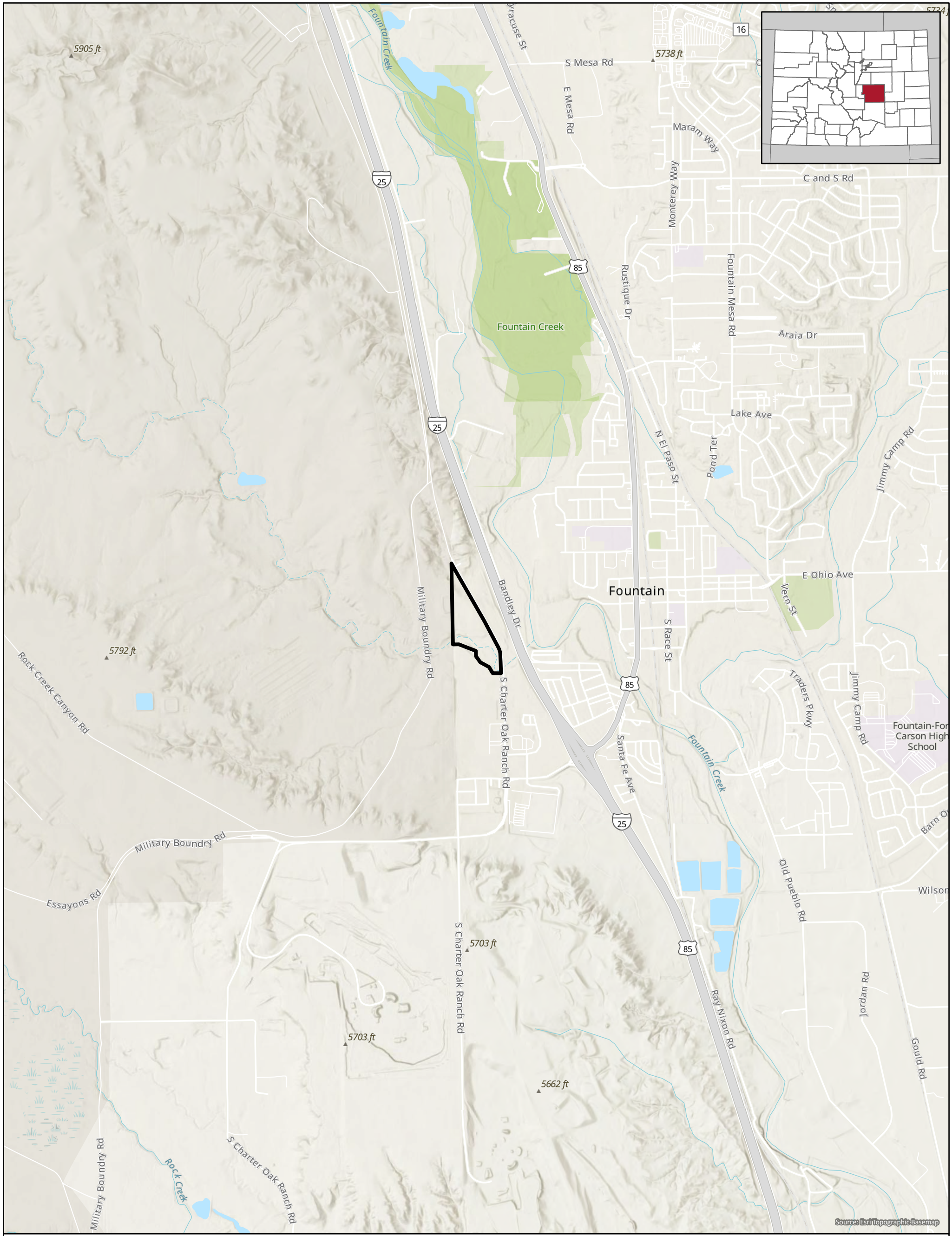
It is Atwell's professional opinion that the 3,632 linear feet of intermittent watercourse (WC A1), and 0.18 acre of emergent wetland (WL A1) would be jurisdictional under Section 404 of the CWA, as both of these have a continuous surface flow to a downstream RPW/TNW (Fountain Creek) required to establish Federal jurisdiction.

The above assumptions are based on the regulatory guidance under the pre-2015 regulatory regime consistent with the *Sackett vs EPA* ruling. While these preliminary jurisdictional assumptions are likely valid based on the desktop and field data provided within this report, all final WOTUS jurisdictional determinations are made by the USACE and EPA. Prior to initiating any impacts to the identified preliminary jurisdictional features within this document, Atwell advises the Client to consider the potential regulatory risks that may incur without agency agreement in these findings or any permitting that may be necessary to continue with the proposed Project.

6.0 REFERENCES

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FIGURES



 Project Area (~27.7 acres)



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 25010228
 March 09, 2026

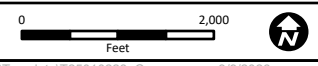
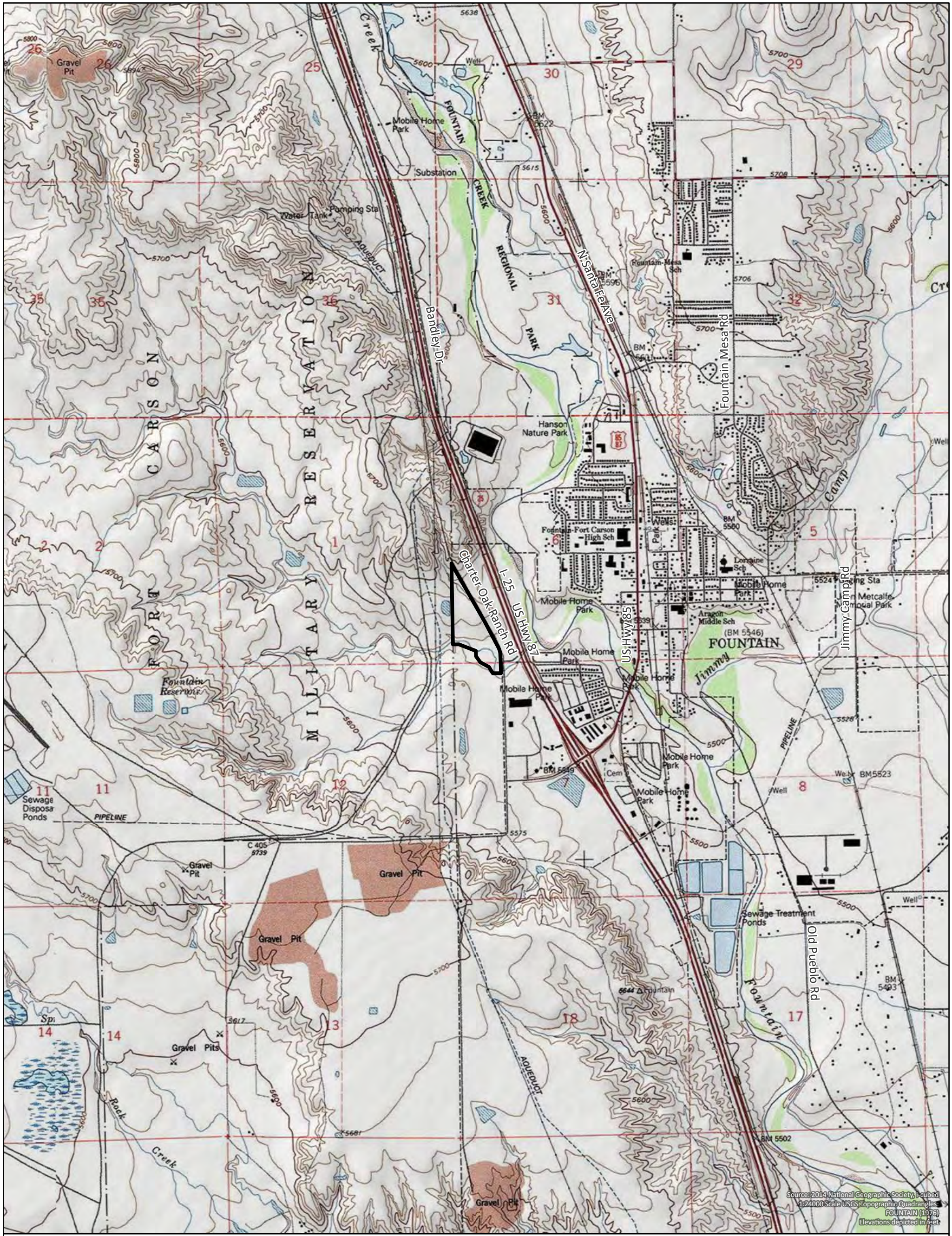


Figure 1
Project Location Map
 Sections 6, 7, T16S R65W
 El Paso County, Colorado



Source: 2014 National Geographic Society, I-cubed
 1:24000 Scale USGS Topographic Quadrangles:
 FOUNTAIN (1976)
 Elevations depicted in feet

 Project Area (~27.7 acres)


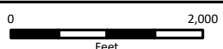

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Figure 2
Topographic Map
 Sections 6, 7, T16S R65W
 El Paso County, Colorado



Source: National Agriculture Imagery Program (2024)

- Project Area (~27.7 acres)
- Non-hydric Soils

El Paso County Soil Survey

All non-hydric soils
 33, Heldt clay loam, 0 to 3 percent slopes
 82, Schamber-Razor complex, 8 to 50 percent slopes
 101, Ustic Torrfluvents, loamy



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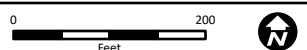
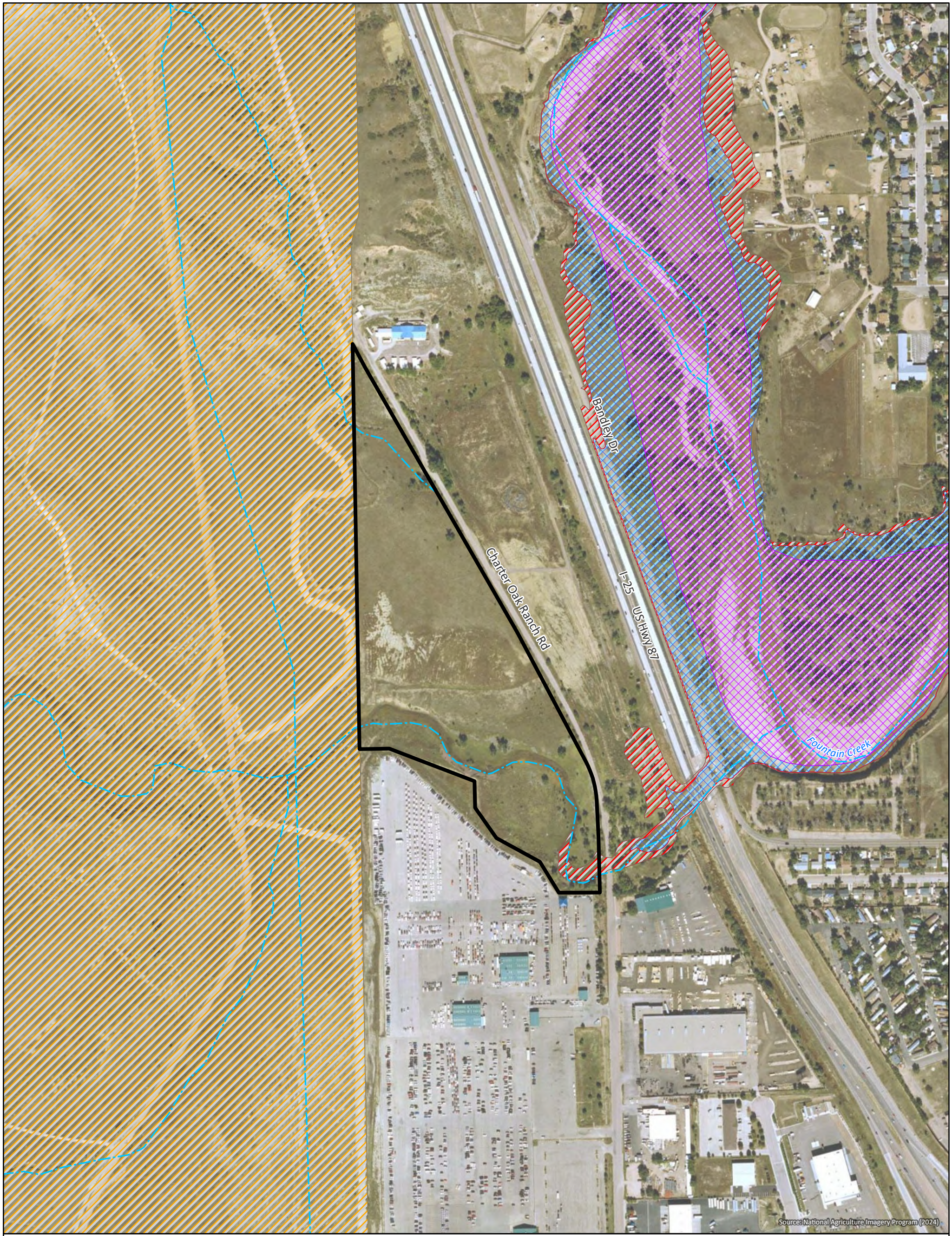


Figure 3
County Soil Survey Map
 Sections 6, 7, T16S R65W
 El Paso County, Colorado



Source: National Agriculture Imagery Program (2024)

• Project Area (~27.7 acres)
 Watercourse (3DHP)

Zone AE: subject to inundation by the one-percent-annual chance flood event determined by detailed methods
 Zone AE, Floodway: subject to inundation by the one-percent-annual chance flood event determined by detailed methods

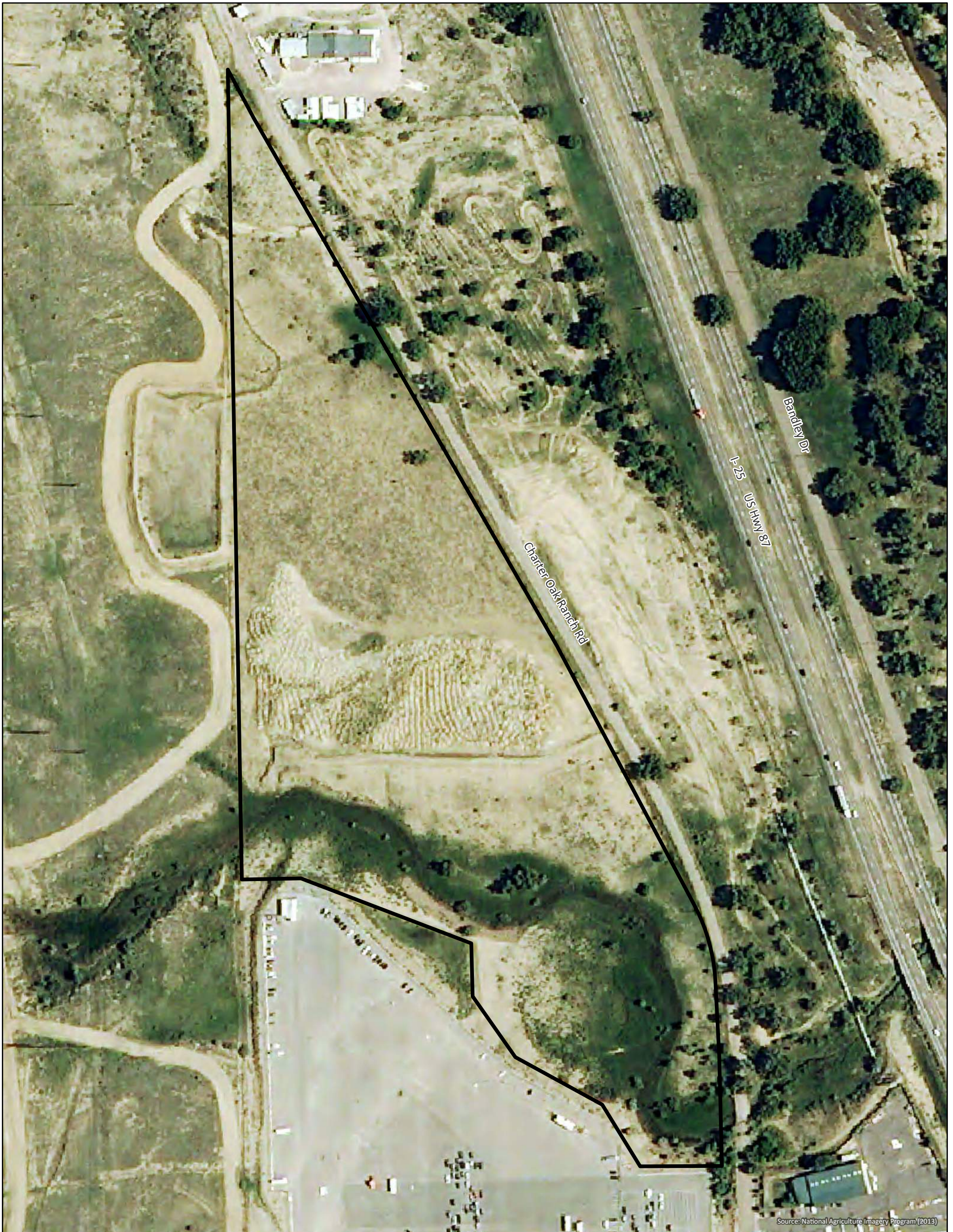
Zone D: Unstudied areas where flood hazards are undetermined, but flooding is possible.
 Zone X: subject to inundation by the 0.2-percent-annual chance flood event
 Zone X: area of minimal flood hazard



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Figure 4
FEMA Flood Hazard Map
 Sections 6, 7, T16S R65W
 El Paso County, Colorado



Source: National Agriculture Imagery Program (2013)

• Project Area (~27.7 acres)



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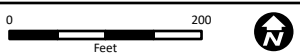
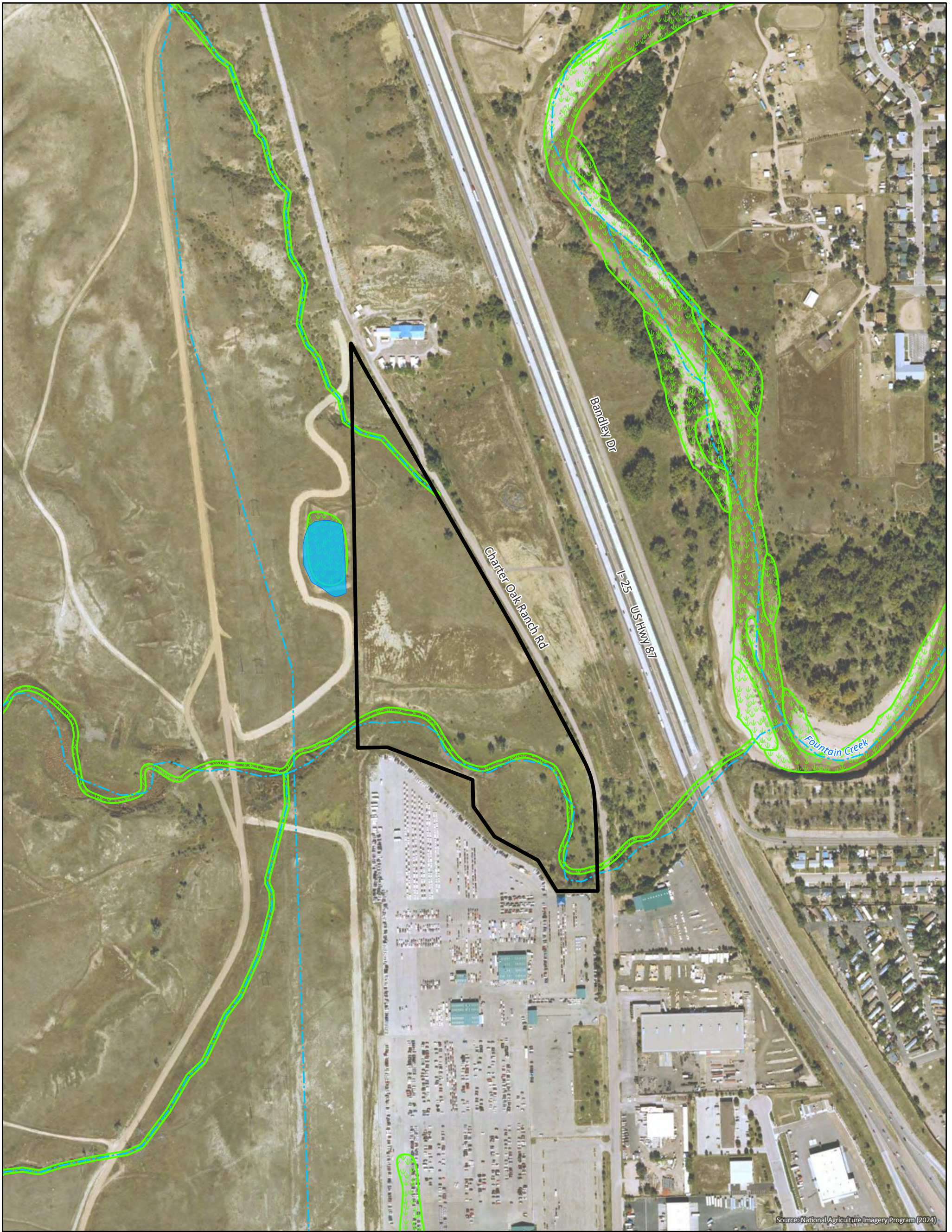


Figure 5
Historic Aerial Imagery (2013)
Sections 6, 7, T16S R65W
El Paso County, Colorado



- Project Area (~27.7 acres)
- Watercourse (3DHP)



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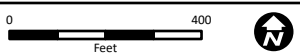
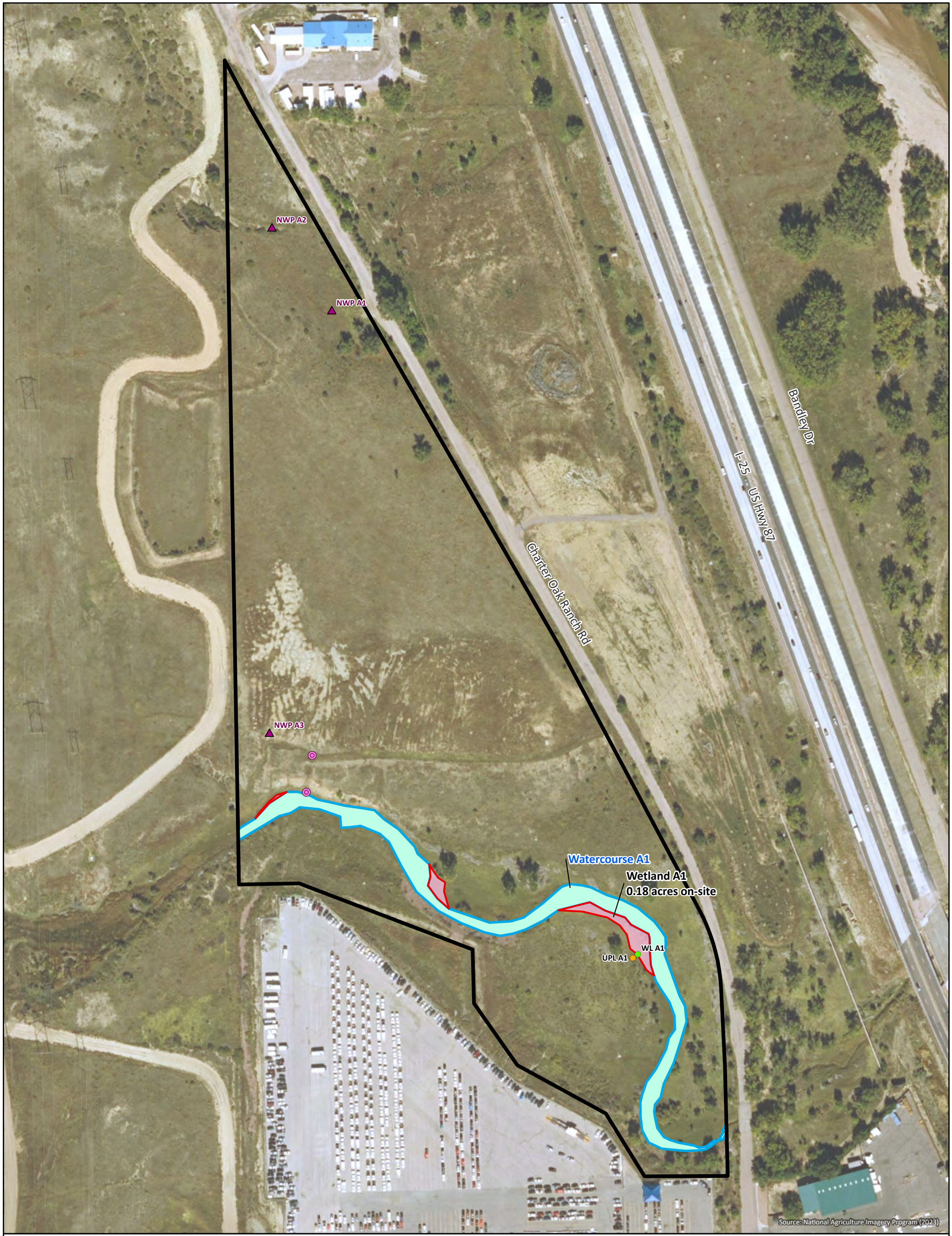


Figure 6
Desktop Water Resources Map
 Sections 6, 7, T16S R65W
 El Paso County, Colorado



Source: National Agriculture Imagery Program (2023)

- | | | | |
|----------------------------|--------------------------------|--------------------|--|
| Project Area (~27.7 acres) | Watercourse (Field Identified) | Wetland Data Point | Likely Jurisdictional Wetland (Field Identified) |
| Culvert | | Upland Data Point | Cowardin Class: |
| Non-Water Data Point | | | PEM |



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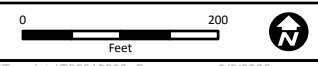


Figure 7
Aquatic Resource Delineation Map
 Sections 6, 7, T16S R65W
 El Paso County, Colorado

APPENDIX A

USACE WETLAND DETERMINATION DATA FORMS

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Great Plains Region
 See ERDC/EL TR-10-1; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Colorado Carvana City/County: El Paso County Sampling Date: 2026-03-05
 Applicant/Owner: Carvana State: Colorado Sampling Point: WL A1
 Investigator(s): Dave Nigro, Sander Aplet Section, Township, Range: sec 06 T016S R065W
 Landform (hillside, terrace, etc.): Floodplain Local relief (concave, convex, none): None Slope (%): 0-2
 Subregion (LRR/MLRA): LRR E, MLRA 49 Lat: 38.679423 Long: -104.715942 Datum: WGS84
 Soil Map Unit Name: Ustic Torrifluvents, loamy NWI classification: None
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

Remarks:
 3/3 indicators met sampled area meets wetland criteria
 Wetland fringe along watercourse.

VEGETATION – Use scientific names of plants.

<u>Tree Stratum</u> (Plot size: <u>30' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
	<u>0</u> =Total Cover			Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species <u>60</u> x 1 = <u>60</u> FACW species <u>25</u> x 2 = <u>50</u> FAC species <u>10</u> x 3 = <u>30</u> FACU species <u>5</u> x 4 = <u>20</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>100</u> (A) <u>160.00</u> (B) Prevalence Index = B/A = <u>1.6</u>
<u>Sapling/Shrub Stratum</u> (Plot size: <u>15' radius</u>)				
1. <u>Salix exigua</u>	<u>25</u>	<u>Y</u>	<u>FACW</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
	<u>25.0</u> =Total Cover			
<u>Herb Stratum</u> (Plot size: <u>5' radius</u>)				Hydrophytic Vegetation Indicators: <input checked="" type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input checked="" type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Schoenoplectus acutus</u>	<u>50</u>	<u>Y</u>	<u>OBL</u>	
2. <u>Schoenoplectus pungens</u>	<u>10</u>	<u>N</u>	<u>OBL</u>	
3. <u>Chenopodium glaucum</u>	<u>10</u>	<u>N</u>	<u>FAC</u>	
4. <u>Helianthus annuus</u>	<u>5</u>	<u>N</u>	<u>FACU</u>	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
	<u>75.0</u> =Total Cover			
<u>Woody Vine Stratum</u> (Plot size: <u>30' radius</u>)				Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
	<u>0</u> =Total Cover			
% Bare Ground in Herb Stratum _____				

Remarks:
 Hydrophytic vegetation criterion met

SOIL

Sampling Point: WL A1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)										
Depth (inches)	Matrix			Redox Features					Texture	Remarks
	Color (moist)		%	Color (moist)	%	Type ¹	Loc ²			
0-6	10YR	5/2	95	10YR	3/6	5	C	M	CL	
6-20	10YR	5/2	90	10YR	5/4	10	C	M	CL	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)	Indicators for Problematic Hydric Soils ³ :
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> 1 cm Muck (A9) (LRR I, J)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> High Plains Depressions (F16)
<input type="checkbox"/> Black Histic (A3)	(LRR H outside of MLRA 72 & 73)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Reduced Vertic (F18)
<input type="checkbox"/> Stratified Layers (A5) (LRR F)	<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> 1 cm Muck (A9) (LRR F, G, H)	<input type="checkbox"/> Very Shallow Dark Surface (F22)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Thick Dark Surface (A12)	
<input type="checkbox"/> Iron Monosulfide (A18)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	
<input type="checkbox"/> 2.5 cm Mucky Peat or Peat (S2) (LRR G, H)	
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3) (LRR F)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	
<input type="checkbox"/> Sandy Redox (S5)	
<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Loamy Mucky Mineral (F1)	
<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input checked="" type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Redox Depressions (F8)	
<input type="checkbox"/> High Plains Depressions (F16)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
---	---

Remarks:
Hydric soil indicator met

HYDROLOGY

Wetland Hydrology Indicators:	Primary Indicators (minimum of one is required; check all that apply)	Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input checked="" type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Dry-Season Water Table (C2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	(where tilled)
<input type="checkbox"/> Drift Deposits (B3)	(where not tilled)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)	<input checked="" type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Water-Stained Leaves (B9)		<input type="checkbox"/> Frost-Heave Hummocks (D7) (LRR F)

Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>8</u> Saturation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>0</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
---	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:
Wet Season, Normal Conditions

Remarks:
Hydrology criterion not met

AGENCY DISCLOSURE NOTIFICATION

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: <http://dpcl.d.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx>

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Great Plains Region
 See ERDC/EL TR-10-1; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
 Requirement Control Symbol EXEMPT:
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: Colorado Carvana City/County: El Paso County Sampling Date: 2026-03-05
 Applicant/Owner: Carvana State: Colorado Sampling Point: UPL A1
 Investigator(s): Dave Nigro, Sander Aplet Section, Township, Range: sec 06 T016S R065W
 Landform (hillside, terrace, etc.): Talf Local relief (concave, convex, none): None Slope (%): 0-2
 Subregion (LRR/MLRA): LRR E, MLRA 49 Lat: 38.679403 Long: -104.715976 Datum: WGS84
 Soil Map Unit Name: Ustic Torrifluvents, loamy NWI classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes _____ No <input checked="" type="checkbox"/>
Hydric Soil Present? Yes _____ No <input checked="" type="checkbox"/>	
Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>	

Remarks:
 Area sampled does not meet wetland criteria
 Fallow field

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0.00</u> (A/B)
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
	<u>0</u>	=Total Cover		
Sapling/Shrub Stratum (Plot size: <u>15' radius</u>)				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>5</u> x 3 = <u>15</u> FACU species <u>30</u> x 4 = <u>120</u> UPL species <u>100</u> x 5 = <u>500</u> Column Totals: <u>135</u> (A) <u>635.00</u> (B) Prevalence Index = B/A = <u>4.7</u>
1. <u>Ericameria nauseosa</u>	<u>40</u>	<u>Y</u>	<u>UPL</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
	<u>40.0</u>	=Total Cover		
Herb Stratum (Plot size: <u>5' radius</u>)				Hydrophytic Vegetation Indicators: _____ 1 - Rapid Test for Hydrophytic Vegetation _____ 2 - Dominance Test is >50% _____ 3 - Prevalence Index is ≤3.0 ¹ _____ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) _____ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Boteloua gracilis</u>	<u>60</u>	<u>Y</u>	<u>UPL</u>	
2. <u>Oenothera biennis</u>	<u>20</u>	<u>Y</u>	<u>FACU</u>	
3. <u>Bothriochloa barbinodis</u>	<u>10</u>	<u>N</u>	<u>FACU</u>	
4. <u>Chenopodium glaucum</u>	<u>5</u>	<u>N</u>	<u>FAC</u>	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
	<u>95.0</u>	=Total Cover		
Woody Vine Stratum (Plot size: <u>30' radius</u>)				Hydrophytic Vegetation Present? Yes _____ No <input checked="" type="checkbox"/>
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
	<u>0</u>	=Total Cover		
% Bare Ground in Herb Stratum _____				

Remarks:
 Hydrophytic vegetation criterion not met

SOIL

Sampling Point: UPL A1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix			Redox Features			Texture	Remarks
	Color (moist)	%		Color (moist)	%	Type ¹		
0-16	10YR	3/3	100				SCL20	
16-20	10YR	4/3	100				SCL	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)		Indicators for Problematic Hydric Soils ³ :
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> 1 cm Muck (A9) (LRR I, J)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> High Plains Depressions (F16)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Stripped Matrix (S6)	(LRR H outside of MLRA 72 & 73)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Reduced Vertic (F18)
<input type="checkbox"/> Stratified Layers (A5) (LRR F)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> 1 cm Muck (A9) (LRR F, G, H)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Very Shallow Dark Surface (F22)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Redox Dark Surface (F6)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Iron Monosulfide (A18)	<input type="checkbox"/> Redox Depressions (F8)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> High Plains Depressions (F16)	
<input type="checkbox"/> 2.5 cm Mucky Peat or Peat (S2) (LRR G, H)	(MLRA 72 & 73 of LRR H)	
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3) (LRR F)		

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes _____ No <input type="checkbox"/>
---	---

Remarks:
Hydric soil indicator not met

HYDROLOGY

Wetland Hydrology Indicators:		
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Dry-Season Water Table (C2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	(where tilled)
<input type="checkbox"/> Drift Deposits (B3)	(where not tilled)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Water-Stained Leaves (B9)		<input type="checkbox"/> Frost-Heave Hummocks (D7) (LRR F)

Field Observations: Surface Water Present? Yes _____ No <input type="checkbox"/> Depth (inches): _____ Water Table Present? Yes _____ No <input type="checkbox"/> Depth (inches): _____ Saturation Present? Yes _____ No <input type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes _____ No <input type="checkbox"/>
--	--

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:
Normal Conditions

Remarks:
Hydrology criterion not met

AGENCY DISCLOSURE NOTIFICATION

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

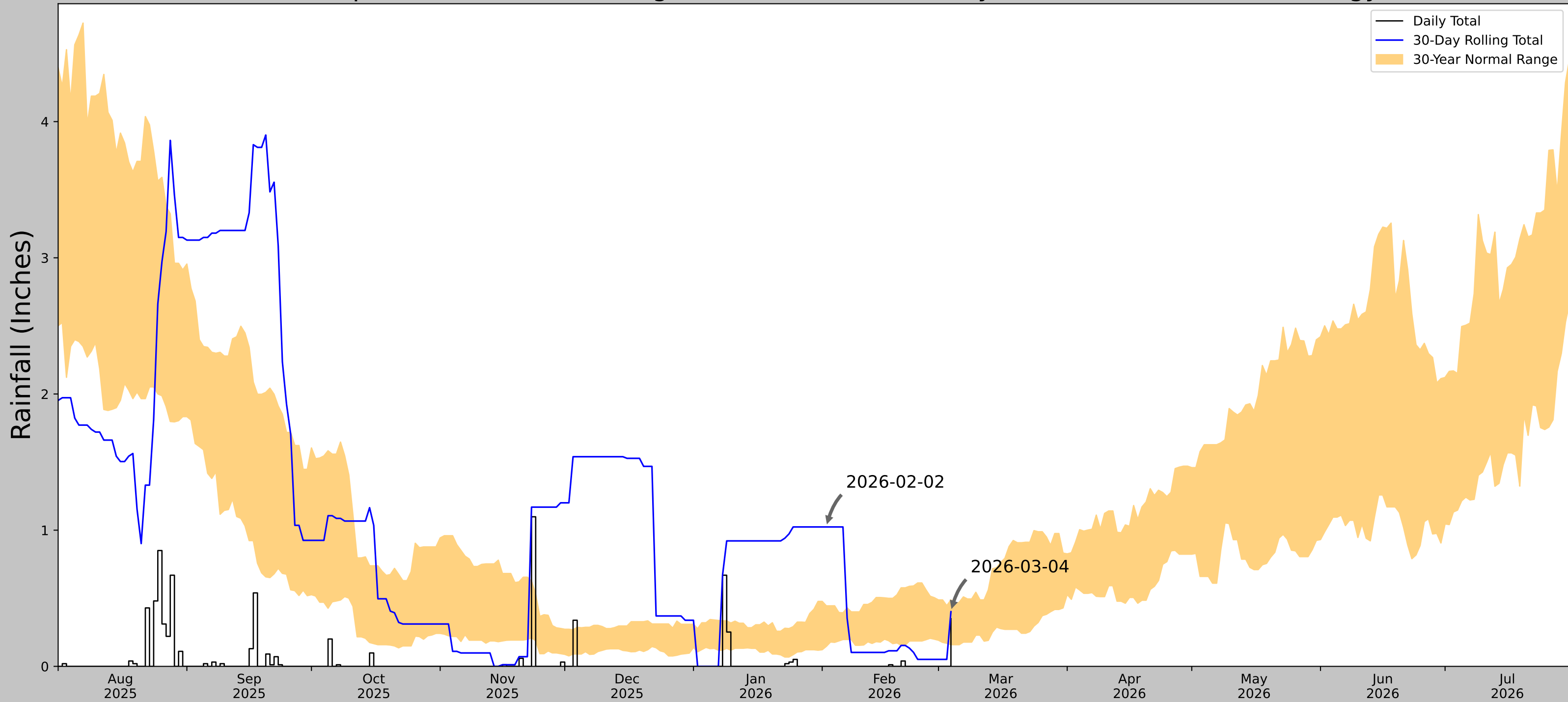
PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: <http://dpcl.d.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx>

APPENDIX B

APT DATA

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	38.68084, -104.71747
Observation Date	2026-03-04
Elevation (ft)	5559.672
Drought Index (PDSI)	Not available (2026-02)
WebWIMP H ₂ O Balance	Wet Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2026-03-04	0.159055	0.487795	0.401575	Normal	2	3	6
2026-02-02	0.14685	0.444488	1.023622	Wet	3	2	6
2026-01-03	0.123228	0.320079	0.0	Dry	1	1	1
Result							Normal Conditions - 13

Figures and tables made by the
Antecedent Precipitation Tool
Version 3.0



Developed by:
U.S. Army Corps of Engineers and
U.S. Army Engineer Research and
Development Center

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
COLORADO SPRINGS MUNI AP	38.8094, -104.6886	6182.087	9.018	622.415	9.671	11353	88
CUMBRE VISTA - COLORADO SPGS 1	38.9489, -104.7103	6949.147	9.709	767.06	11.816	0	2

APPENDIX C

PHOTOLOG

PHOTOGRAPHIC LOG

Carvana Fountain, Colorado Project

El Paso, Colorado



Photo 1. A north-facing, overall view of the Project Area.



Photo 2. A west-facing view of a constructed upland drainage swale located within the Project Area.



Photo 3. A northwest-facing view of a natural upland swale within the Project Area.



Photo 4. A south-facing view of a typical roadside area located within the Project Area.



Photo 5. A west-facing view of Wetland A1, a PEM wetland located within the Project Area.



Photo 6. A west-facing (upstream) view of Watercourse A1, an intermittent watercourse located within the Project Area.



Photo 7. A south-facing view of an erosional feature located within the Project Area.

ATTACHMENT D
USFWS IPAC

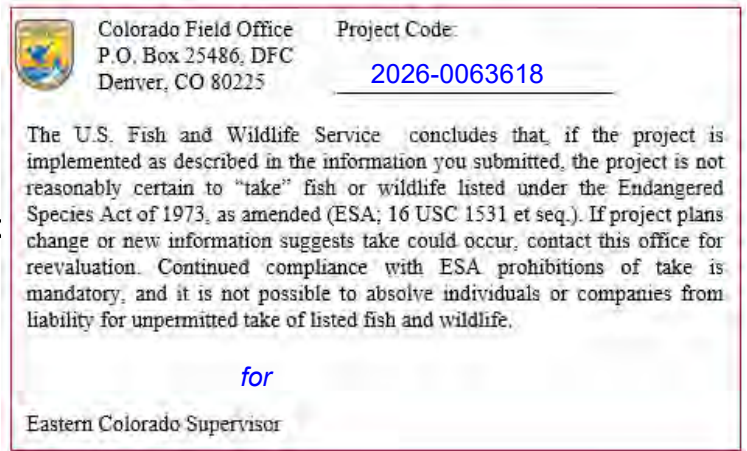


March 30, 2026

U.S Fish and Wildlife Service
Colorado Ecological Services Field Office
134 Union Boulevard, Suite 670
Lakewood, CO 80228

RE: Technical Assistance / Effects Determination Concurrence Request
ECOSphere Project Code: 2026-0063618
Carvana Development
City of Fountain, El Paso County, Colorado

To Whom It May Concern:



This request for technical assistance from the U.S. Fish and Wildlife Service (USFWS) is being submitted in accordance with the requirements of Section 9(a)(1) of the Endangered Species Act (ESA), which prohibits the take of federally listed species and their habitats, and defines such take as “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct” (16 U.S.C. § 1538). Carvana, LLC (“Proponent”) is planning to construct a proposed commercial development for vehicle storage (“Project”), to be located west of S. Oak Ranch Road and north of an existing vehicle storage lot in the City of Fountain, El Paso County, Colorado (**Attachment A: Site Location Map**). The Project will involve the development of approximately 27 acres of land within El Paso County Parcel No. 5606000037. The Project will consist of the expansion of an existing vehicle storage lot, as well as associated structures and roads and emergency access driveways. Because Section 9 take restrictions always apply for listed animals, B.E. has reviewed the site for potential habitat that could support listed species which may be affected by site development.

Following review of the site, Bristlecone Ecology, LLC (“B.E.”) has prepared this request for technical assistance for listed species with the potential to be affected by the proposed Project. The Project is in the early stages of design and final plans are not yet available, but one proposed layout is attached (see **Attachment B: Preliminary Site Plan**). Supporting information is provided in the following sections, including a description of the Project and anticipated environmental impact area (EIA) for federally listed species and their respective habitats.

B.E. reviewed lists of threatened, endangered, proposed, and candidate species/critical habitat provided by the USFWS’ Information for Planning and Consultation (IPaC) tool and generated an official species list under ECOSphere Project Code 2026-0063618 (**Attachment C**). After considering the effects of the proposed activity within the anticipated EIA, B.E. has determined that species warranting protection under the ESA are unlikely to be affected by the subject activity for the following reasons:

- A qualified ecologist with B.E. has determined that direct, indirect, and cumulative effects on listed species and their habitats can be avoided entirely or kept to a negligible level through Project design and avoidance, minimization, or mitigation (AMM).
- A qualified ecologist with B.E. has determined that there is minor potential to impact habitat for Eastern black rail (*Laterallus jamaicensis ssp. jamaicensis*), but that impacts can be kept to a negligible level through AMM.



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- A qualified ecologist with B.E. has determined that no potential to impact any other federally protected species and has provided supporting justification.

Listed Species Reviewed

B.E. reviewed the USFWS’ IPaC database for information regarding the potential for threatened, endangered, proposed, and candidate species to occur at the Project site (see **Attachment C: Official IPaC Resource List**). IPaC identified six species as having the potential to occur at the site or be affected by development of the site (**Attachment C**). One of these species – piping plover (*Charadrius melodus*) – is listed under a conditional effects analysis and only needs to be considered if a project will involve water depletions in the N. Platte, S. Platte, or Laramie River basins. The Project is located in the Arkansas River basin and thus will not affect this species. The five remaining species listed in the IPaC query were the federally threatened Preble’s meadow jumping mouse (*Zapus hudsonius preblei* or Preble’s), Eastern black rail, and Ute ladies’-tresses orchid (*Spiranthes diluvialis* or ULTO); and two species proposed for listing as threatened and endangered, respectively – monarch butterfly (*Danaus plexippus*) and Suckley’s cuckoo bumblebee (*Bombus suckleyi*). Each species is discussed individually in the table below (**Table 1**). Those species potentially affected or those requiring additional information are discussed in detail below.

Table 1. Federally Listed T&E Species Potentially Impacted by the Project (USFWS 2024)

Common Name	Scientific Name	Habitat Requirements and Likelihood of Impacts	Federal Status ¹
Mammals			
Preble’s meadow jumping mouse	<i>Zapus hudsonius preblei</i>	Inhabits well-developed riparian corridors with a nearby water source and adjacent, relatively undisturbed grassland communities. Riparian habitat includes a dense combination of grasses, forbs, and shrubs; a taller shrub and tree canopy may be present. Has been found to regularly use uplands at least as far as 100 meters beyond the 100-year floodplain. Likelihood of impacts: Not reasonably certain to adversely affect. The wetland and grassland areas on the site provide some of the primary constituent elements (PCEs) necessary, but do not support sufficient habitat for Preble’s. There is a perennial stream channel, but there are no willows or other shrubs to form a riparian corridor along the stream. The wetlands along the stream are marshy, dominated by bulrushes, sedges, and other graminoids. Without a well-developed riparian element, it is unlikely for Preble’s to inhabit the site.	FT
Birds			
Piping plover	<i>Charadrius melodus</i>	Water-related activities/use in the N. Platte, S. Platte and Laramie River Basins may affect listed species in Nebraska. Likelihood of impacts: None. The Project is not within the river basins listed for a conditional effects analysis.	FT
Eastern black rail	<i>Laterallus jamaicensis</i> ssp. <i>jamaicensis</i>	Eastern black rail is a subspecies of black rail that occurs east of the Rocky Mountains in North America. Black rails are small, cryptic marsh/wetland specialists, and depend entirely upon these habitats. Requires dense overhead cover (usually cattails [<i>Typha</i> spp.] or bulrushes [<i>Schoenoplectus</i> / <i>Scirpus</i> spp.]) and moist to saturated soils. Eastern black rails have been expanding their range in Colorado. Likelihood of impacts: Possible, but unlikely; there is suitable marsh habitat available on-site associated with the stream that flows across the northern portion of the site. If this area were disturbed by development, impacts to the species are possible. This species is discussed further below.	FT

¹ FE = Federally Endangered; FT = Federally Threatened; C = Candidate for Listing; P = Proposed Endangered

Table 1. Federally Listed T&E Species Potentially Impacted by the Project (USFWS 2024)

Common Name	Scientific Name	Habitat Requirements and Likelihood of Impacts	Federal Status ¹
Insects			
Monarch butterfly	<i>Danaus plexippus</i>	Monarch butterflies require milkweeds (<i>Asclepias</i> spp.) as a host plant. This species is proposed for listing as threatened under the ESA. The USFWS is currently reviewing the petition to list the species. There are no statutory requirements for proposed species until the decision to list has been made. Likelihood of impacts: Unlikely; milkweeds were not observed within the Project footprint.	PT
Suckley's cuckoo bumblebee	<i>Bombus suckleyi</i>	Suckley's cuckoo bumblebee is a social parasite that relies entirely on other species of bumblebees as hosts. The last confirmed sighting in the U.S. was in 2016 in Oregon (USFWS 2024). May be found anywhere robust bumblebee colonies are present. While there are no requirements until a listing decision is made, due diligence is encouraged. Likelihood of impacts: Unlikely; site development is unlikely to adversely affect bumblebee host colonies.	PE
Flowering Plants			
Ute ladies'-tresses orchid	<i>Spiranthes diluvialis</i>	Primarily occurs along seasonally flooded river terraces, sub-irrigated or spring-fed abandoned stream channels, and lakeshores. May also occur along irrigation canals, berms, levees, irrigated meadows, gravel pits, borrow pits, and other human-modified wetlands. There are no known populations in El Paso County. Likelihood of impacts: Unlikely; there are no known populations in El Paso County. In addition, this species has been proposed for delisting as of January 6, 2025.	FT

¹ FE = Federally Endangered; FT = Federally Threatened; =; PE = Proposed Endangered; PT = Proposed Threatened

Eastern black rail

Eastern black rails have been listed as federally threatened since October 2020 with a 4(d) rule that provides measures that are necessary and advisable to conserve the species (85 FR 63764). For habitat, they require shallow wetlands with dense herbaceous vegetation, usually cattails or bulrushes in Colorado (CPW, n.d.). Emergent vegetation will ideally cover between 90-100% of the total ground cover, according to the Habitat Scorecard for Black Rails v. Jan 2016 (CPW, n.d.) They prefer habitats where surface water is less than 1.2 inches, and does not fluctuate (CPW, n.d.). They may also use the transitional areas between emergent wetlands and upland grasslands to hide from predators and during flooding events.

At the site, there is suitable habitat for this species in the herbaceous wetlands along the unnamed tributary to Fountain Creek that flows from west to east through the undeveloped portion of the site. Eastern black rails have been reported in other marshes in the region, so it is possible that they could utilize the marshes within the site.

Conclusions

B.E. assessed the Project site for potential habitat to support Preble's meadow jumping mouse, Eastern black rails, ULTO, monarch butterflies, and Suckley's cuckoo bumblebees. There was minimal to no habitat present for most of the species listed in the IPaC query. There was suitable habitat for Eastern black rail available; however, the species is unlikely to occur, and if present would only occur within the wetlands and riparian areas of the site, which will not be developed. Should the project include crossing



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the creek and its wetlands, including building a culvert for a roadway, impacts to suitable habitat could occur. Because impacts will be minimal (approximately 1/10th of an acre), take of Eastern black rails is not expected.

B.E.'s desktop review and on-site habitat assessment concluded that development of the Project is unlikely to affect any threatened, endangered, proposed, or candidate species, or their respective habitats. As such, it is B.E.'s professional opinion that development of the Project is not reasonably certain to result in take of listed species and requests USFWS' concurrence. Should you disagree with this assessment, please do not hesitate to contact Bristlecone Ecology. Thank you for your attention to this matter.

Sincerely,

Bristlecone Ecology, LLC

Daniel Maynard
Owner/Ecologist



March 30, 2026

References

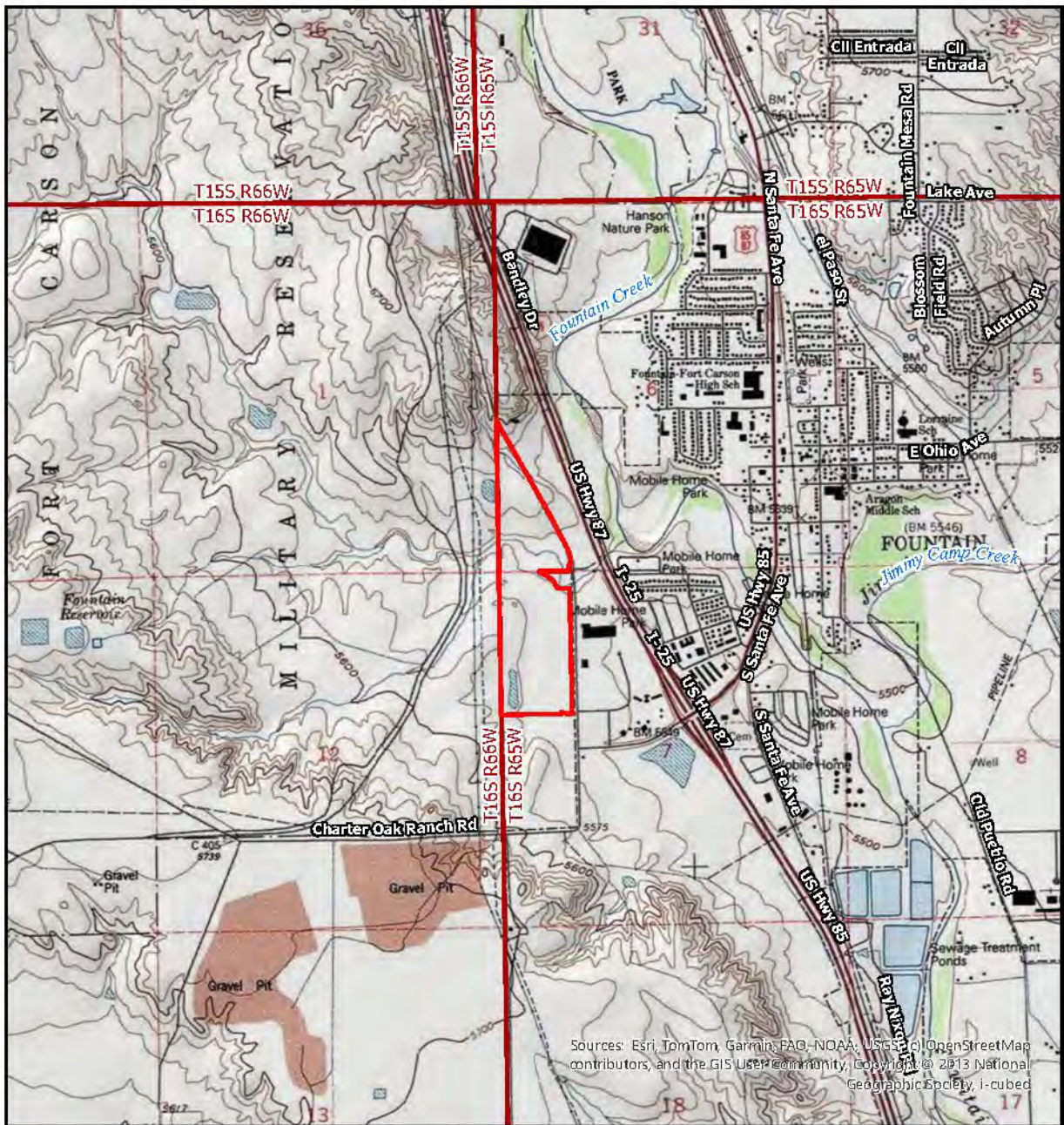
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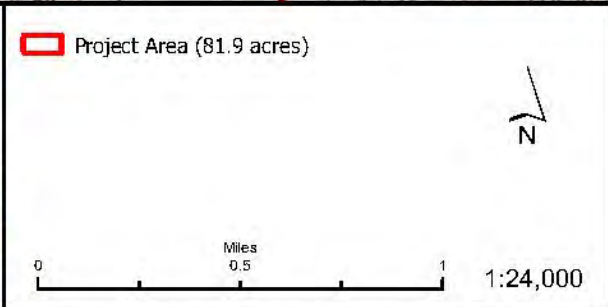
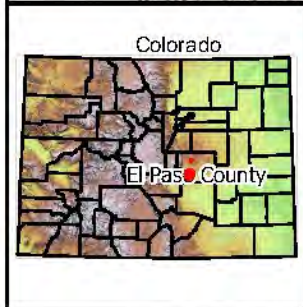
Technical Assistance / Effects Determination Concurrence Request
Caravana Development
City of Fountain, El Paso County, Colorado

March 30, 2026

ATTACHMENT A:
SITE LOCATION MAP



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community, Copyright © 2013 National Geographic Society, i-cubed



Carvana Development

Site Location Map



bristlecone ecology



Technical Assistance / Effects Determination Concurrence Request
Caravana Development
City of Fountain, El Paso County, Colorado

March 30, 2026

ATTACHMENT C:
OFFICIAL IPAC SPECIES LIST



United States Department of the Interior



FISH AND WILDLIFE SERVICE
Colorado Ecological Services Field Office
Denver Federal Center
P.O. Box 25486
Denver, CO 80225-0486
Phone: (303) 236-4773 Fax: (303) 236-4005

In Reply Refer To:
Project Code: 2026-0063618
Project Name: Carvana Development

03/17/2026 16:12:08 UTC

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed, and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (ESA) of 1973, as amended (16 U.S.C. 1531 et seq.).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to these species or critical habitats ([Colorado Ecological Services Field Office](#)). Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the ESA, the accuracy of this species list should be verified after 90 days. We recommend verification be completed by visiting the [IPaC](#) website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the [IPaC](#) system by completing the same process used to receive the enclosed list.

The purpose of the ESA is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the ESA and its implementing regulations ([50 CFR 402](#)), Federal agencies are required to use their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological

evaluation like a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends Federal agencies also address proposed species and proposed critical habitat within the consultation (see Conferencing below) and consider candidate species. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at: <https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>.

Projects and activities without a Federal nexus (e.g., without Federal funding, permit, or authorization) should be evaluated for the potential to "take" listed wildlife. Take does not apply to listed plants and to designated critical habitat. The term "take" means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct ([ESA Section 3, Definitions](#)). Harm in the definition of "take" in the ESA means an act which actually kills or injures wildlife. Such act may include significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering ([50 CFR 17.3](#)).

Conferencing: Conferencing for species proposed for Federal listing or for proposed critical habitat is only required if a proposed action is likely to jeopardize the continued existence of a species or will result in the destruction or adverse modification of proposed critical habitat (50 CFR 402.10). If an action agency determines that their action would not jeopardize the continued existence of the proposed species and/or would not result in the destruction or adverse modification of proposed critical habitat, the determination should be saved in the agency's project record. Agencies may request a voluntary conference to address adverse effects; however, at this time the Colorado Field Office intends to not conduct voluntary conferences for the species discussed in this cover letter.

For purposes of ESA section 7 consultation, we treat experimental populations (e.g., gray wolf in Colorado) as if they are proposed for listing, except on National Park Service and National Wildlife Refuge system lands, where they are treated as threatened. Evaluations for proposed species are completed under the regulations for conferencing ([50 CFR 402.10](#)).

Gray Wolf: On November 8, 2023, the Service promulgated an ESA section 10(j) (i.e., nonessential experimental population or NEP) rule (10(j) rule) for gray wolf (*Canis lupus*) within the State of Colorado ([88 FR 77014](#)). In the 10(j) rule, the Service determined that the loss of the Colorado NEP would not be likely to appreciably reduce the likelihood of survival of the species in the wild and that the establishment of the NEP would benefit recovery by increasing redundancy and representation. Furthermore, it is unlikely that typical agency actions in Colorado, especially those with temporary impacts to habitat, will result in any adverse effects to the gray wolf. Agencies may consider implementing voluntary conservation measures near active dens and rendezvous sites. See Conferencing above.

Colorado River Fish, Platte River Species, & Depletions: Formal interagency consultation under section 7 of the ESA is required for projects that may lead to depletions of water from any system that is a tributary to the Colorado River. Federal agency actions resulting in water depletions to the Colorado River system may affect the endangered bonytail (*Gila elegans*), Colorado pikeminnow (*Ptychocheilus lucius*), razorback sucker (*Xyrauchen texanus*), and the threatened humpback chub (*Gila cypha*), and their designated critical habitats. Similarly, formal consultation is required for projects that may lead to depletions of water from the Platte River, affecting the endangered pallid sturgeon (*Scaphirhynchus albus*), threatened piping plover (*Charadrius melodus*), threatened western prairie fringed orchid (*Platanthera praeclara*) the endangered whooping crane (*Grus americana*), and the whooping crane's designated critical habitat. Additional information on the Platte River Recovery Implementation Program is available here: <https://www.fws.gov/media/federal-depletions-plan-platte-river-recovery-implementation-program>.

Water depletions include evaporative losses and consumptive use of surface or groundwater within the affected basin, often characterized as diversions minus return flows. Project elements that could be associated with depletions include, but are not limited to: ponds, lakes, and reservoirs (e.g., detention, recreation, irrigation, storage, stock watering, municipal storage, and power generation); drilling, hydraulic fracturing and completion of oil and gas wells; hydrostatic testing of pipelines; water wells; dust abatement; diversion structures; and water treatment facilities. Any actions that may result in water depletions should be identified. An analysis of the water depletion should include: an estimate of the amount and timing of the average annual water use (both historic and new uses) and methods of arriving at such estimates; location of water use or where diversion occurs, as specifically as possible; if and when the water will be returned to the system; and the intended use of the water. Depending on Project details, the Service may have more specific questions regarding the potential consumptive use of the water.

The Service, in accordance with the Upper Colorado River Endangered Fish Recovery Program (<https://coloradoriverrecovery.org/uc/>), adopted a [de minimis policy](#), which states that water-related activities in the Upper Colorado River Basin that result in less than 10 acre-foot per year of depletions in flow have no effect on the Colorado River endangered fish species and their critical habitat, and thus do not require consultation for potential effects on those species and critical habitat. While no section 7 consultation is needed, the Service requests Federal agencies notify the Upper Colorado Fishes Coordinator of depletions between 0.1 and 10 acre-feet per year with the approximate location of the project (e.g., reference to the most proximate surface water or tributary), the water use (e.g., agricultural, oil and gas, energy), and the timing of and depletion amount. Similarly, detention basins designed to detain runoff for less than 72 hours, and temporary withdrawals of water outside of critical habitat (e.g., for hydrostatic pipeline testing) that return all the water to the same drainage basin within 30 days, are considered to have no effect and do not require consultation.

Suckley's Cuckoo Bumble Bee: On December 17, 2024, Suckley's cuckoo bumble bee (*Bombus suckleyi*) (Suckley's) was proposed for listing as an endangered species (89 FR 102074). Suckley's is an obligate social parasite of social bumble bees in the genus *Bombus*. Suckley's cannot successfully reproduce without the availability of suitable host colonies. It is a semi-specialist parasite and confirmed to usurp nests of Western bumble bee (*Bombus*

occidentalis) and Nevada bumble bees (*Bombus nevadensis*) (Service 2024). Based on the best available information, no Suckley's have been observed in Colorado since 2014 despite ongoing surveys. The Species Status Assessment (SSA) shows observations since 2018 occur only in northern latitudes, primarily in Canada ([Service 2024](#)), but the species may persist in high quality upper elevation habitats in western States.

While Suckley's is proposed for listing, there is no prohibition of "take" under Section 9 of the ESA; therefore, projects without a federal nexus, do not need to engage with the Service to exempt take under the ESA. However, we encourage everyone to incorporate conservation measures benefiting pollinators and pollinator habitat into projects. Examples include retaining suitable foraging (diversity and abundance of native floral resources), nesting (suitable host colony above or below ground), and overwintering habitat (loose substrates such as leaf litter, duff, rotting logs); maintaining habitat for host bumble bees by avoiding impacts to abandoned underground holes (rodent burrows); and revegetation efforts that include native seed mixes with a diversity of nectar plants (<https://www.xerces.org/monarchs/monarch-nectar-plant-guides>) to promote an abundance and diversity of native floral resources. Additionally, we recommend supporting and conducting general bumble bee and pollinator surveys. You may also consider tools that offer regulatory assurances should Suckley's become a listed species. For example, on January 22, 2026, the Service [Proposed a Nationwide Conservation Benefit Agreement for Bumble Bees](#).

At this time, the Colorado Field Office will not be participating in voluntary conferences for the species. Nationally, the Service is developing range-wide consultation guidance and streamlining tools for the Suckley's, and we will share these as they become available.

Monarch Butterfly: The monarch butterfly (*Danaus plexippus*) was proposed threatened under the Endangered Species Act (ESA) on December 12, 2024 (89 FR 100662). The proposed listing rule, including a special 4(d) rule, and proposed critical habitat in the California winter range, are available on the species webpage: <https://ecos.fws.gov/ecp/species/9743> and at <https://www.fws.gov/species/monarch-danaus-plexippus>. Two monarch butterfly populations occupy North America – the eastern population which is east of the Rocky Mountains, and the western population which is west of the Rocky Mountains. The eastern population supports well over 90% of the monarchs in North America. Colorado supports both populations. In Colorado, monarch butterfly habitat consists of grasslands, prairies, riparian areas, and urban gardens that support milkweed and a variety of nectar plants. We recommend agencies include proactive conservation measures into their projects such as restoring disturbed areas with local seed mixes with a diversity of nectar plants (<http://www.xerces.org/monarch-nectar-plants/>) and evaluating the full impact of their action (including conservation measures) when considering whether their project will jeopardize the species.

While the monarch butterfly is proposed for listing, there is no prohibition of "take" under Section 9 of the ESA; therefore, projects without a federal nexus, do not need to engage with the Service to exempt take under the ESA. However, we encourage everyone to include conservation measures to benefit monarch butterflies and other pollinators into projects. You may also consider tools that offer regulatory assurances should the monarch become a listed species such

as Conservation Benefit Agreements (CBAs), or you may qualify to enroll into the [Candidate Conservation Agreement with Assurances for the Monarch Butterfly](#).

At this time, the Colorado Field Office will not be participating in voluntary conferences for the species. It is unlikely that typical localized actions in Colorado, especially those with temporary impacts in migratory or breeding habitat, will jeopardize the species. Nationally, the Service continues to develop range-wide consultation guidance and streamlining tools for the Monarch butterfly and other pollinators.

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the ESA, there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see <https://www.fws.gov/program/migratory-bird-permit/what-we-do>.

It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see <https://www.fws.gov/library/collections/threats-birds>.

In addition to MBTA and BGEPA, Executive Order 13186: Responsibilities of Federal Agencies to Protect Migratory Birds, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the ESA. Please include the Consultation Code found in the header of this letter with any request for consultation or correspondence about your project that you submit to our office at ColoradoES@fws.gov.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds

- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Colorado Ecological Services Field Office

Denver Federal Center
P.O. Box 25486
Denver, CO 80225-0486
(303) 236-4773

PROJECT SUMMARY

Project Code: 2026-0063618

Project Name: Carvana Development

Project Type: Commercial Development

Project Description: Carvana, LLC (“Proponent”) is planning to construct a proposed commercial development for vehicle storage (“Project”), to be located west of S Oak Ranch Road in the City of Fountain, El Paso County, Colorado

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@38.6789222,-104.71713785579935,14z>



Counties: El Paso County, Colorado

ENDANGERED SPECIES ACT SPECIES

There is a total of 6 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Note that 1 of these species should be considered only under certain conditions.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Preble's Meadow Jumping Mouse <i>Zapus hudsonius preblei</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/4090 General project design guidelines: https://ipac.ecosphere.fws.gov/project/X3IS3LOYWVHMJJWSTJEIKW6IGE/documents/generated/10776.pdf	Threatened

BIRDS

NAME	STATUS
Eastern Black Rail <i>Laterallus jamaicensis jamaicensis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10477 General project design guidelines: https://ipac.ecosphere.fws.gov/project/X3IS3LOYWVHMJJWSTJEIKW6IGE/documents/generated/10809.pdf	Threatened
Piping Plover <i>Charadrius melodus</i> Population: [Atlantic Coast and Northern Great Plains populations] - Wherever found, except those areas where listed as endangered. There is final critical habitat for this species. Your location does not overlap the critical habitat. This species only needs to be considered under the following conditions: <ul style="list-style-type: none"> Project includes water-related activities and/or use in the N. Platte, S. Platte, and Laramie River Basins which may affect listed species in Nebraska. Species profile: https://ecos.fws.gov/ecp/species/6039	Threatened

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> There is proposed critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743 General project design guidelines: https://ipac.ecosphere.fws.gov/project/X3IS3LOYWVHMJJWSTJEIKW6IGE/documents/generated/10810.pdf	Proposed Threatened
Suckley's Cuckoo Bumble Bee <i>Bombus suckleyi</i> Population: No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10885	Proposed Endangered

FLOWERING PLANTS

NAME	STATUS
Ute Ladies'-tresses <i>Spiranthes diluvialis</i>	Threatened

NAME	STATUS
No critical habitat has been designated for this species.	
Species profile: https://ecos.fws.gov/ecp/species/2159	
General project design guidelines:	
https://ipac.ecosphere.fws.gov/project/X3IS3LOYWVHMJJWSTJEIKW6IGE/documents/generated/10712.pdf	

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

BALD & GOLDEN EAGLES

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act ² and the Migratory Bird Treaty Act (MBTA) ¹. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

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1. The [Bald and Golden Eagle Protection Act](#) of 1940.
 2. The [Migratory Birds Treaty Act](#) of 1918.
 3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

There are Bald Eagles and/or Golden Eagles in your [project](#) area.

Measures for Proactively Minimizing Eagle Impacts

For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the [National Bald Eagle Management Guidelines](#). You may employ the timing and activity-specific distance recommendations in this document when designing your project/activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to [Bald Eagle Nesting and Sensitivity to Human Activity](#).

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

If disturbance or take of eagles cannot be avoided, an [incidental take permit](#) may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the [Do I Need A Permit Tool](#). For assistance making this determination for golden eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

Ensure Your Eagle List is Accurate and Complete

If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the [Supplemental Information on Migratory Birds and Eagles](#), to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Oct 15 to Jul 31
Golden Eagle <i>Aquila chrysaetos</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680	Breeds Dec 1 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
<p>Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626</p>	Breeds Oct 15 to Jul 31
<p>Broad-tailed Hummingbird <i>Selasphorus platycercus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/11935</p>	Breeds May 25 to Aug 21
<p>Chestnut-collared Longspur <i>Calcarius ornatus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9437</p>	Breeds May 1 to Aug 10
<p>Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9406</p>	Breeds Mar 15 to Aug 25
<p>Clark's Grebe <i>Aechmophorus clarkii</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/10575</p>	Breeds Jun 1 to Aug 31
<p>Ferruginous Hawk <i>Buteo regalis</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/6038</p>	Breeds Mar 15 to Aug 15
<p>Golden Eagle <i>Aquila chrysaetos</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680</p>	Breeds Dec 1 to Aug 31
<p>Grasshopper Sparrow <i>Ammodramus savannarum perpallidus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8329</p>	Breeds Jun 1 to Aug 20
<p>Lesser Yellowlegs <i>Tringa flavipes</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679</p>	Breeds elsewhere

NAME	BREEDING SEASON
<p>Lewis's Woodpecker <i>Melanerpes lewis</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p>https://ecos.fws.gov/ecp/species/9408</p>	Breeds Apr 20 to Sep 30
<p>Long-billed Curlew <i>Numenius americanus</i></p> <p>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p> <p>https://ecos.fws.gov/ecp/species/5511</p>	Breeds Apr 1 to Jul 31
<p>Long-eared Owl <i>asio otus</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p>https://ecos.fws.gov/ecp/species/3631</p>	Breeds Mar 1 to Jul 15
<p>Mountain Plover <i>Charadrius montanus</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p>https://ecos.fws.gov/ecp/species/3638</p>	Breeds Apr 15 to Aug 15
<p>Northern Harrier <i>Circus hudsonius</i></p> <p>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p> <p>https://ecos.fws.gov/ecp/species/8350</p>	Breeds Apr 1 to Sep 15
<p>Pectoral Sandpiper <i>Calidris melanotos</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p>https://ecos.fws.gov/ecp/species/9561</p>	Breeds elsewhere
<p>Pinyon Jay <i>Gymnorhinus cyanocephalus</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p>https://ecos.fws.gov/ecp/species/9420</p>	Breeds Feb 15 to Jul 15
<p>Red-headed Woodpecker <i>Melanerpes erythrocephalus</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p>https://ecos.fws.gov/ecp/species/9398</p>	Breeds May 10 to Sep 10
<p>Whimbrel <i>Numenius phaeopus hudsonicus</i></p> <p>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p> <p>https://ecos.fws.gov/ecp/species/11991</p>	Breeds elsewhere

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental](#)



Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

WETLANDS

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

WETLAND INFORMATION WAS NOT AVAILABLE WHEN THIS SPECIES LIST WAS GENERATED.
PLEASE VISIT [HTTPS://WWW.FWS.GOV/WETLANDS/DATA/MAPPER.HTML](https://www.fws.gov/wetlands/data/mapper.html) OR CONTACT THE FIELD OFFICE FOR FURTHER INFORMATION.

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Emily DeAlto
Address: 2023 W Scott Place
City: Denver
State: CO
Zip: 80211
Email: edealto@bristleconeecology.com
Phone: 9732558335



Technical Assistance / Effects Determination Concurrence Request
Caravana Development
City of Fountain, El Paso County, Colorado

March 30, 2026

ATTACHMENT E:
PHOTOGRAPHIC LOG



Photo 1 – View facing south of an overview of the site. The southern half of the site is already developed. The area between the foreground and developed area are a mesic floodplain and herbaceous wetland, which can provide habitat for Eastern black rail. The remainder of the site is mixed cholla grasslands.



Photo 2 – View facing west of the northern half of the site, where there is an herbaceous wetland and mesic floodplain that might provide habitat for Eastern black rail. A Virginia rail (*Rallus limicola*) was heard in these wetlands during the site survey. These wetlands are entirely herbaceous, lacking any shrub cover that would be suitable for Preble’s meadow jumping mouse.



Photo 3 – Overview of the mesic floodplain and wetlands in the northern half of the site, facing west.



United States Department of the Interior



FISH AND WILDLIFE SERVICE
Colorado Ecological Services Field Office
Denver Federal Center
P.O. Box 25486
Denver, CO 80225-0486
Phone: (303) 236-4773 Fax: (303) 236-4005

In Reply Refer To:

04/03/2026 13:22:30 UTC

Project Code: 2026-0071849

Project Name: Carvana Colorado Springs

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed, and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (ESA) of 1973, as amended (16 U.S.C. 1531 et seq.).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to these species or critical habitats ([Colorado Ecological Services Field Office](#)). Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the ESA, the accuracy of this species list should be verified after 90 days. We recommend verification be completed by visiting the [IPaC](#) website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the [IPaC](#) system by completing the same process used to receive the enclosed list.

The purpose of the ESA is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the ESA and its implementing regulations ([50 CFR 402](#)), Federal agencies are required to use their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological

evaluation like a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends Federal agencies also address proposed species and proposed critical habitat within the consultation (see Conferencing below) and consider candidate species. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at: <https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>.

Projects and activities without a Federal nexus (e.g., without Federal funding, permit, or authorization) should be evaluated for the potential to "take" listed wildlife. Take does not apply to listed plants and to designated critical habitat. The term "take" means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct ([ESA Section 3, Definitions](#)). Harm in the definition of "take" in the ESA means an act which actually kills or injures wildlife. Such act may include significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering ([50 CFR 17.3](#)).

Conferencing: Conferencing for species proposed for Federal listing or for proposed critical habitat is only required if a proposed action is likely to jeopardize the continued existence of a species or will result in the destruction or adverse modification of proposed critical habitat (50 CFR 402.10). If an action agency determines that their action would not jeopardize the continued existence of the proposed species and/or would not result in the destruction or adverse modification of proposed critical habitat, the determination should be saved in the agency's project record. Agencies may request a voluntary conference to address adverse effects; however, at this time the Colorado Field Office intends to not conduct voluntary conferences for the species discussed in this cover letter.

For purposes of ESA section 7 consultation, we treat experimental populations (e.g., gray wolf in Colorado) as if they are proposed for listing, except on National Park Service and National Wildlife Refuge system lands, where they are treated as threatened. Evaluations for proposed species are completed under the regulations for conferencing ([50 CFR 402.10](#)).

Gray Wolf: On November 8, 2023, the Service promulgated an ESA section 10(j) (i.e., nonessential experimental population or NEP) rule (10(j) rule) for gray wolf (*Canis lupus*) within the State of Colorado ([88 FR 77014](#)). In the 10(j) rule, the Service determined that the loss of the Colorado NEP would not be likely to appreciably reduce the likelihood of survival of the species in the wild and that the establishment of the NEP would benefit recovery by increasing redundancy and representation. Furthermore, it is unlikely that typical agency actions in Colorado, especially those with temporary impacts to habitat, will result in any adverse effects to the gray wolf. Agencies may consider implementing voluntary conservation measures near active dens and rendezvous sites. See Conferencing above.

Colorado River Fish, Platte River Species, & Depletions: Formal interagency consultation under section 7 of the ESA is required for projects that may lead to depletions of water from any system that is a tributary to the Colorado River. Federal agency actions resulting in water depletions to the Colorado River system may affect the endangered bonytail (*Gila elegans*), Colorado pikeminnow (*Ptychocheilus lucius*), razorback sucker (*Xyrauchen texanus*), and the threatened humpback chub (*Gila cypha*), and their designated critical habitats. Similarly, formal consultation is required for projects that may lead to depletions of water from the Platte River, affecting the endangered pallid sturgeon (*Scaphirhynchus albus*), threatened piping plover (*Charadrius melodus*), threatened western prairie fringed orchid (*Platanthera praeclara*) the endangered whooping crane (*Grus americana*), and the whooping crane's designated critical habitat. Additional information on the Platte River Recovery Implementation Program is available here: <https://www.fws.gov/media/federal-depletions-plan-platte-river-recovery-implementation-program>.

Water depletions include evaporative losses and consumptive use of surface or groundwater within the affected basin, often characterized as diversions minus return flows. Project elements that could be associated with depletions include, but are not limited to: ponds, lakes, and reservoirs (e.g., detention, recreation, irrigation, storage, stock watering, municipal storage, and power generation); drilling, hydraulic fracturing and completion of oil and gas wells; hydrostatic testing of pipelines; water wells; dust abatement; diversion structures; and water treatment facilities. Any actions that may result in water depletions should be identified. An analysis of the water depletion should include: an estimate of the amount and timing of the average annual water use (both historic and new uses) and methods of arriving at such estimates; location of water use or where diversion occurs, as specifically as possible; if and when the water will be returned to the system; and the intended use of the water. Depending on Project details, the Service may have more specific questions regarding the potential consumptive use of the water.

The Service, in accordance with the Upper Colorado River Endangered Fish Recovery Program (<https://coloradoriverrecovery.org/uc/>), adopted a [de minimis policy](#), which states that water-related activities in the Upper Colorado River Basin that result in less than 10 acre-foot per year of depletions in flow have no effect on the Colorado River endangered fish species and their critical habitat, and thus do not require consultation for potential effects on those species and critical habitat. While no section 7 consultation is needed, the Service requests Federal agencies notify the Upper Colorado Fishes Coordinator of depletions between 0.1 and 10 acre-feet per year with the approximate location of the project (e.g., reference to the most proximate surface water or tributary), the water use (e.g., agricultural, oil and gas, energy), and the timing of and depletion amount. Similarly, detention basins designed to detain runoff for less than 72 hours, and temporary withdrawals of water outside of critical habitat (e.g., for hydrostatic pipeline testing) that return all the water to the same drainage basin within 30 days, are considered to have no effect and do not require consultation.

Suckley's Cuckoo Bumble Bee: On December 17, 2024, Suckley's cuckoo bumble bee (*Bombus suckleyi*) (Suckley's) was proposed for listing as an endangered species (89 FR 102074). Suckley's is an obligate social parasite of social bumble bees in the genus *Bombus*. Suckley's cannot successfully reproduce without the availability of suitable host colonies. It is a semi-specialist parasite and confirmed to usurp nests of Western bumble bee (*Bombus*

occidentalis) and Nevada bumble bees (*Bombus nevadensis*) (Service 2024). Based on the best available information, no Suckley's have been observed in Colorado since 2014 despite ongoing surveys. The Species Status Assessment (SSA) shows observations since 2018 occur only in northern latitudes, primarily in Canada ([Service 2024](#)), but the species may persist in high quality upper elevation habitats in western States.

While Suckley's is proposed for listing, there is no prohibition of "take" under Section 9 of the ESA; therefore, projects without a federal nexus, do not need to engage with the Service to exempt take under the ESA. However, we encourage everyone to incorporate conservation measures benefiting pollinators and pollinator habitat into projects. Examples include retaining suitable foraging (diversity and abundance of native floral resources), nesting (suitable host colony above or below ground), and overwintering habitat (loose substrates such as leaf litter, duff, rotting logs); maintaining habitat for host bumble bees by avoiding impacts to abandoned underground holes (rodent burrows); and revegetation efforts that include native seed mixes with a diversity of nectar plants (<https://www.xerces.org/monarchs/monarch-nectar-plant-guides>) to promote an abundance and diversity of native floral resources. Additionally, we recommend supporting and conducting general bumble bee and pollinator surveys. You may also consider tools that offer regulatory assurances should Suckley's become a listed species. For example, on January 22, 2026, the Service [Proposed a Nationwide Conservation Benefit Agreement for Bumble Bees](#).

At this time, the Colorado Field Office will not be participating in voluntary conferences for the species. Nationally, the Service is developing range-wide consultation guidance and streamlining tools for the Suckley's, and we will share these as they become available.

Monarch Butterfly: The monarch butterfly (*Danaus plexippus*) was proposed threatened under the Endangered Species Act (ESA) on December 12, 2024 (89 FR 100662). The proposed listing rule, including a special 4(d) rule, and proposed critical habitat in the California winter range, are available on the species webpage: <https://ecos.fws.gov/ecp/species/9743> and at <https://www.fws.gov/species/monarch-danaus-plexippus>. Two monarch butterfly populations occupy North America – the eastern population which is east of the Rocky Mountains, and the western population which is west of the Rocky Mountains. The eastern population supports well over 90% of the monarchs in North America. Colorado supports both populations. In Colorado, monarch butterfly habitat consists of grasslands, prairies, riparian areas, and urban gardens that support milkweed and a variety of nectar plants. We recommend agencies include proactive conservation measures into their projects such as restoring disturbed areas with local seed mixes with a diversity of nectar plants (<http://www.xerces.org/monarch-nectar-plants/>) and evaluating the full impact of their action (including conservation measures) when considering whether their project will jeopardize the species.

While the monarch butterfly is proposed for listing, there is no prohibition of "take" under Section 9 of the ESA; therefore, projects without a federal nexus, do not need to engage with the Service to exempt take under the ESA. However, we encourage everyone to include conservation measures to benefit monarch butterflies and other pollinators into projects. You may also consider tools that offer regulatory assurances should the monarch become a listed species such

as Conservation Benefit Agreements (CBAs), or you may qualify to enroll into the [Candidate Conservation Agreement with Assurances for the Monarch Butterfly](#).

At this time, the Colorado Field Office will not be participating in voluntary conferences for the species. It is unlikely that typical localized actions in Colorado, especially those with temporary impacts in migratory or breeding habitat, will jeopardize the species. Nationally, the Service continues to develop range-wide consultation guidance and streamlining tools for the Monarch butterfly and other pollinators.

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the ESA, there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see <https://www.fws.gov/program/migratory-bird-permit/what-we-do>.

It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see <https://www.fws.gov/library/collections/threats-birds>.

In addition to MBTA and BGEPA, Executive Order 13186: Responsibilities of Federal Agencies to Protect Migratory Birds, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the ESA. Please include the Consultation Code found in the header of this letter with any request for consultation or correspondence about your project that you submit to our office at ColoradoES@fws.gov.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds

- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Colorado Ecological Services Field Office

Denver Federal Center
P.O. Box 25486
Denver, CO 80225-0486
(303) 236-4773

PROJECT SUMMARY

Project Code: 2026-0071849
Project Name: Carvana Colorado Springs
Project Type: Commercial Development
Project Description: Commercial expansion
Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@38.6823691,-104.71812000994916,14z>



Counties: El Paso County, Colorado

ENDANGERED SPECIES ACT SPECIES

There is a total of 6 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Note that 1 of these species should be considered only under certain conditions.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Preble's Meadow Jumping Mouse <i>Zapus hudsonius preblei</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/4090 General project design guidelines: https://ipac.ecosphere.fws.gov/project/QUSKBQZEBVCSTPF2NJ4RBWW43I/documents/generated/10776.pdf	Threatened

BIRDS

NAME	STATUS
Eastern Black Rail <i>Laterallus jamaicensis jamaicensis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10477 General project design guidelines: https://ipac.ecosphere.fws.gov/project/QUSKBQZEBVCSTPF2NJ4RBWW43I/documents/generated/10809.pdf	Threatened
Piping Plover <i>Charadrius melodus</i> Population: [Atlantic Coast and Northern Great Plains populations] - Wherever found, except those areas where listed as endangered. There is final critical habitat for this species. Your location does not overlap the critical habitat. This species only needs to be considered under the following conditions: <ul style="list-style-type: none"> Project includes water-related activities and/or use in the N. Platte, S. Platte, and Laramie River Basins which may affect listed species in Nebraska. Species profile: https://ecos.fws.gov/ecp/species/6039	Threatened

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> There is proposed critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743 General project design guidelines: https://ipac.ecosphere.fws.gov/project/QUSKBQZEBVCSTPF2NJ4RBWW43I/documents/generated/10810.pdf	Proposed Threatened
Suckley's Cuckoo Bumble Bee <i>Bombus suckleyi</i> Population: No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10885	Proposed Endangered

FLOWERING PLANTS

NAME	STATUS
Ute Ladies'-tresses <i>Spiranthes diluvialis</i>	Threatened

NAME	STATUS
No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/2159 General project design guidelines: https://ipac.ecosphere.fws.gov/project/QUSKBQZEBVCSTPF2NJ4RBWW43I/documents/generated/10712.pdf	

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

BALD & GOLDEN EAGLES

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act ² and the Migratory Bird Treaty Act (MBTA) ¹. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

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1. The [Bald and Golden Eagle Protection Act](#) of 1940.
 2. The [Migratory Birds Treaty Act](#) of 1918.
 3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

There are Bald Eagles and/or Golden Eagles in your [project](#) area.

Measures for Proactively Minimizing Eagle Impacts

For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the [National Bald Eagle Management Guidelines](#). You may employ the timing and activity-specific distance recommendations in this document when designing your project/activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to [Bald Eagle Nesting and Sensitivity to Human Activity](#).

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

If disturbance or take of eagles cannot be avoided, an [incidental take permit](#) may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the [Do I Need A Permit Tool](#). For assistance making this determination for golden eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

Ensure Your Eagle List is Accurate and Complete

If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the [Supplemental Information on Migratory Birds and Eagles](#), to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Oct 15 to Jul 31
Golden Eagle <i>Aquila chrysaetos</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680	Breeds Dec 1 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
<p>Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626</p>	Breeds Oct 15 to Jul 31
<p>Broad-tailed Hummingbird <i>Selasphorus platycercus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/11935</p>	Breeds May 25 to Aug 21
<p>Chestnut-collared Longspur <i>Calcarius ornatus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9437</p>	Breeds May 1 to Aug 10
<p>Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9406</p>	Breeds Mar 15 to Aug 25
<p>Clark's Grebe <i>Aechmophorus clarkii</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/10575</p>	Breeds Jun 1 to Aug 31
<p>Ferruginous Hawk <i>Buteo regalis</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/6038</p>	Breeds Mar 15 to Aug 15
<p>Golden Eagle <i>Aquila chrysaetos</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680</p>	Breeds Dec 1 to Aug 31
<p>Grasshopper Sparrow <i>Ammodramus savannarum perpallidus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8329</p>	Breeds Jun 1 to Aug 20
<p>Lesser Yellowlegs <i>Tringa flavipes</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679</p>	Breeds elsewhere

NAME	BREEDING SEASON
<p>Lewis's Woodpecker <i>Melanerpes lewis</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p>https://ecos.fws.gov/ecp/species/9408</p>	Breeds Apr 20 to Sep 30
<p>Long-billed Curlew <i>Numenius americanus</i></p> <p>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p> <p>https://ecos.fws.gov/ecp/species/5511</p>	Breeds Apr 1 to Jul 31
<p>Long-eared Owl <i>asio otus</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p>https://ecos.fws.gov/ecp/species/3631</p>	Breeds Mar 1 to Jul 15
<p>Mountain Plover <i>Charadrius montanus</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p>https://ecos.fws.gov/ecp/species/3638</p>	Breeds Apr 15 to Aug 15
<p>Northern Harrier <i>Circus hudsonius</i></p> <p>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p> <p>https://ecos.fws.gov/ecp/species/8350</p>	Breeds Apr 1 to Sep 15
<p>Pectoral Sandpiper <i>Calidris melanotos</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p>https://ecos.fws.gov/ecp/species/9561</p>	Breeds elsewhere
<p>Pinyon Jay <i>Gymnorhinus cyanocephalus</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p>https://ecos.fws.gov/ecp/species/9420</p>	Breeds Feb 15 to Jul 15
<p>Red-headed Woodpecker <i>Melanerpes erythrocephalus</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p>https://ecos.fws.gov/ecp/species/9398</p>	Breeds May 10 to Sep 10
<p>Whimbrel <i>Numenius phaeopus hudsonicus</i></p> <p>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p> <p>https://ecos.fws.gov/ecp/species/11991</p>	Breeds elsewhere

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read ["Supplemental](#)



Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

WETLANDS

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

WETLAND INFORMATION WAS NOT AVAILABLE WHEN THIS SPECIES LIST WAS GENERATED. PLEASE VISIT [HTTPS://WWW.FWS.GOV/WETLANDS/DATA/MAPPER.HTML](https://www.fws.gov/wetlands/data/mapper.html) OR CONTACT THE FIELD OFFICE FOR FURTHER INFORMATION.

IPAC USER CONTACT INFORMATION

Agency: Atwell

Name: Pam Tutten

Address: 1850 Parkway Place, Suite 650

City: Marietta

State: GA

Zip: 30067

Email: ptutten@atwell.com

Phone: 4237151707

ATTACHMENT E
ARCHAEOLOGICAL WEBSITE DOCUMENTS

77000373	Alamo Hotel	COLORADO	El Paso	Colorado Springs	128 S. Tejon St.	Listed	ECONOMICS; CONSERVATION; ARCHITECTURE	BUILDING	https://catalog.archives.gov/id/8413	9/14/1977
79000597	Atchison, Topeka and Santa Fe Passenger Depot	COLORADO	El Paso	Colorado Springs	555 E. Pikes Peak Ave.	Listed	ARCHITECTURE	BUILDING	https://catalog.archives.gov/id/8412	9/10/1979
79000604	Barker House	COLORADO	El Paso	Manitou Springs	819 Manitou	Listed	COMMERCE; ARCHITECTURE	BUILDING	https://catalog.archives.gov/id/8413	10/11/1979
97000273	Bemis Hall	COLORADO	El Paso	Colorado Springs	920 N. Cascade Ave.	Listed	ARCHITECTURE; SOCIAL HISTORY; EDUCATION	BUILDING	https://catalog.archives.gov/id/8412	3/28/1997
79000598	Bemis, Judson Moss, House	COLORADO	El Paso	Colorado Springs	506 N. Cascade Ave.	Listed	ARCHITECTURE; SOCIAL HISTORY	BUILDING	https://catalog.archives.gov/id/8413	9/14/1979
92001407	Black Forest School	COLORADO	El Paso	Colorado Springs	6770 Shoup Rd.	Listed	ARCHITECTURE; SOCIAL HISTORY	BUILDING	https://catalog.archives.gov/id/8412	11/3/1992
02001158	Black Squirrel Creek Bridge	COLORADO	El Paso	Falcon	US 24 at milepost 327.33 9 and 11 W. Boulder St. and 312.	Listed	TRANSPORTATION; ENGINEERING	STRUCTURE	https://catalog.archives.gov/id/8412	10/15/2002
87001555	Boulder Crescent Place Historic District	COLORADO	El Paso	Colorado Springs	318, and 320 N. Cascade	Listed	ARCHITECTURE	DISTRICT	https://catalog.archives.gov/id/8413	9/10/1987
73000473	Briarhurst	COLORADO	El Paso	Manitou Springs	404 Manitou Ave.	Listed	ARCHITECTURE; SOCIAL HISTORY	BUILDING	https://catalog.archives.gov/id/8413	4/23/1973
85000206	Bridge over Fountain Creek	COLORADO	El Paso	Manitou Springs	Rt. 24	Listed	ENGINEERING; TRANSPORTATION	STRUCTURE	https://catalog.archives.gov/id/8412	2/4/1985
90001418	Burgess House	COLORADO	El Paso	Colorado Springs	730 N. Nevada Ave. Approx. 0.5 mi. SE of jct. S. Calhan Rd. and Paint Mine Rd.	Listed	EXPLORATION/SETTLEMENT; ARCHITECTURE	BUILDING	https://catalog.archives.gov/id/8413	9/13/1990
00000783	Cathan Paint Mines Archeological District	COLORADO	El Paso	Cathan	252 ft. W of Denver St. on Rock Island RR right-of-way	Listed	PREHISTORIC; INDUSTRY; SOCIAL HISTORY	DISTRICT	https://catalog.archives.gov/id/8413	7/14/2000
95000476	Cathan Rock Island Railroad Depot	COLORADO	El Paso	Cathan	RR right-of-way	Listed	TRANSPORTATION	BUILDING	https://catalog.archives.gov/id/8412	4/20/1995
89001785	Carton House	COLORADO	El Paso	Colorado Springs	Pine Valley, US Air Force Academy	Listed	ARCHITECTURE	DISTRICT	https://catalog.archives.gov/id/8413	11/3/1989
08001316	Chadbourne Spanish Gospel Mission	COLORADO	El Paso	Colorado Springs	402 S. Conejos St.	Listed	ARCHITECTURE; SOCIAL HISTORY; HISPANIC AGRICULTURE; HEALTH/MEDICINE;	BUILDING	https://catalog.archives.gov/id/8413	1/14/2009
79000599	Chambers Ranch	COLORADO	El Paso	Colorado Springs	3202 Chambers Way	Listed	ARCHITECTURE	BUILDING	https://catalog.archives.gov/id/8413	11/29/1979
82002300	City Hall of Colorado City	COLORADO	El Paso	Colorado Springs	2902 W. Colorado Ave.	Listed	POLITICS/GOVERNMENT; ARCHITECTURE	BUILDING	https://catalog.archives.gov/id/8413	6/3/1982
77000374	Claremont	COLORADO	El Paso	Colorado Springs	21 Broadmoor Ave.	Listed	ARCHITECTURE	BUILDING	https://catalog.archives.gov/id/8412	4/13/1977
80000897	Cliff House	COLORADO	El Paso	Manitou Springs	306 Canon Ave. Jct. of Ent Ave. and Peterson Blvd. (Peterson Air Force Base)	Listed	COMMERCE; ARCHITECTURE	BUILDING	https://catalog.archives.gov/id/8413	3/27/1980
90001296	Colorado Springs Airport	COLORADO	El Paso	Colorado Springs		Listed	ARCHITECTURE; TRANSPORTATION	DISTRICT	https://catalog.archives.gov/id/8413	11/15/1996
99000400	Colorado Springs and Cripple Creek District Railway-Cortey Mountain Highway	COLORADO	El Paso	Colorado Springs	Gold Camp Rd. and Forest Rd. 370	Listed	TRANSPORTATION; ENTERTAINMENT/RECREATION; ENGINEERING COMMUNITY PLANNING AND DEVELOPMENT;	DISTRICT	https://catalog.archives.gov/id/8413	3/25/1999
95001244	Colorado Springs City Auditorium	COLORADO	El Paso	Colorado Springs	231 E. Kiowa St.	Listed	ARCHITECTURE	BUILDING	https://catalog.archives.gov/id/8413	11/7/1995
02000075	Colorado Springs City Hall	COLORADO	El Paso	Colorado Springs	107 N. Nevada Ave.	Listed	POLITICS/GOVERNMENT; ARCHITECTURE	BUILDING	https://catalog.archives.gov/id/8413	2/19/2002
90000304	Colorado Springs Day Nursery	COLORADO	El Paso	Colorado Springs	104 E. Rio Grande St.	Listed	ART; ARCHITECTURE; SOCIAL HISTORY	BUILDING	https://catalog.archives.gov/id/8413	2/23/1990
86001455	Colorado Springs Fine Arts Center	COLORADO	El Paso	Colorado Springs	30 W. Dale St.	Listed	ARCHITECTURE; SOCIAL HISTORY	BUILDING	https://catalog.archives.gov/id/8413	7/3/1986
96001238	Colorado Springs Public Library-Carnegie Building	COLORADO	El Paso	Colorado Springs	21 W. Kiowa St.	Listed	ARCHITECTURE; COMMUNITY PLANNING AND DEVELOPMENT; SOCIAL HISTORY	BUILDING	https://catalog.archives.gov/id/8413	11/1/1996
97000272	Cossitt, Frederick H., Memorial Hall	COLORADO	El Paso	Colorado Springs	906 N. Cascade Ave. On Vincent Dr. over Cottonwood Creek.	Listed	ARCHITECTURE; SOCIAL HISTORY; EDUCATION; ENTERTAINMENT/RECREATION	BUILDING	https://catalog.archives.gov/id/8412	3/28/1997
01001104	Cottonwood Creek Bridge	COLORADO	El Paso	Colorado Springs		Listed	ENGINEERING; TRANSPORTATION	STRUCTURE	https://catalog.archives.gov/id/8412	10/12/2001
82001015	Crystal Valley Cemetery	COLORADO	El Paso	Manitou Springs	Plainview Ave.	Listed	LANDSCAPE ARCHITECTURE; ARCHITECTURE	SITE	https://catalog.archives.gov/id/8412	11/18/1982
86001410	Cutter Hall	COLORADO	El Paso	Colorado Springs	912 N. Cascade Ave.	Listed	ARCHITECTURE; EDUCATION	BUILDING	https://catalog.archives.gov/id/8412	7/3/1986
83001293	DeGraff Building	COLORADO	El Paso	Colorado Springs	116-118 N. Tejon	Listed	ARCHITECTURE	BUILDING	https://catalog.archives.gov/id/8413	8/18/1983
14000968	Dodge-Hamlin House	COLORADO	El Paso	Colorado Springs	1148 N. Cascade Ave., 1122 Wood Ave.	Listed	ARCHITECTURE; COMMUNICATIONS; EDUCATION; LANDSCAPE ARCHITECTURE; POLITICS/GOVERNMENT	BUILDING		12/3/2014
08000290	Drennan School	COLORADO	El Paso	Colorado Springs	20500 Drennan Rd.	Listed	DEVELOPMENT	DISTRICT	https://catalog.archives.gov/id/8412	4/16/2008
10001160	Dutzi, Howard & Ruth, House	COLORADO	El Paso	Colorado Springs	4300 Ridgecrest Drive	Listed	ARCHITECTURE	building		4/2/2025
98001250	Easthome	COLORADO	El Paso	Cascade	4445 Haggerman Ave.	Listed	COMMERCE	BUILDING	https://catalog.archives.gov/id/8413	10/22/1998
06001048	Edgeplain	COLORADO	El Paso	Colorado Springs	1106 N. Nevada Ave.	Listed	ARCHITECTURE; SOCIAL HISTORY	BUILDING	https://catalog.archives.gov/id/8413	11/21/2006
72000272	El Paso County Courthouse	COLORADO	El Paso	Colorado Springs	215 S. Tejon St.	Listed	ART; POLITICS/GOVERNMENT; ARCHITECTURE LANDSCAPE ARCHITECTURE; SOCIAL HISTORY;	BUILDING	https://catalog.archives.gov/id/8413	9/29/1972
95001328	El Pomar Estate	COLORADO	El Paso	Colorado Springs	1661 Mesa Ave.	Listed	ENTERTAINMENT/RECREATION; ARCHITECTURE;	DISTRICT	https://catalog.archives.gov/id/8413	11/22/1995
84000830	Emmanuel Presbyterian Church	COLORADO	El Paso	Colorado Springs	419 Mesa Rd.	Listed	ARCHITECTURE	BUILDING	https://catalog.archives.gov/id/8413	5/17/1984
04000624	Evans, J.G., Barn	COLORADO	El Paso	Black Forest	Hodgen Rd.	Listed	ARCHITECTURE	BUILDING	https://catalog.archives.gov/id/8413	6/22/2004
93000035	Evergreen Cemetery	COLORADO	El Paso	Colorado Springs	1005 S. Hancock Ave.	Listed	ARCHITECTURE; SOCIAL HISTORY	SITE	https://catalog.archives.gov/id/8413	2/11/1993
02001258	First Congregational Church	COLORADO	El Paso	Colorado Springs	20 E. St. Vrain St.	Listed	ARCHITECTURE; SOCIAL HISTORY	building	https://catalog.archives.gov/id/8413	10/31/2002
79000606	First Congregational Church	COLORADO	El Paso	Manitou Springs	101 Pawnee Ave.	Listed	ARCHITECTURE; RELIGION	BUILDING	https://catalog.archives.gov/id/8413	10/16/1979
88001015	First Presbyterian Church of Ramah	COLORADO	El Paso	Ramah	113 S. Commercial St.	Listed	ARCHITECTURE	BUILDING	https://catalog.archives.gov/id/8413	7/7/1988
11000901	Fort Collins Municipal Railway No. 22	COLORADO	El Paso	Colorado Springs	2333 Steel Dr.	Listed	ENGINEERING	STRUCTURE	https://catalog.archives.gov/id/8413	12/15/2011
83001294	Giddings Building	COLORADO	El Paso	Colorado Springs	101 N. Tejon St.	Listed	COMMERCE; ARCHITECTURE CONSERVATION; TRANSPORTATION;	BUILDING	https://catalog.archives.gov/id/8413	4/21/1983
75000519	Glen Eyrie	COLORADO	El Paso	Colorado Springs	3280 N. 30th St.	Listed	ARCHITECTURE; INVENTION	BUILDING	https://catalog.archives.gov/id/8413	4/21/1975
16000866	Glen Eyrie (Boundary Increase)	COLORADO	El Paso	Colorado Springs	3820 N. 30th St.	Listed	ARCHITECTURE; ENTERTAINMENT/RECREATION; TRANSPORTATION; EXPLORATION/SETTLEMENT	district		12/20/2016
11000902	Grace and St. Stephen's Episcopal Church	COLORADO	El Paso	Colorado Springs	631 N. Tejon St.	Listed	ARCHITECTURE; RELIGION	BUILDING	https://catalog.archives.gov/id/8413	12/15/2011
87000010	Gwynne-Love House	COLORADO	El Paso	Colorado Springs	730 N. Cascade Ave.	Listed	ARCHITECTURE	BUILDING	https://catalog.archives.gov/id/8413	2/5/1987
84000831	Hagerman Mansion	COLORADO	El Paso	Colorado Springs	610 N. Cascade Ave. Roughly bounded by Santa Fe Pl., Crystal Rd., and Spur Rd.	Listed	TRANSPORTATION; ARCHITECTURE	BUILDING	https://catalog.archives.gov/id/8413	9/20/1984
82001016	Keithley Log Cabin Development District	COLORADO	El Paso	Manitou Springs		Listed	ENTERTAINMENT/RECREATION; ARCHITECTURE	DISTRICT	https://catalog.archives.gov/id/8412	11/18/1982
99001266	Lennox House	COLORADO	El Paso	Colorado Springs	1001 N. Nevada Ave.	Listed	SOCIAL HISTORY; EDUCATION; ARCHITECTURE	BUILDING	https://catalog.archives.gov/id/8412	10/21/1999
88002306	Lewis, Inez Johnson, School	COLORADO	El Paso	Monument	146 Jefferson St.	Listed	EDUCATION	BUILDING	https://catalog.archives.gov/id/8413	11/3/1988
13000870	Lindley-Johnson-Vanderhoof House	COLORADO	El Paso	Colorado Springs	1130 N. Cascade Ave.	Listed	ARCHITECTURE	BUILDING		12/3/2013
02001153	Little Fountain Creek Bridge	COLORADO	El Paso	Widefield	CO 115 at milepost 36.84	Listed	ENGINEERING	STRUCTURE	https://catalog.archives.gov/id/8412	10/15/2002
79000608	Manitou Bathhouse	COLORADO	El Paso	Manitou Springs	934 Manitou Ave. Park Ave. and Cannon Ave. over Fountain Creek	Listed	HEALTH/MEDICINE; ARCHITECTURE	BUILDING	https://catalog.archives.gov/id/8413	8/1/1979
85001398	Manitou Springs Bridges (2)	COLORADO	El Paso	Manitou Springs		Listed	ENGINEERING	STRUCTURE	https://catalog.archives.gov/id/8412	6/24/1985
83003516	Manitou Springs Historic District	COLORADO	El Paso	Manitou Springs	Roughly bounded by El Paso Blvd., Ruxton Ave., US 24, and Iron Mt. Ave.	Listed	INDUSTRY; COMMUNITY PLANNING AND DEVELOPMENT; ARCHITECTURE	DISTRICT	https://catalog.archives.gov/id/8412	10/7/1983
07001393	Maytag Aircraft Building	COLORADO	El Paso	Colorado Springs	701 S. Cascade Ave.	Listed	ARCHITECTURE	BUILDING	https://catalog.archives.gov/id/8413	1/16/2008
73000472	McAllister House	COLORADO	El Paso	Colorado Springs	423 N. Cascade Ave.	Listed	TRANSPORTATION; EDUCATION; ARCHITECTURE	BUILDING	https://catalog.archives.gov/id/8412	8/14/1973
99001705	McGregor Hall	COLORADO	El Paso	Colorado Springs	930 N. Cascade Ave.	Listed	EDUCATION; ARCHITECTURE	BUILDING	https://catalog.archives.gov/id/8412	1/27/2000
79000600	Midland Terminal Railroad Roundhouse	COLORADO	El Paso	Colorado Springs	600 S. 21st St.	Listed	TRANSPORTATION	BUILDING	https://catalog.archives.gov/id/8412	7/10/1979
77000375	Miramont	COLORADO	El Paso	Manitou Springs	9 Capitol Hill	Listed	ARCHITECTURE; SOCIAL HISTORY	BUILDING	https://catalog.archives.gov/id/8413	4/11/1977
90001419	Montgomery Hall, Colorado College	COLORADO	El Paso	Colorado Springs	1030 N. Cascade Ave. Approx. bounded by Monroe, Culebra, Westview, Bijou Sts, BN&SF, and W edge of main N/S trail, N. of Del Norte	Listed	ARCHITECTURE; SOCIAL HISTORY LANDSCAPE ARCHITECTURE; COMMUNITY PLANNING AND DEVELOPMENT; SOCIAL HISTORY; ENTERTAINMENT/RECREATION;	BUILDING	https://catalog.archives.gov/id/8412	9/13/1990
06001287	Monument Valley Park	COLORADO	El Paso	Colorado Springs	Del Norte	Listed	ARCHITECTURE	DISTRICT	https://catalog.archives.gov/id/8413	1/25/2007
90001420	Navajo Hogan	COLORADO	El Paso	Colorado Springs	2817 N. Nevada Ave.	Listed	TRANSPORTATION; ARCHITECTURE	BUILDING	https://catalog.archives.gov/id/8413	9/13/1990
09000489	North Cheyenne Canon Park	COLORADO	El Paso	Colorado Springs	2120 N. Cheyenne Canon Rd. Roughly bounded by Monument Valley Wood, Nevada Ave., Madison and Uintah Sts.	Listed	CONSERVATION; ENTERTAINMENT/RECREATION	DISTRICT	https://catalog.archives.gov/id/8413	7/8/2009
82001017	North End Historic District	COLORADO	El Paso	Colorado Springs		Listed	INDUSTRY; ARCHITECTURE	DISTRICT	https://catalog.archives.gov/id/8413	12/17/1982
85000205	North Weber Street-Wahsatch Avenue Historic Residential District	COLORADO	El Paso	Colorado Springs	N. Weber St. between Boulder and Del Norte St., and N. Wahsatch Ave. between St. Vrain and Columbia St. N side of Colorado Ave. from 24th St., W to 2611 Colorado Ave., also includes 115 S. 26 St. and 2418 W.	Listed	ARCHITECTURE	DISTRICT	https://catalog.archives.gov/id/8413	2/8/1985
82001018	Old Colorado City Historic Commercial District	COLORADO	El Paso	Colorado Springs	Pikes Peak Ave.	Listed	COMMERCE; ARCHITECTURE	DISTRICT	https://catalog.archives.gov/id/8413	11/2/1982
79000603	Old Livery Stable	COLORADO	El Paso	Fountain	217 W. Missouri Bounded by Monument Valley Park, alley between Nevada Ave. & Weber St., Lilac, & Uintah Sts.	Listed	ARCHITECTURE	BUILDING	https://catalog.archives.gov/id/8413	3/2/1979
15000585	Old North End Historic District (Boundary Increase)	COLORADO	El Paso	Colorado Springs		Listed	ARCHITECTURE	DISTRICT		9/14/2015
86001412	Palmer Hall	COLORADO	El Paso	Colorado Springs	116 E. San Rafael	Listed	ARCHITECTURE; EDUCATION	BUILDING	https://catalog.archives.gov/id/8412	7/3/1986
00001370	Pauline Chapel	COLORADO	El Paso	Colorado Springs	2 Park Ave.	Listed	ARCHITECTURE	BUILDING	https://catalog.archives.gov/id/8413	2/26/2001

14000432	People's Methodist Episcopal Church	COLORADO	El Paso	Colorado Springs	527 E. St. Vrain St. 15 mi. W of Colorado Springs in Pike	Listed	ARCHITECTURE; BLACK; SOCIAL HISTORY	BUILDING		7/25/2014
66000245	Pikes Peak	COLORADO	El Paso	Colorado Springs	National Forest	Listed	EXPLORATION/SETTLEMENT	SITE	https://catalog.archives.gov/id/8412f	10/15/1966
75000520	Pioneer Cabin	COLORADO	El Paso	Colorado Springs	11 mi. N of Colorado Springs off I-25 on grounds of U.S. Air Force Academy	Listed	ARCHITECTURE	BUILDING	https://catalog.archives.gov/id/8412f	1/27/1975
83001317	Plaza Hotel	COLORADO	El Paso	Colorado Springs	830 N. Tejon St.	Listed	ARCHITECTURE	BUILDING	https://catalog.archives.gov/id/8413c	9/1/1983
08000829	Ponderosa Lodge (Additional Documentation)	COLORADO	El Paso	Colorado Springs	6145 Shoup Rd.	Listed	ARCHITECTURE; SOCIAL HISTORY	building	https://catalog.archives.gov/id/8412f	8/29/2008
06001049	Rice, Ida M., House	COLORADO	El Paso	Colorado Springs	1196 N. Cascade Ave.	Listed	ARCHITECTURE	BUILDING	https://catalog.archives.gov/id/8413c	11/21/2006
80000895	Second Midland School	COLORADO	El Paso	Colorado Springs	815 S. 25th St.	Listed	EDUCATION; ARCHITECTURE	BUILDING	https://catalog.archives.gov/id/8413c	9/12/1980
05000426	Shove Memorial Chapel	COLORADO	El Paso	Colorado Springs	1010 N. Tejon St.	Listed	ARCHITECTURE; ART	building	https://catalog.archives.gov/id/8412f	5/22/2005
94001229	Shrine of the Sun	COLORADO	El Paso	Colorado Springs	4250 Cheyenne Mountain Zoo Rd.	Listed	ART; ARCHITECTURE	DISTRICT	https://catalog.archives.gov/id/8413c	11/3/1994
82002301	St. Mary's Catholic Church	COLORADO	El Paso	Colorado Springs	26 W. Kiowa St.	Listed	ARCHITECTURE; RELIGION; SOCIAL HISTORY EXPLORATION/SETTLEMENT;	BUILDING	https://catalog.archives.gov/id/8413c	6/3/1982
80000896	Stockbridge House	COLORADO	El Paso	Colorado Springs	2801 W. Colorado Ave.	Listed	POLITICS/GOVERNMENT; ARCHITECTURE	BUILDING	https://catalog.archives.gov/id/8413c	9/11/1980
99000447	Taylor Memorial Chapel	COLORADO	El Paso	Colorado Springs	6145 Shoup Rd.	Listed	ARCHITECTURE	BUILDING	https://catalog.archives.gov/id/8413c	4/15/1999
99001704	Ticknor Hall	COLORADO	El Paso	Colorado Springs	926 Cascade Ave. Roughly between Cadet Drive and	Listed	EDUCATION; ARCHITECTURE	BUILDING	https://catalog.archives.gov/id/8412f	1/27/2000
04000484	United States Air Force Academy, Cadet Area	COLORADO	El Paso	U.S. Air Force Acad	Faculty Drive	Listed	ARCHITECTURE; MILITARY; EDUCATION COMMUNITY PLANNING AND DEVELOPMENT;	DISTRICT	https://catalog.archives.gov/id/8412f	4/1/2004
86000170	US Post Office and Federal Courthouse-Colorado Springs Main	COLORADO	El Paso	Colorado Springs	210 Pikes Peak Ave.	Listed	ARCHITECTURE	BUILDING	https://catalog.archives.gov/id/8412f	1/22/1986
86000181	US Post Office-Manitou Springs Main	COLORADO	El Paso	Mainitou Springs	307 Canon Ave.	Listed	POLITICS/GOVERNMENT; ARCHITECTURE	BUILDING	https://catalog.archives.gov/id/8412f	1/24/1986
09000249	Van Briggle Pottery Company	COLORADO	El Paso	Colorado Springs	1125 Glen Ave./231 W. Uintah St.	Listed	HISTORY	BUILDING	https://catalog.archives.gov/id/8413c	4/29/2009
80000898	Wheeler Bank	COLORADO	El Paso	Manitou Springs	717--719 Manitou Ave.	Listed	INDUSTRY; COMMERCE; ARCHITECTURE EDUCATION; ARCHITECTURE; COMMUNITY	BUILDING	https://catalog.archives.gov/id/8413c	9/12/1980
10000092	Wilson, S.A., Elementary School	COLORADO	El Paso	Colorado Springs	930 Lea Dr.	Listed	PLANNING AND DEVELOPMENT	building		5/1/2017
12001193	Wolfe, John, House	COLORADO	El Paso	Colorado Springs	905 W. Cheyenne Rd.	Listed	ARCHITECTURE; SOCIAL HISTORY	DISTRICT	https://catalog.archives.gov/id/8413c	1/23/2013
79000602	Y.W.C.A.	COLORADO	El Paso	Colorado Springs	130 E. Kiowa St.	Listed	ARCHITECTURE; SOCIAL HISTORY	BUILDING	https://catalog.archives.gov/id/8413c	9/10/1979