



Community Services Planning Department

116 South Main St, Fountain, CO 80817
Phone: 719-322-2000 Fax: 719-322-2001

Project Overview

#2119766

Project Title: ADESA Colorado Carvana Accessory Outdoor Storage

Jurisdiction: City of Fountain, CO

Application Type: Planning: Site Development Plan

State: CO

Workflow: Final Site Development Plan

County: El Paso

Project Contacts

Contact Information: Applicant

Jason Alwine
N.E.S. Inc.
619 N Cascade Ave, Suite 200
Colorado Springs, CO 80906
P:719.471.0073
jalwine@nescolorado.com

Contact Information: Property Owner(s)

Jo Ryan
ADESA Colorado Inc
300 E Rio Salado PKWY, Suite 1
Tempe, AZ 85281
P:503.515.7861
jo.ryan2@carvana.com

Fountain Business License Number:

Contact Information: Developer

Jo Ryan
ADESA Colorado Inc
300 E Rio Salado PKWY, Suite 1
Tempe, AZ 85281
P:503.515.7861
jo.ryan2@carvana.com

Fire License Number (minimum NICET-III):

Please indicate which of the following contacts should be included in this project: Developer

Project/Site Location

Please use the El Paso County Assessor's Office website to look-up an Address or Assessor's Parcel #. Click [here](#) to open the GIS search page.

Project Address or Assessor's Parcel #:

- 5606000037
- 5607200004

Suite/Unit #:

Nearest Street Intersection: Santa Fe Ave and Charter Oak Rd

Project Description

Project Description:

Development Plan for an accessory vehicle storage lot for the Adesa/Carvana site at 10610-10680 Charter Oak Rd. This is a paved surface storage lot to the north of the existing Adesa developed site. Access will be provided via existing accesses on the central and south portion of the Adesa developed site. Emergency only access will be provided to the expansion site from Charter Oak Ranch Rd. There are no buildings proposed. An internal access from the existing developed portion of the site to the expansion area is proposed. This access road will include a box culvert over the creek. Storm water management is proposed underground.

Site Development Plan Project Info

Please use the City's GIS website to look-up the zoning district of your property. Click [here](#) to open the website, enter your address to zoom in and then click next to the address point to see the zoning district it is in.

Property Zoning: Planned Industrial District (PI)

Property Zoning (Multiple):

Proposed Use: Industrial

Proposed Use (Mixed Use):

Total Acreage of Property: 66

Please Provide Total Square Footage of the Project:
1,263,240

Construction Schedule (Start and End): 08/01/2026,
07/31/2027

Overall Development Plan Name (if PUD): N/A

Additional Required Documents

Are any of the following documents included with your submittal?: Drainage Report, Geotechnical Report, Traffic Letter

Property Owner Notification

You must confirm that all owners have been notified in order to proceed with your application.

Have all property owners been notified of the request?:

Yes

Please take a moment to read the following requirements and enter your full name at the bottom of the page to indicate you understand and agree.

- I, acting as the agent for the owner/developer/organization hereby certify that I have their approval and that the information submitted is true.

By entering my full name in the box provided, I acknowledge receipt of these terms and agreement to the standards therein.: Kimberly Johnson