



## Community Services Planning Department

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

### Project Overview

#2131783

**Project Title:** CarvanaAdesa Expansion Lot Filing No. 1

**Application Type:** Planning: Preliminary Plat

**Workflow:** Administrative Review

**Jurisdiction:** City of Fountain, CO

**State:** CO

**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:7194710073  
[jalwine@nescolorado.com](mailto:jalwine@nescolorado.com)

#### Fountain Business License Number:

#### Fire License Number (minimum NICET-III):

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

#### 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](mailto:jo.ryan2@carvana.com)

#### 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](mailto:jo.ryan2@carvana.com)

### 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 #:

- 5607206001
- 5607206002
- 5607206003
- 5607206004
- 550600037
- 5607200004

#### Suite/Unit #:

**Nearest Street Intersection:** Santa Fe Ave and Charter Oak Ranch Rd

### Project Description

**Project Description:**

Preliminary Plat to combine the existing developed Adesa site with the two adjacent parcels to the north. The Preliminary Plat will facilitate an expansion of the existing developed Adesa site to include an accessory outdoor vehicle storage lot. There are no new public improvements required or proposed with this application. Additional right of way for Charter Oak Ranch Rd is being dedicated. This application is submitted in conjunction with the Site Development Plan and Conditional Use applications for accessory storage.

### Preliminary Plat

**Preliminary Plat Name:** CARVANA FILING NO. 1 A REPLAT OF LOT 1, CHRISTIAN SUBDIVISION FILING NO. 1, LOT 1 AND TRACT A, CHRISTIAN SUBDIVISION FILING NO. 2, TRACT A, CHRISTIAN SUBDIVISION FILING NO. 3

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

### Project Information

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)

**Type of Development:** Commercial or Industrial

**Commercial/Industrial Acreage:** 68.21

**Total Acreage of Property:** 93.88

**Number of Residential Lots:**

**Property Zoning (Multiple):**

**Residential Acreage:**

**Acreage of Open Space (including all tracts):** 25.67

**Open Space - Percentage of Total Plat:** 27.24

**Number of Commercial/Industrial Lots:** 1

### Additional Required Documents

**Are any of the following documents included with your submittal?:** Drainage Report, Geotechnical Report, Land Analysis Report, Traffic Impact Analysis

### 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