



To: Ramzi Georges
Atwell, LLC

From: Jamie Ann K. Blakeman, PE, PTOE

Job Number: 26.5980

RE: Proposed Carvana/ADESA Expansion Lot
Traffic Memorandum

Date: April 22, 2026



INTRODUCTION

Lōkahi, LLC (Lōkahi) has prepared a Traffic Memorandum for the proposed Carvana/ADESA Expansion Lot, located on the west side of Charter Oak Ranch Road, approximately 0.45 miles north of Santa Fe Avenue in Fountain, CO. See **Figure 1** for the vicinity map.

The proposed development is a surface vehicle storage lot with 1,597 parking spaces to accommodate additional vehicle inventory associated with to the ADESA Colorado Springs facility. The expansion lot will allow the owner to retain vehicles on the site longer. See **Attachment A** and **Figure 2** for the site plan.

The objective of this Traffic Memorandum is to analyze the proposed development's traffic-related impacts on the adjacent roadway network.



Figure 1 - Vicinity Map





EXISTING CONDITIONS

The approximately 28.99-acre site is located on Assessor Parcel Numbers (APNs) 560-6000-037 and 560-7200-004. The City of Fountain *Planning and Zoning* tool reports that the site is zoned Planned Industrial District (PI). The site is currently undeveloped. See **Attachment B** for detailed parcel information.

It is bordered by Oak Ranch Road (also known as Charter Oak Ranch Road) to the north and east, Fort Carson military base to the west, and ADESA Colorado Springs site to the south.

Oak Ranch Road is a north-south undivided roadway that provides one (1) lane in each direction of travel. The City of Fountain *Transportation Master Plan 2022* (February 22, 2022) reports that Charter Oak Ranch Road is classified as a local roadway. There is an unposted speed limit of 30 miles per hour (mph).

PROPOSED DEVELOPMENT

The proposed Carvana/ADESA Expansion Lot is an expansion to the existing ADESA Colorado Springs development located immediately to the south of the proposed site.

The project will function as a surface vehicle storage lot providing 1,597 parking spaces to support additional inventory for ongoing ADESA facility operations. The expansion lot will allow the owner to retain vehicles on the site longer. The lot will be used exclusively for vehicle storage and will not include any customer-facing uses or new operational components.

Accordingly, the proposed expansion is not anticipated to generate new external trips. Traffic associated with the site is expected to remain consistent with existing conditions, as vehicle movements will occur primarily as internal transfers between the existing ADESA facility and the proposed storage lot.

No new structures are proposed as part of this development. The expansion is intended to operate as an ancillary use supporting the existing ADESA Colorado Springs facility.

Primary site access will be provided via an internal roadway to the ADESA facility to the south.



Figure 2 – Site Plan



A gated emergency access driveway is proposed along Charter Oak Road, approximately 0.72 miles north of Santa Fe Avenue, aligned with an existing driveway on the east side of Charter Oak Road.

SUMMARY

The proposed Carvana/ADESA Expansion Lot will serve as an expansion to the existing ADESA Colorado Springs located immediately south. The project will function as a surface vehicle storage lot providing 1,597 parking spaces to support additional inventory for ongoing ADESA facility operations. The expansion lot will allow the owner to retain vehicles on the site longer.

Access

The primary access to the site will be provided via an internal roadway with ADESA to the south.

Additionally, a gated emergency driveway is proposed along Charter Oak Ranch Road.

Trip Generation

As the proposed use is ancillary to the existing ADESA operations, the expansion is not expected to generate new external vehicle trips. The project represents a redistribution and storage of inventory, with vehicle movements occurring primarily as internal transfers between the existing facility and the proposed lot. Accordingly, net new trip generation is anticipated to be negligible.

In conclusion, the proposed Carvana/ADESA Expansion Lot development is not anticipated to generate new external traffic volumes and is not expected to result in changes to the surrounding roadway network.



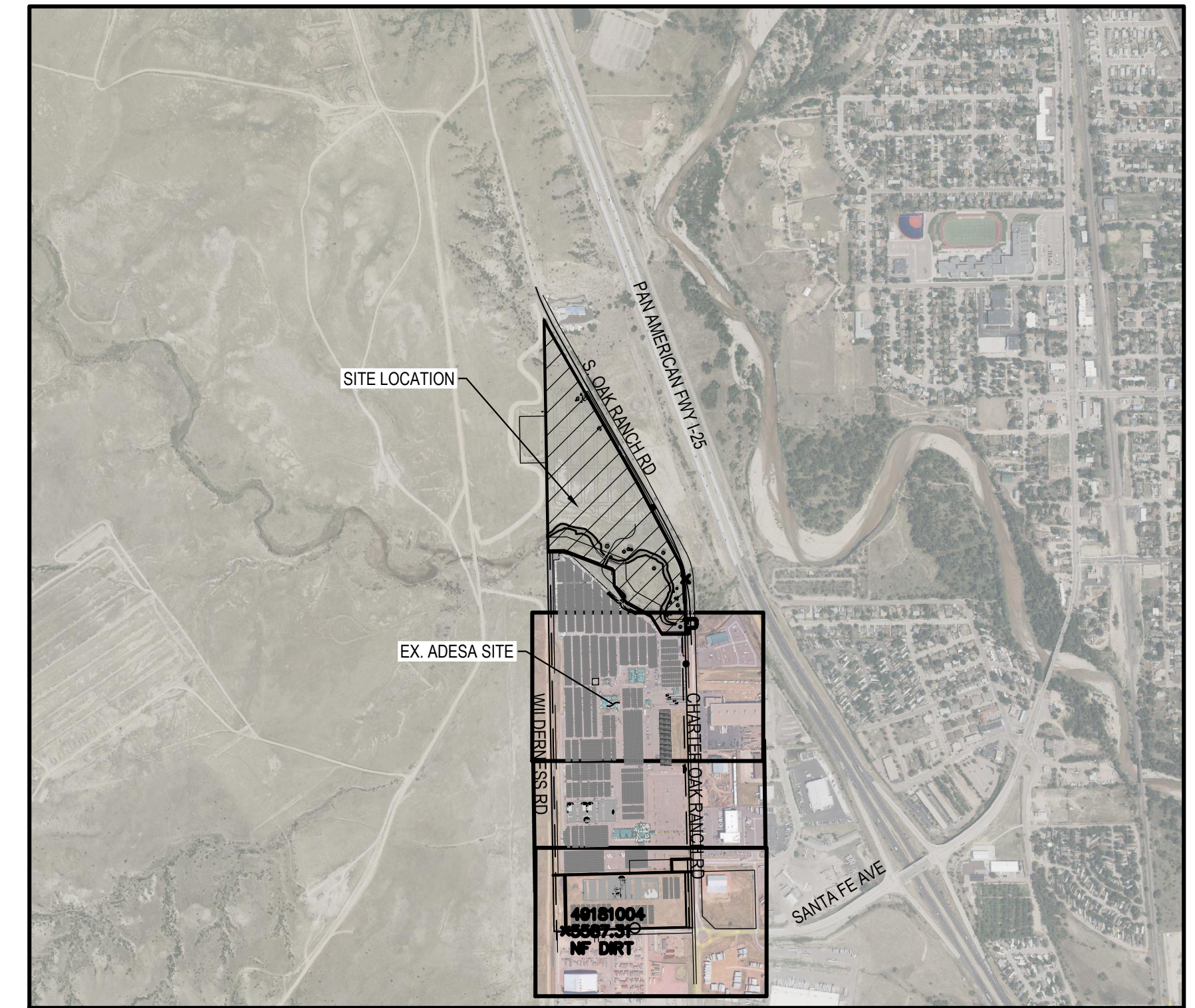
ATTACHMENT A – PROPOSED SITE PLAN

CARVANA

CHARTER OAK ROAD, FOUNTAIN, COLORADO 48506

TAX ID: 5606000037 & 5607200004

PRELIMINARY SITE DEVELOPMENT PLAN



VICINITY MAP
NOT TO SCALE

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THIS MAP AS APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ENGINEER. THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND BEFORE TO FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR SHALL BE THE DUTY TO LOCATE AND PRESERVE ALL EXISTING UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE OWNER AND THE ENGINEER SHALL BE PROTECTED TO AVOID 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



DEVELOPMENT TEAM

OWNER/DEVELOPER

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

ARCHITECT

WHN ARCHITECTS, PA
330 WEST 10TH STREET
CHARLOTTE, NC 28202
PHONE: (704) 333-9952
CONTACT: MATT JONES
EMAIL: MATT@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 No.	Sheet Title
C001	COVER SHEET
C101	PRELIMINARY SITE PLAN
C102	PRELIMINARY SITE PLAN
C103	PRELIMINARY GRADING PLAN
C104	PRELIMINARY GRADING PLAN
C105	PRELIMINARY UTILITY PLAN
C106	PRELIMINARY UTILITY 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 A NEW DRIVEWAY OFF OF CHARTER OAK RANCH ROAD.

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

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

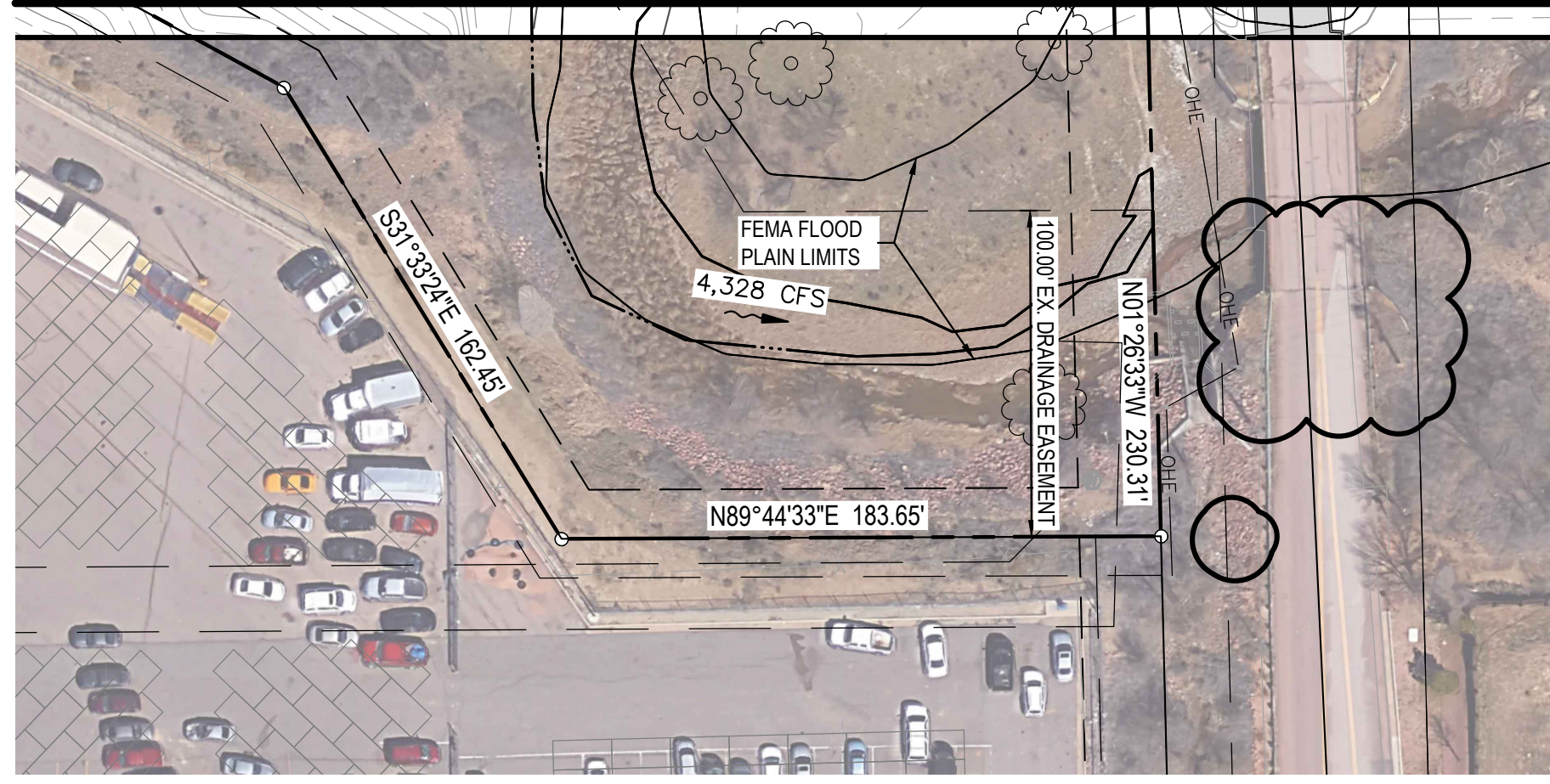
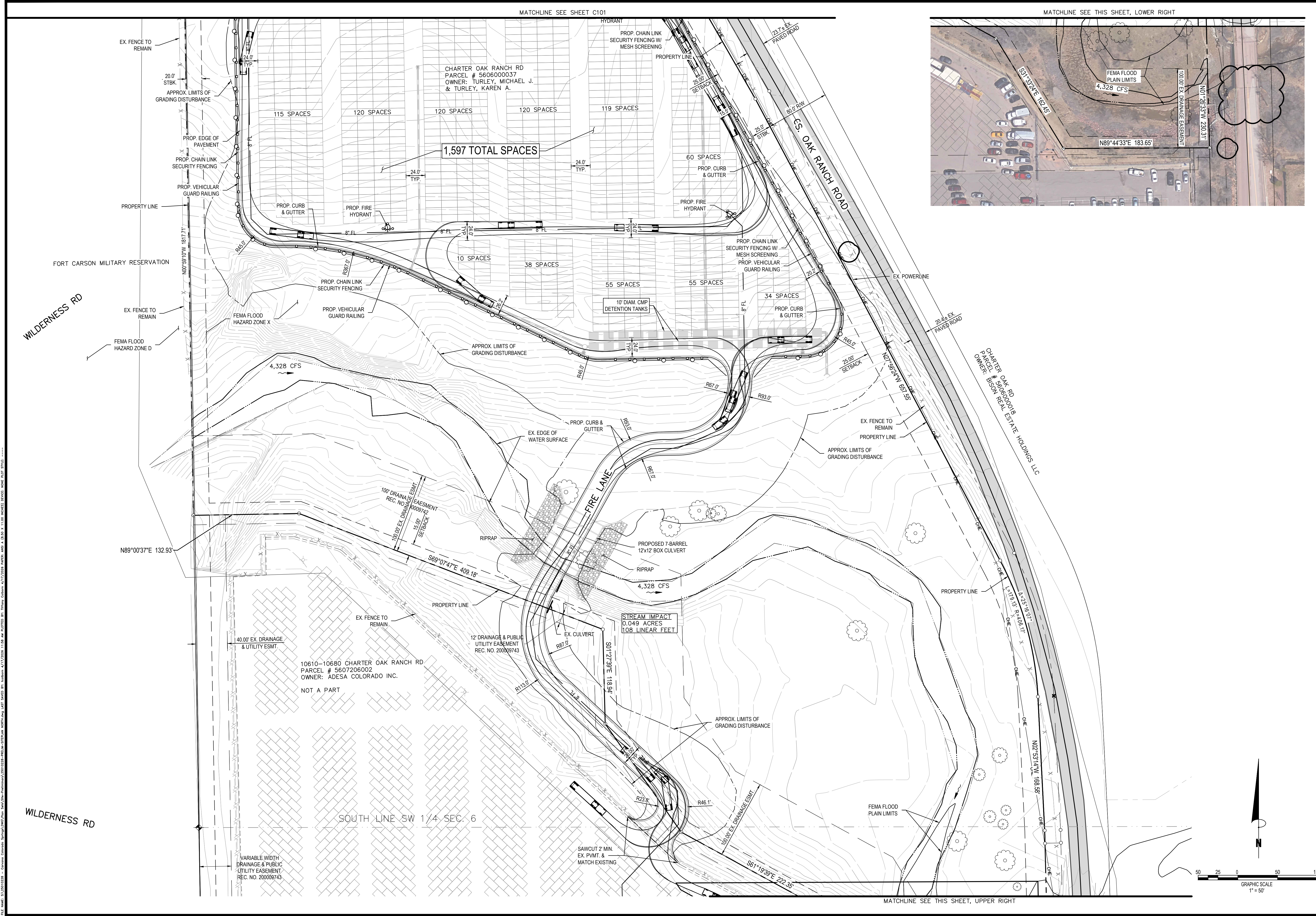
DATE MAY 2026

REVISIONS

N.T.S.

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

C001



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BY APPROXIMATELY 18" DIA. AND MAY NOT BE EXACT. RESPONSIBILITY FOR THE LOCATION OF UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER SHALL BE PROTECTED TO ADDRESS 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 DEVELOPMENT PLAN
A.P.N.# 560600037 & 560600037
CARVANA
300 E. RIO SALADO PKWY. BLDG. 1
TEMPE, ARIZONA 85281

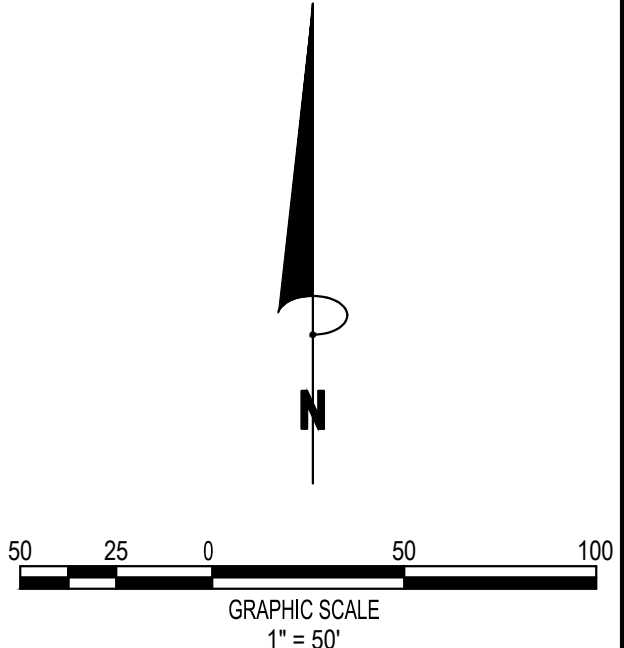
DATE: MAY 2026

REVISIONS

N.T.S.

DRAWN BY: TLC
 CHECKED BY: RG
 PROJECT MANAGER: BH
 JOB #: 2400600
 FILE CODE: #
 SHEET NO.

C101



FILE NAME: S:\2024\2024 - Carvana Colorado Springs\2024\2024-Prelim\2024-05-15\2024-05-15-11.08 (INCHES) DSC02 - WILDERNESS RD.DWG
 DATE: 4/17/2024 11:08 AM
 AUTOCAD: 11.08
 USER: J. Turley
 PLOT: 4/17/2024 11:08 AM
 PLOTTER: HP DesignJet T1100ps
 PLOT SCALE: 1" = 50'
 PLOT SHEET: 1 OF 1



ATTACHMENT B – ASSESSOR PARCEL INFORMATION

El Paso County - Colorado

5607200004
 CHARTER OAK RANCH RD

Total Market Value
\$266

OVERVIEW

Owner:	TURLEY J MICHAEL, TURLEY KAREN A
Mailing Address:	PO BOX 38036 COLORADO SPRINGS CO 80937
Location:	CHARTER OAK RANCH RD
Tax Status:	Taxable
Zoning:	-
Plat No:	R10484
Legal Description:	TR IN NW4 SEC 7-16-65 LY SLY OF SLY SEC LN OF SEC 6 SW4, ELY & NLY OF CHRISTIAN SUB FIL NO 2 & WLY OF CHARTER OAK RANCH RD

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value (School)	Assessed Value (Non-School)
Land	\$266	\$70	\$70
Improvement	\$0	\$0	\$0
Total	\$266	\$70	\$70

LAND DETAILS

SEQUENCE NUMBER	LAND USE	SCHOOL ASMT RATE	NON-SCHOOL ASMT RATE	AREA	MARKET VALUE
1	VACANT COMMERCIAL LOTS	27.00	27.00	1.66 Acres	\$266

BUILDING DETAILS

SALES HISTORY

SALE DATE	SALE PRICE	SALE TYPE	RECEPTION
+ 01/05/2021	\$0	-	221001768

Schedule No	5607200004	Reception	221001768
Book	-	Page	-
Balloon	-	PP/Good Will	\$0
Related Parties	-	Trade/Exch	-
Condition	-	Term	Month(s): 0
Financing	New 0% Fixed	Amt. Financed	\$0
Down Pmt	\$0		
Grantee	TURLEY J MICHAEL & TURLEY KAREN A	Grantor	6 16 65 FOUNTAIN LLC

+ 10/21/2020	\$250,000	Vacant Land; Multiple Properties	220168568
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Schedule No	5607200004	Reception	220168568
Book	-	Page	-
Balloon	No	PP/Good Will	\$0
Related Parties	-	Trade/Exch	\$0
Condition	-	Term	Month(s): 0
Financing	New 0% Fixed	Amt. Financed	\$0
Down Pmt	\$250,000		
Grantee	6 16 65 FOUNTAIN LLC	Grantor	BASELINE BEVERAGE PROPERTIES LLC

+ 09/13/2005	\$845,708	Vacant Land; Multiple Properties	205143519
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Schedule No	5607200004	Reception	205143519
Book	0	Page	0
Balloon	No	PP/Good Will	\$0
Related Parties	-	Trade/Exch	\$0
Condition	-	Term	Month(s): 0
Financing	New 0% Fixed	Amt. Financed	\$0
Down Pmt	\$845,708		
Grantee	BASELINE BEVERAGE PROPERTIES LLC	Grantor	CHRISTIAN DONALD E & RAY EUGENE L

TAX ENTITY AND LEVY INFORMATION

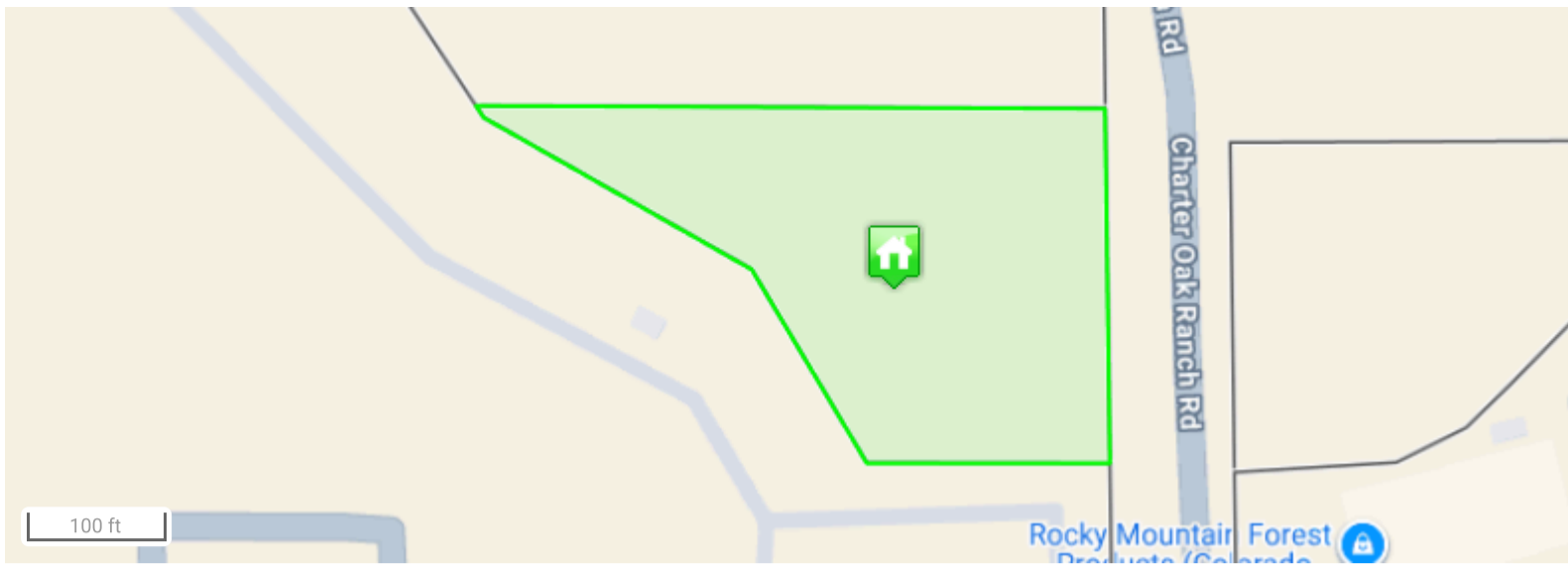
[County Treasurer Tax Information](#)

Tax Area Code: **EBE** Levy Year: **2026** Non-School Levy: **32.796** School Levy: **29.765**

TAXING ENTITY	LEVY	CONTACT NAME/ORGANIZATION	CONTACT PHONE
EL PASO COUNTY	6.857	FINANCIAL SERVICES	(719)520-6400
EPC ROAD & BRIDGE SHARE	0.165	-	(719)520-6498
CITY OF FOUNTAIN	16.339	SHAWNA DAIL	(719)393-4924
EPC-FOUNTAIN ROAD & BRIDGE SHARE	0.165	-	(719)520-6498
FTN/FT CARSON SCHOOL DISTRICT #8	29.765	DR KEITH OWEN	(719)382-1300
PIKES PEAK LIBRARY DISTRICT	2.938	KIM HOGGATT	(719)531-6333
FOUNTAIN SANITATION DISTRICT	5.482	JONATHAN MOORE	(719)382-5303
SOUTHEASTERN COLO WATER CONSERVANCY DISTRICT	0.850	JAMES BRODERICK	(719)948-2400

MAP SHEET

[Click to view Map Sheet 1](#)



No Photo Available



Disclaimer

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.

El Paso County - Colorado

5606000037
 CHARTER OAK RD

Total Market Value
\$793

OVERVIEW

Owner:	TURLEY J MICHAEL, TURLEY KAREN A
Mailing Address:	PO BOX 38036 COLORADO SPRINGS CO 80937
Location:	CHARTER OAK RD
Tax Status:	Taxable
Zoning:	-
Plat No:	-
Legal Description:	THAT PT OF SW4 LY WLY OF CHARTER OAK RANCH RD SEC 6-16-65, EX THAT PT PLATTED TO CHRISTIAN SUB FIL NO 2

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value (School)	Assessed Value (Non-School)
Land	\$793	\$210	\$210
Improvement	\$0	\$0	\$0
Total	\$793	\$210	\$210

LAND DETAILS

SEQUENCE NUMBER	LAND USE	SCHOOL ASMT RATE	NON-SCHOOL ASMT RATE	AREA	MARKET VALUE
1	GRAZING - 40 ACRES PER ANIMAL UNIT	27.00	27.00	27.33 Acres	\$793

BUILDING DETAILS

SALES HISTORY

SALE DATE	SALE PRICE	SALE TYPE	RECEPTION
+ 01/05/2021	\$0	-	221001768

Schedule No	5606000037	Reception	221001768
Book	-	Page	-
Balloon	-	PP/Good Will	\$0
Related Parties	-	Trade/Exch	-
Condition	-	Term	Month(s): 0
Financing	New 0% Fixed	Amt. Financed	\$0
Down Pmt	\$0		
Grantee	TURLEY J MICHAEL & TURLEY KAREN A	Grantor	6 16 65 FOUNTAIN LLC

+ 10/21/2020	\$250,000	Vacant Land; Multiple Properties	220168568
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Schedule No	5606000037	Reception	220168568
Book	-	Page	-
Balloon	No	PP/Good Will	\$0
Related Parties	-	Trade/Exch	\$0
Condition	-	Term	Month(s): 0
Financing	New 0% Fixed	Amt. Financed	\$0
Down Pmt	\$250,000		
Grantee	6 16 65 FOUNTAIN LLC	Grantor	BASELINE BEVERAGE PROPERTIES LLC

+ 09/13/2005	\$0	-	205143520
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Schedule No	5606000037	Reception	205143520
Book	0	Page	0
Balloon	-	PP/Good Will	\$0
Related Parties	-	Trade/Exch	-
Condition	-	Term	Month(s): 0
Financing	New 0% Fixed	Amt. Financed	\$0
Down Pmt	\$0		
Grantee	BASELINE BEVERAGE PROPERTIES LLC	Grantor	CHRISTIAN DONALD E & RAY EUGENE L

+ 09/13/2005	\$845,708	Vacant Land; Multiple Properties	205143519
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Related Parties	-	Trade/Exch	\$0
Condition	-	Term	Month(s): 0
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Grantee	BASELINE BEVERAGE PROPERTIES LLC	Grantor	CHRISTIAN DONALD E & RAY EUGENE L

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EL PASO COUNTY	6.857	FINANCIAL SERVICES	(719)520-6400
EPC ROAD & BRIDGE SHARE	0.165	-	(719)520-6498
CITY OF FOUNTAIN	16.339	SHAWNA DAIL	(719)393-4924
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FOUNTAIN SANITATION DISTRICT	5.482	JONATHAN MOORE	(719)382-5303
SOUTHEASTERN COLO WATER CONSERVANCY DISTRICT	0.850	JAMES BRODERICK	(719)948-2400

MAP SHEET

[Click to view Map Sheet 1](#)



No Photo Available



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