
Proposed Carvana/Adesa Expansion Lot – Fountain, CO

Land Analysis Report

Applicant:

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

Owner:

Turley J Michael & Karen A
PO Box 38036
Colorado Springs, CO 80937

Consultant:

Atwell, LLC
4900 N. Scottsdale Rd. Suite 1600
Scottsdale, AZ 85251
(602) 690-7527

Site Details

TSNs: 5606000037, 5607200004

Acreage: 27.33 Acres

Current Zoning: Planned Industrial (PI)

Current Use: Vacant Land

Request: Preliminary plat for a vehicle storage expansion lot with driveway to support existing Adesa property to the south.

To: City of Fountain

Subject: Accessory Vehicle Storage Lot Development for Carvana

The contents of this letter present a land analysis report for a vehicle storage lot development within the City of Fountain, Colorado. The site is approximately 27.33 acres in size and is situated west of Charter Oak Ranch Road and north of the existing Adesa property. The site is currently vacant grasslands with little to no trees and a natural wash traversing the south portion of the site.

City of Fountain Subdivision Regulations Section 16.21.080.G.1.

A Land Analysis Report (LAR) containing both mapped and written information identifying the extent of and impact upon the property's natural features and environmental constraints, and that addresses proposed mitigating measures which may include avoidance, replacement, proposed plat notes, etc. The LAR may take the form of a single report or multiple reports at the discretion of the subdivider. The intent of the report should be to identify all potential issues associated with the development of the property and, where appropriate, identify how proposal mitigates these issues or why an issue has been dismissed. At a minimum the report shall include:

- a. A discussion of site features depicted on the plat that may affect the evaluation of the proposed development. All significant natural and man-made features shall be identified, including major views into and out of the subdivision in any proposed industrial and commercial subdivisions. A written analysis shall be provided that summarizes the existing site features and constraints and addresses how the development of the site will occur in a manner that considers both the opportunities and constraints. The written analysis must address the site's physical constraints and hazards, along with proposed impact mitigation measures. The report shall also address wildlife, wetlands, soils, geologic hazard, wildfire hazard, and other issues. Where a particular parameter does not apply, the report shall identify how a determination was made that the parameter does not apply.

SITE CONTEXT AND FEATURES

Location

The property is located in rural Fountain, Colorado in El Paso County (APN's 5606000037, 5607200004).

Water Supply

Service will be provided by the City of Fountain.

Utilities

Electric: City of Fountain

Fire Protection

Fountain Fire Department

Zoning

The parcel(s) is zoned PI, Planned Industrial.

Suited For

The property is suitable for commercial/industrial development, including auto service/repair

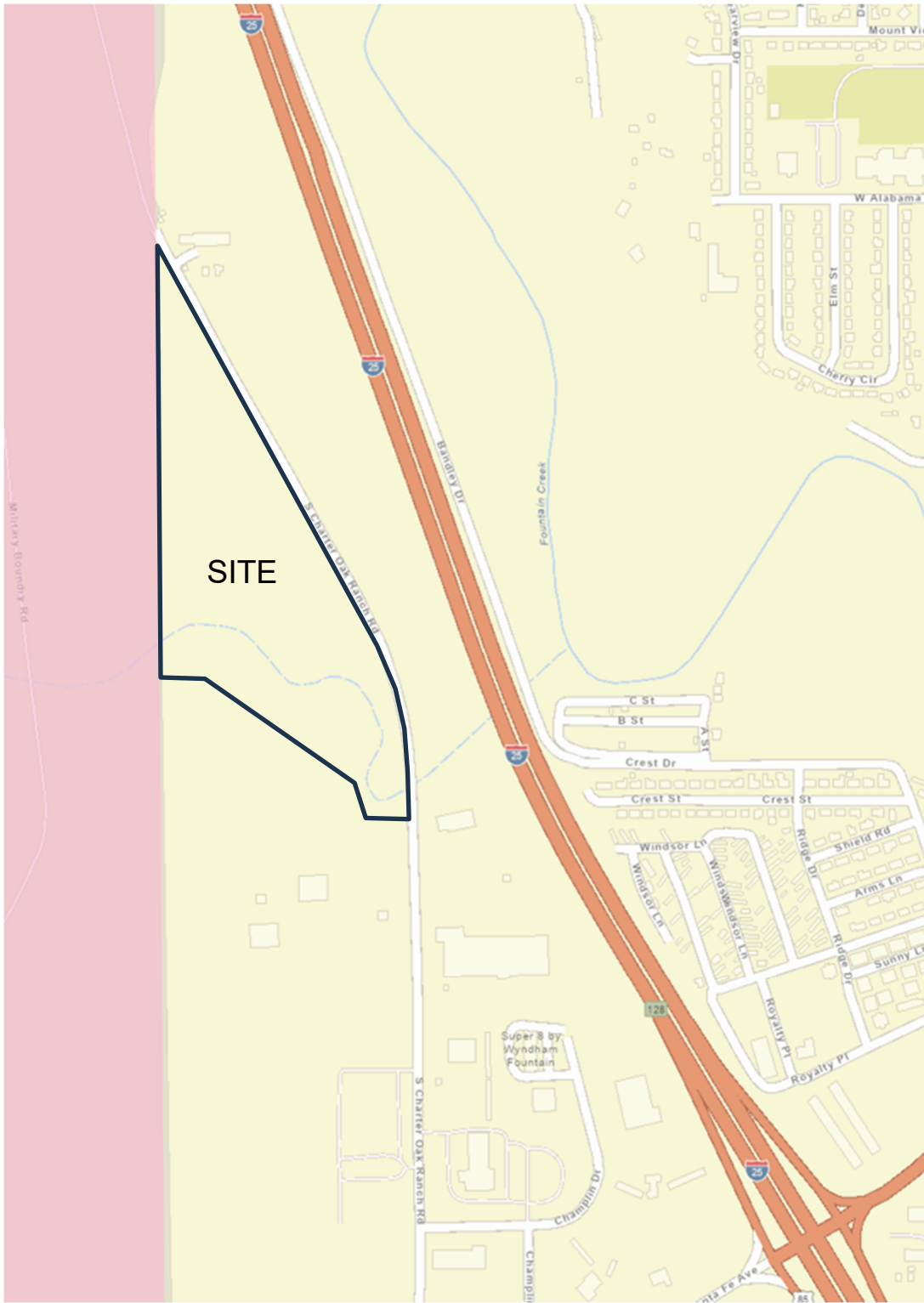
Neighbors

Direction	Adjacent Steet	Adjacent Property Use
South	None	Business/Vehicle Reconditioning & Storage (Adesa/Carvana)
West	None	Vacant Land Military (Fort Carson)
East	Charter Oak Ranch Road	Vacant Land
North	None	Welders Warehouse

The site is comprised of approximately 28.99 acres. A majority of this will be developed into a paved parking/car storage area. This site will also construct a box culvert across the wash and a driveway that heads south (across the wash and said box culvert) and connects to the existing Adesa site. The site is an irregularly shaped parcel located west of Charter Oak Ranch Road. The majority of the site drains from north to south, towards the wash with slopes that vary from 4% to 22%. Currently, the site is vacant grasslands, with no structures and not much vegetation on it.

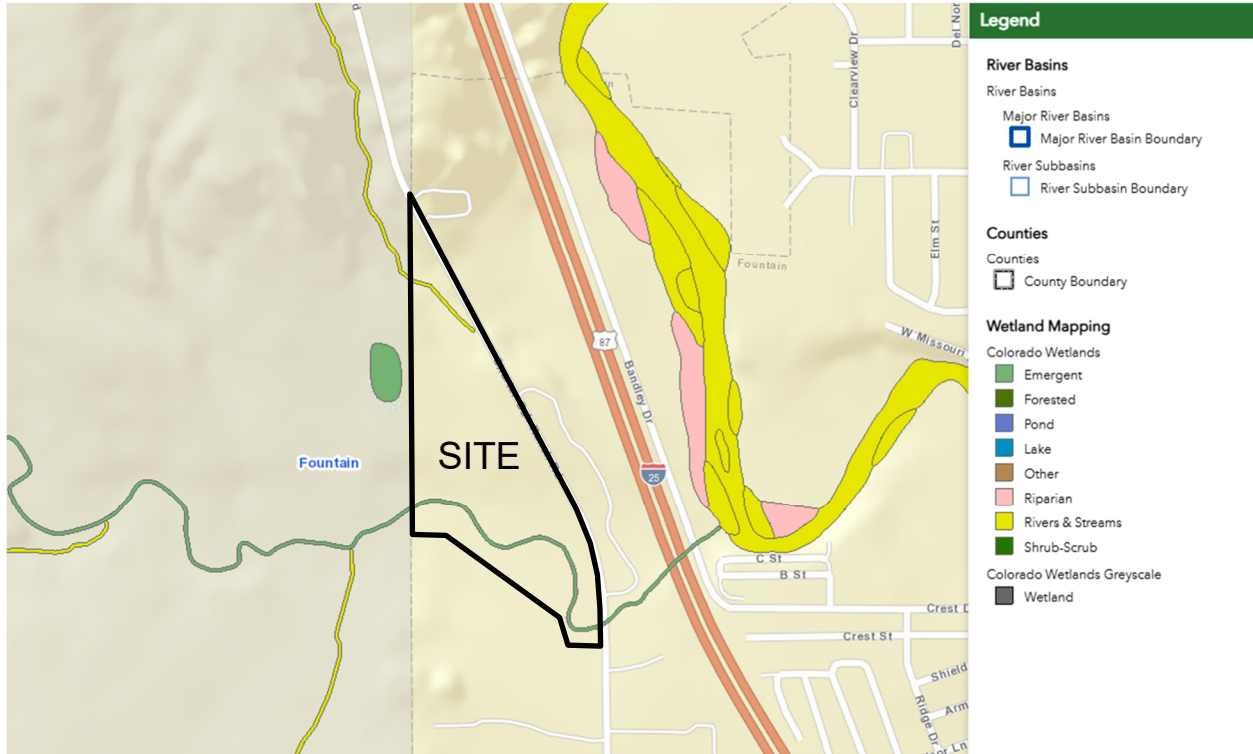
The following sections of this letter will address topics with potential impacts for the proposed development. This includes wildlife, wetlands, soils, geological hazards, wildfire hazards/risks, and other issues.

SITE CONTEXT MAP



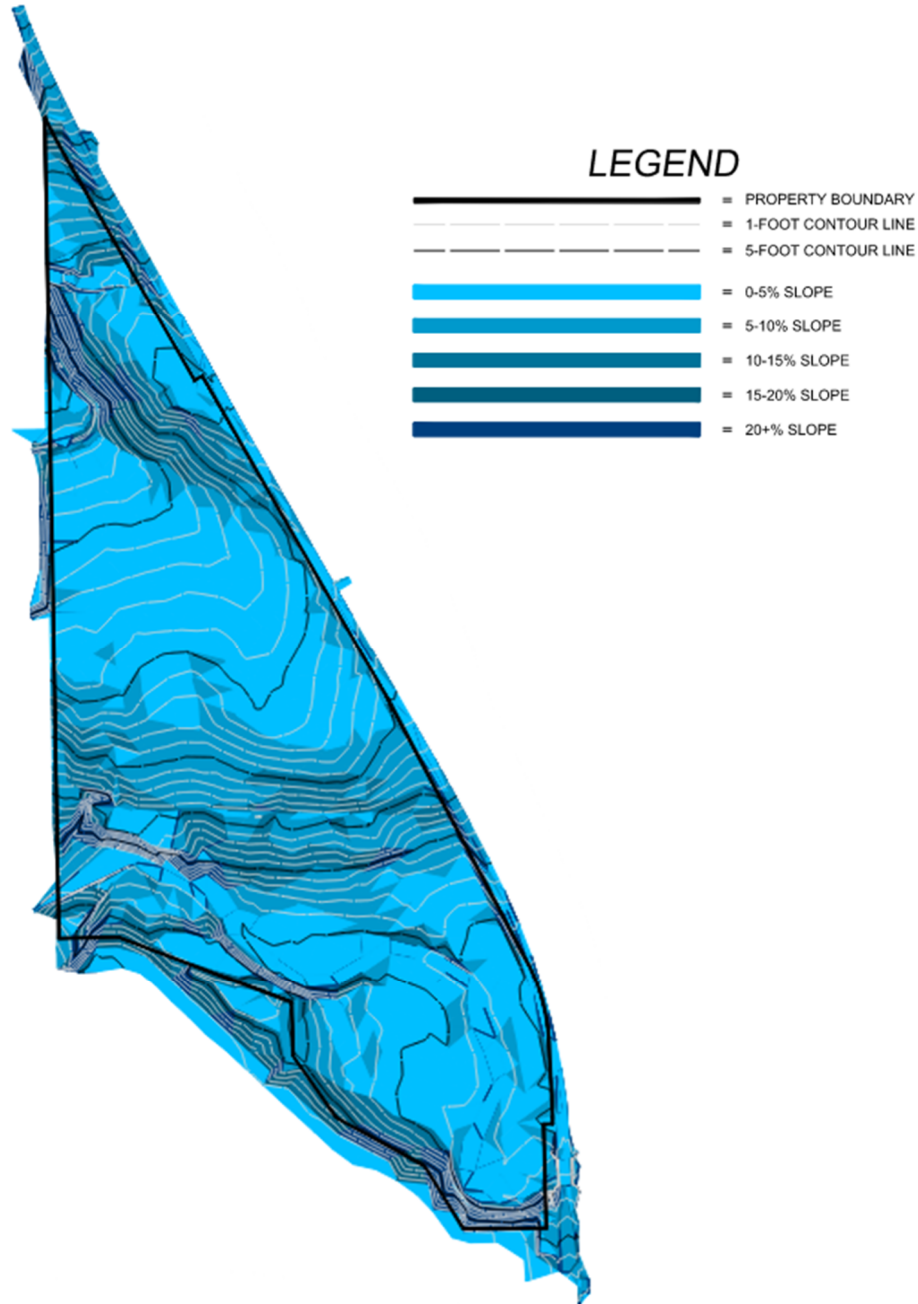
WETLANDS ANALYSIS

According to the Colorado Wetland Inventory, there is an emergent wetland at the south side of the site that flows offsite to the east and feeds a large river/stream (Fountain Creek). Atwell completed a Wetlands and Water Delineation Report to study the wetlands onsite. The report concluded that the wetlands are likely jurisdictional under section 404 since they have continuous surface flow to Fountain Creek, downstream. An NWP application for the driveway crossing was submitted to the USACE (SPA-2026-185).



SLOPE ANALYSIS

The site has an irregular shape, with slopes that vary from 4% to 22%, and primarily drains from north to south. Proposed developments onsite will be graded to work with existing topography and ensure there are no adverse impacts to adjacent properties or the wetlands at the south of the site.



FLOODPLAIN

There are no floodplains located onsite. This was confirmed via correspondence with the PPRBD floodplain administrator.

The site is located on FEMA FIRM map 08041C0962G with an effective date of December 07, 2018.



CRITICAL HABITAT FOR THREATENED AND ENDANGERED SPECIES

A study and report of threatened and endangered species on the property was done by Bristlecone Ecology, LLC. The report found six species of threatened/endangered animals, insects, and plants present onsite. The table below lists the species, and any impacts site development may have on them. However, this report was reviewed by The U.S. Fish and Wildlife Service that concluded that there should be no harmful impacts to species onsite.

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
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



Colorado Field Office
P.O. Box 25486, DFC
Denver, CO 80225

Project Code:

2026-0063618

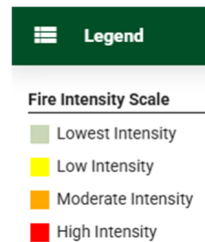
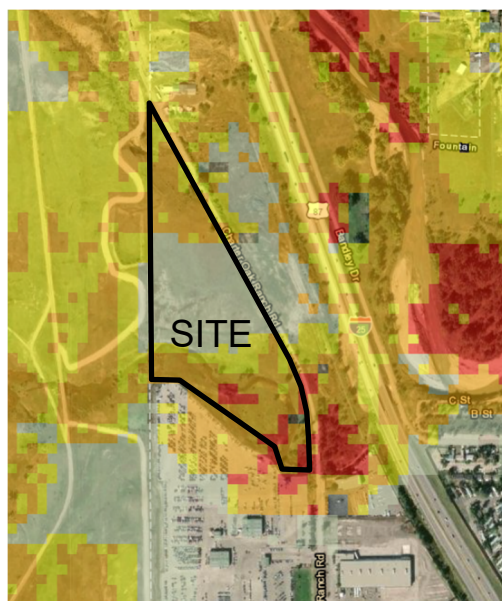
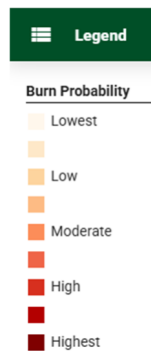
The U.S. Fish and Wildlife Service concludes that, if the project is implemented as described in the information you submitted, the project is not reasonably certain to "take" fish or wildlife listed under the Endangered Species Act of 1973, as amended (ESA; 16 USC 1531 et seq.). If project plans change or new information suggests take could occur, contact this office for reevaluation. Continued compliance with ESA prohibitions of take is mandatory, and it is not possible to absolve individuals or companies from liability for unpermitted take of listed fish and wildlife.

for JULIE
REEVES
Eastern Colorado Supervisor

Digitally signed by JULIE
REEVES
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FIRE RISK

Burn Probability Risk is the annual probability of any particular location burning due to a wildfire. The Colorado Wildfire Risk Map shows a majority of the property as having a high annual burn probability. Fire Intensity measures the potential strength of a fire in a particular area, this means a wildfire's ability to spread, and the difficulty and level of equipment required to suppress it. The lowest fire intensity has very small, slow-moving flames, that are easy to suppress with basic equipment. On the other hand, high fire intensity can have massive flames capable of medium range spotting, that are very difficult to suppress even with training and specialized equipment. The Colorado Wildfire Risk Map shows the fire intensity on the site spreading across the full range but a majority of the site being either the lowest intensity or moderate intensity.



MANMADE AND NATURAL FEATURES

The property is occupied by vacant grassland with only a few trees, and there is also a small watercourse that traverses the south portion of the site. Additionally, there is a fence surrounding the site on all sides and an overhead electric line along the east property boundary. Charter Oak Ranch Road, a paved street, also lies along the east side of the property.



CULTURAL RESOURCES

There are no significant cultural resources on the property.

