
RE: [EXTERNAL EMAIL] - Adesa/Carvana - Fountain, CO Site Plan

From Taylor Murphy <tmurphy@fountaincolorado.org>
Date Wed 2/25/2026 8:37 AM
To Brett Hightower <bhightower@atwell.com>
Cc Ramzi Georges <rgeorges@atwell.com>; Jo Ryan <jo.ryan2@carvana.com>; Danny Lopez <danny@fountaincolorado.org>

Good morning Brett,

Please let this email serve as confirmation for the purposes of Water Sufficiency that, based upon the information provided, it does not appear your plans to expand the Adesa auto storage site north will require a water tap from the Water Utility, and may therefore proceed through to a DRT with the Planning Department. This finding applies only to the proposed plans to utilize County Parcel #5606000037 for paved vehicle storage, and a separate Water Sufficiency finding will be required for any utilization of the southern Adesa lot under County Parcel #5607206001. Additionally, although a water tap is not anticipated, you will most likely be required to install a Fire Hydrant(s) throughout the site to achieve adequate fire code coverage, and that determination will be made by the Fountain Fire Department.

If, during the course of design and development, the site plans change such that a water tap(s) is required, you will need to work through the Water Utility's standard process to receive an updated Water Sufficiency finding and comply with all applicable requirements.

Respectfully,

Taylor T. Murphy, P.E.
Water Resources & Engineering Manager
Utilities Department
City of Fountain | 116 S. Main St., Fountain, CO 80817
Fountain.Colorado.Gov
office: 719-322-2071



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To Strengthen & Support Our Community

From: Brett Hightower <bhightower@atwell.com>
Sent: Tuesday, February 24, 2026 9:16 AM
To: Taylor Murphy <tmurphy@fountaincolorado.org>
Cc: Ramzi Georges <rgeorges@atwell.com>; Jo Ryan <jo.ryan2@carvana.com>
Subject: Re: [EXTERNAL EMAIL] - Adesa/Carvana - Fountain, CO Site Plan

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- Helpdesk

Hi again Taylor,

As a follow-up to my previous email to you this morning, I wanted to summarize a handful of points of clarification:

- 1) No buildings are proposed, so no potable water nor fire hydrants will be required.
- 2) Xeriscaping is proposed, so no irrigation will be required.
- 3) Generally, we do not believe that the proposed vehicle storage use requires water from the Fountain Water Department.
- 4) Therefore, please issue a letter acknowledging that the Department will not need to provide water service to this project site.

Thank you in advance for your help with this effort.

Sincerely,

Brett Hightower, P.E.

Project Manager

ATWELL, LLC

480.560.4418 Mobile

From: Brett Hightower <bhightower@atwell.com>
Sent: Tuesday, February 24, 2026 8:55 AM
To: Taylor Murphy <tmurphy@fountaincolorado.org>
Cc: Ramzi Georges <rgeorges@atwell.com>
Subject: Re: [EXTERNAL EMAIL] - Adesa/Carvana - Fountain, CO Site Plan

Hi Taylor,

Good morning, I hope you are doing well. Per Kristy's email, I wanted to reach out to request the water sufficiency letter. Are you able to help provide this document for our DRT application?

We are only proposing a new parking lot, so we do not anticipate the need for new water services or fire lines with this project. Is a water sufficiency letter still required if this is the case?

Thanks in advance and please don't hesitate to reach out with any questions.

Best,

Brett Hightower, P.E.

Project Manager

ATWELL, LLC

480.560.4418 Mobile

From: Kristy M. Martinez <kristy@fountainco.gov>

Sent: Monday, February 23, 2026 4:31 PM

To: Brett Hightower <bhightower@atwell.com>

Cc: Ramzi Georges <rgeorges@atwell.com>; Jo Ryan <jo.ryan2@carvana.com>; Taylor Murphy <tmurphy@fountaincolorado.org>

Subject: RE: [EXTERNAL EMAIL] - Adesa/Carvana - Fountain, CO Site Plan

Brett,

I'm following up on the voicemail that I left for you earlier today. Attached is the DRT meeting application. You will also need to reach out Taylor Murphy with Fountain Water Department to obtain a letter of water sufficiency which is needed to accompany all DRT meeting applications.

Once the completed DRT application, supporting documents and fee has been paid, the meeting can be scheduled for the next available date. I cannot confirm any meeting date until all items have been received. The application fee may be paid over the phone by contacting the City Clerk's office at 719-322-2031 and referencing 'Adessa DRT'. Upon payment, the City Clerk's office can provide you with a copy of the receipt.

Please let me know if you have any other questions.

Thank you,

Kristy Martinez, AICP

Planning Manager

City of Fountain | 116 S. Main Street

fountain.colorado.gov

office: 719-322-2015



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From: Brett Hightower <bhightower@atwell.com>
Sent: Thursday, February 19, 2026 11:54 AM
To: Kristy M. Martinez <kristy@fountainco.gov>
Cc: Ramzi Georges <rgeorges@atwell.com>; Jo Ryan <jo.ryan2@carvana.com>
Subject: Re: [EXTERNAL EMAIL] - Adesa/Carvana - Fountain, CO Site Plan

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- Helpdesk

Hi Kristy,

Good morning, I hope you are doing well. I wanted to follow up on the email I sent to you yesterday — I am attaching an email from the Carvana representative we are working with, Jo Ryan, stating that they are under contract with the existing landowners for the purchase of this property. I apologize for not including this with my prior email to you.

Can you please advise if our submittal is able to make it into the 2/26 DRT meeting agenda? Thank you so much for your help with this.

Sincerely,

Brett Hightower, P.E.

Project Manager
ATWELL, LLC
480.560.4418 Mobile

From: Brett Hightower <bhightower@atwell.com>
Sent: Wednesday, February 18, 2026 3:32 PM
To: Kristy M. Martinez <kristy@fountainco.gov>
Cc: Ramzi Georges <rgeorges@atwell.com>
Subject: Re: [EXTERNAL EMAIL] - Adesa/Carvana - Fountain, CO Site Plan

Hello Kristy,

Good afternoon, I am attaching our application, narrative, and site plan along with this request for a pre-application DRT meeting for the parcel situated directly north of the existing Carvana/Adesa property on Charter Oak Ranch Road.

If there is an invoice that you can provide for the pre-application DRT submittal, we will be happy to provide payment as soon as possible.

Is there any possibility to have this scheduled for the DRT meeting on 2/26/2026? We look forward to working with you on this project. Please let us know if you have any questions.

Thank you,

Brett Hightower, P.E.

Project Manager
ATWELL, LLC
480.560.4418 Mobile

From: Kristy M. Martinez <kristy@fountainco.gov>
Sent: Thursday, February 12, 2026 7:11 AM
To: Ramzi Georges <rgeorges@atwell.com>

Cc: Brett Hightower <bhightower@atwell.com>; Taylor Murphy <tmurphy@fountaincolorado.org>

Subject: RE: [EXTERNAL EMAIL] - Adesa/Carvana - Fountain, CO Site Plan

Good morning,

Does Adessa currently own or under contract to purchase the yellow highlighted parcel? According to the County Assessor records this property is under a different owners name.

Vehicle storage is not a permitted use – therefore would not be permitted on this parcel as it's currently configured.

Additionally, coordination with the Fountain Water Utility will be needed to determine water sufficiency prior to moving forward the submittal of any application, including a DRT meeting. I've included Taylor Murphy to this email as the contact for Fountain Water.

There isn't sufficient information to determine what applications and supporting documents/studies etc. would be required as there are several other departments and agencies that would need to weigh in on any potential development. This is purpose of the DRT meeting.

I understand that you are looking for yes/no answer; however, it is not that straightforward as other department would have requirements that would need to be addressed.

Thank you,

Kristy Martinez, AICP

Planning Manager

City of Fountain | 116 S. Main Street

fountain.colorado.gov

office: 719-322-2015



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To Strengthen & Support Our Community

From: Ramzi Georges <rgeorges@atwell.com>
Sent: Wednesday, February 11, 2026 4:21 PM
To: Kristy M. Martinez <kristy@fountainco.gov>
Cc: Brett Hightower <bhightower@atwell.com>
Subject: RE: [EXTERNAL EMAIL] - Adesa/Carvana - Fountain, CO Site Plan
Importance: High

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- Helpdesk

Hi Kristy,

I am following up on the emails I sent earlier this week regarding the property at 10610 Charter Oak Ranch Rd.

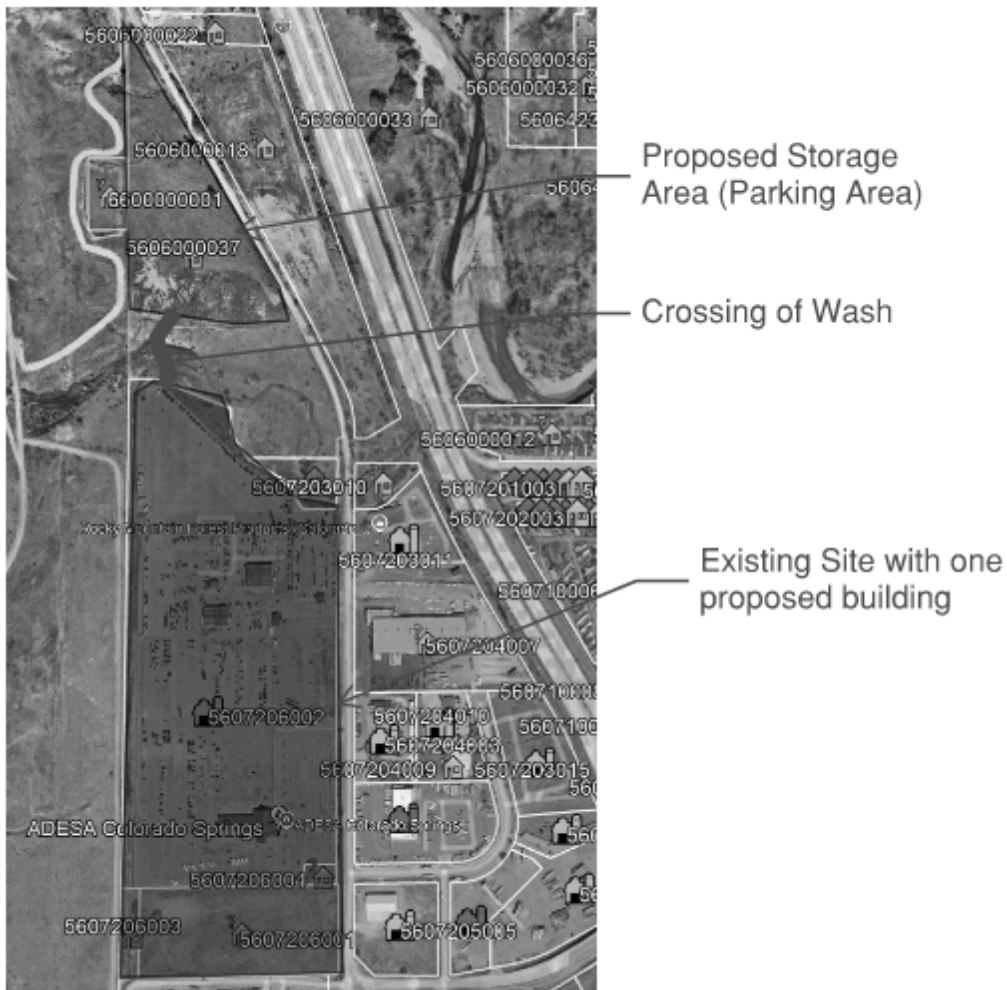
For clarification, the yellow area shown is a separate parcel that is proposed to be used for car storage only (open parking).

The orange area represents the existing site. We are proposing restriping and the addition of a building along the southern portion of the site.

Would it be possible to submit a pre-application for the car storage area to the north (yellow area) as a standalone application, and process the orange area as a separate application?

We would greatly appreciate it if you could provide your feedback and responses by tomorrow, if possible.

Thank you in advance for your help.



Ramzi Georges, P.E., CFM

Director

ATWELL, LLC

480.586.2105 Office

602.690.7527 Mobile

From: Ramzi Georges
Sent: Tuesday, February 10, 2026 2:20 PM
To: 'Kristy M. Martinez' <kristy@fountainco.gov>
Cc: Brett Hightower <bhightower@atwell.com>
Subject: RE: [EXTERNAL EMAIL] - Adesa/Carvana - Fountain, CO Site Plan

Hi Kristy,

I am including the site for your reference.

Please let me know when you are available for us to go over it with you.

Thanks

Ramzi Georges, P.E., CFM

Director

ATWELL, LLC

480.586.2105 Office

602.690.7527 Mobile

From: Ramzi Georges <rgeorges@atwell.com>
Sent: Tuesday, February 10, 2026 11:05 AM
To: Kristy M. Martinez <kristy@fountainco.gov>; Brett Hightower <bhightower@atwell.com>
Subject: RE: [EXTERNAL EMAIL] - Adesa/Carvana - Fountain, CO Site Plan
Importance: High

Hi Kristy,

I hope your week is going well.

I am sorry for all the emails, do you have time to connect today? Our client is very eager to move forward with preapp meeting.

We would like to move forward with a preapplication but wanted to discuss it with you if you have time today?

Thanks in advance.

Ramzi Georges, P.E., CFM

Director

ATWELL, LLC

480.586.2105 Office

602.690.7527 Mobile

From: Kristy M. Martinez <kristy@fountainco.gov>

Sent: Monday, February 9, 2026 3:23 PM

To: Brett Hightower <bhightower@atwell.com>

Cc: Ramzi Georges <rgeorges@atwell.com>

Subject: RE: [EXTERNAL EMAIL] - Adesa/Carvana - Fountain, CO Site Plan

Good afternoon Brett,

That would be me 😊 What questions do you have?

Thank you,

Kristy Martinez, AICP

Planning Manager

City of Fountain | 116 S. Main Street

www.fountaincolorado.org

office: 719-322-2015



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From: Brett Hightower <bhightower@atwell.com>
Sent: Monday, February 9, 2026 10:40 AM
To: Kristy M. Martinez <kristy@fountainco.gov>
Cc: Ramzi Georges <rgeorges@atwell.com>
Subject: [EXTERNAL EMAIL] - Adesa/Carvana - Fountain, CO Site Plan

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- Helpdesk

Hi Kristy,

Good morning, I hope you had a nice weekend.

Do you have the contact information for a city planner that we can call to discuss a handful site plan requirement questions with?

Thank you,

Brett Hightower, P.E.
Project Manager
ATWELL, LLC
480.560.4418 Mobile
4900 North Scottsdale Road | Suite 1600 | Scottsdale, AZ 85251



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