Project Name: *Buc-ee's Site Development Plane*

Project Number: RE2026-137
Date Received: 10/12/2026

Jurisdiction: El PasoCounty
Due Date: 11/2/2026

Addressing Comments:
No comments.

Engineering Comments:
Please see the attached referral comment letter.

Planner Comments:
Please see the attached referral comment letter.

DOUGLAS COUNTY
COLORADO

Referral Comments

October 30, 2026

Kylie Bagley
Principal Planner
El Paso County Planning and Community Development

Buc-ee's Site Development Plan - Douglas County Referral Comments
Project Number: RE2026-137 (El Paso County Project Number: PPR2628)

Dear Kylie,

Thank you for the opportunity to provide referral comments on the Buc-ee's Site Development Plan. Over the past 30 years, Douglas County, its partners, and private property owners have made substantial investments in conserving and protecting open space in southern Douglas County. The land immediately north of Palmer Divide Avenue is Greenland Ranch, a county-owned open space encumbered by a conservation easement held by the Douglas Land Conservancy (DLC).

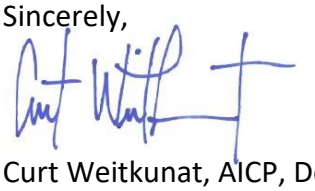
Referral Comments

1. Should El Paso County propose, or the development require acquisition of additional right-of-way for improvements outside of the prescriptive Palmer Divide Avenue and previously acquired permanent easement in Douglas County, it will encroach on the conservation easement.
2. Please include legal descriptions for the right-of-way and recently acquired Permanent Easement PE-1A on the north side of Palmer Divide Avenue. The submitted plans, including the GESC and Roadway Plans, do not have legal descriptions for the permanent easement and property lines. Legal descriptions demonstrate that the proposed improvements on the north side of Palmer Divide Avenue will remain with the right-of-way and permanent easement.
3. Please refer to the license agreement between El Paso County and Douglas County to realign and construct the Greenland Open Space driveway that is just north of Beacon Lite and Palmer Divide. Please confirm that the reconstruction of this driveway will be completed per the terms of the license agreement.
4. Based on the referral landscape plan, it appears that the applicant provided enhanced landscape screens adjacent to open space and noncommercial properties. The addition of 16-foot tall Ponderosa Pines adjacent to Palmer Divide avenue is appreciated.

5. Based on the referral lighting plan, it appears that the applicant provided lighting that is consistent with Dark Sky principles. The applicant making efforts to prevent light trespass onto the neighboring Greenland Open Space is noted.
6. Without being able to review the proposed signage, the County encourages limiting and/or reducing the height of the proposed pole sign and restricting Electronic Message Signs and billboards to protect Greenland Open Space viewshed.

Should you have any questions about these referral comments, please feel free to reach out for clarification.

Sincerely,



Curt Weitkunat, AICP, Deputy Director of Development Services
cweitkunat@douglasco.gov

November 20, 2026

Kylie Bagley
Principal Planner
El Paso County Planning and Community Development

Subject: Comments Regarding the Proposed Buc-ee's Project

Dear Kylie:

Thank you for the opportunity to provide referral comments. I am writing to provide the following comments from the Douglas County Department of Public Works Engineering regarding the proposed Buc-ee's project:

Referral Comments

1. The church access on the west side of Beacon Light Road is located too close to the proposed roundabout and should be relocated to a suitable alternative location.

2. Please confirm with Douglas County Open Space that the driveway proposed on the north side of Palmer Divide Road will meet all applicable requirements.

3. During the previous Beacon Light project, El Paso County proposed relocating an existing CORE underground line into a separate easement north of the area to be graded under the license agreement. To our knowledge, this relocation has not occurred. The CORE line should remain within the existing right-of-way, within the condemned permanent easement area, or on the south side of Palmer Divide Road. If an additional easement is required to relocate the CORE line, the conservation easement at this location would need to be condemned before the County grants the easement.

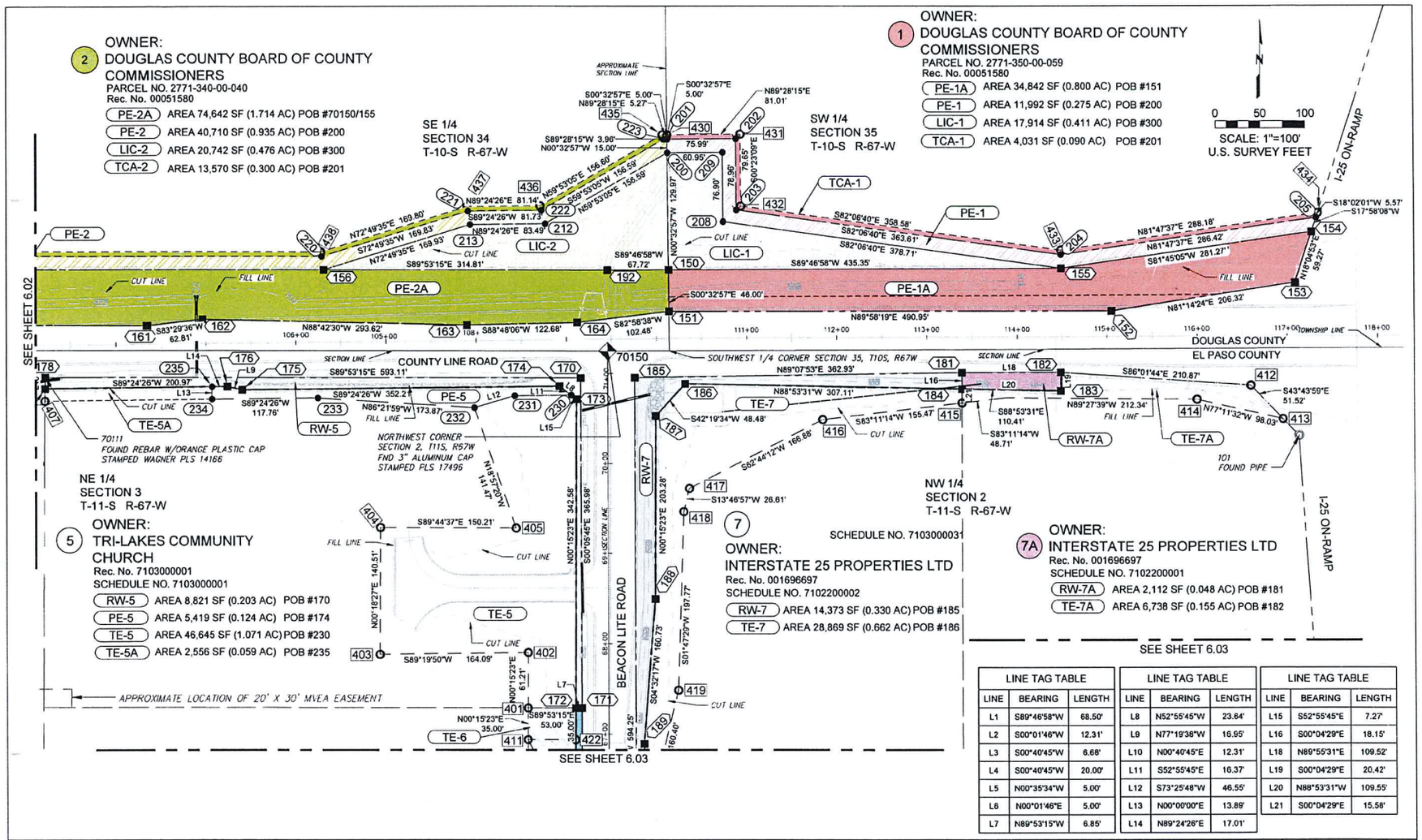
4. The existing permanent easement area and the license agreement governing grading for the County driveway do not appear to be shown correctly in the project documents. Please refer to the attached exhibit, which depicts the condemned permanent easement area and the license agreement area.

Thank you for your attention to these matters. Please provide written confirmation addressing the points above and advise us of any proposed revisions to the project documents.

Sincerely,



Bradley Jackson, PE
Development Review Supervisor
Douglas County Department of Public Works Engineering
bjackson@douglasco.gov
303.660.7490 Ext. 3305



LINE TAG TABLE		
LINE	BEARING	LENGTH
L1	S89°46'58"W	68.50'
L2	S00°01'46"W	12.31'
L3	S00°40'45"W	6.68'
L4	S00°40'45"W	20.00'
L5	N00°35'34"W	5.00'
L6	N00°01'46"E	5.00'
L7	N89°53'15"W	6.85'

LINE TAG TABLE		
LINE	BEARING	LENGTH
L8	N52°55'45"W	23.64'
L9	N77°19'38"W	16.95'
L10	N00°40'45"E	12.31'
L11	S52°55'45"E	16.37'
L12	S73°25'48"W	46.55'
L13	N00°00'00"E	13.89'
L14	N89°24'26"E	17.01'

LINE TAG TABLE		
LINE	BEARING	LENGTH
L15	S52°55'45"E	7.27'
L16	S00°04'29"E	18.15'
L18	N89°55'31"E	109.52'
L19	S00°04'29"E	20.42'
L20	N88°53'31"W	109.55'
L21	S00°04'29"E	15.58'

Print Date: January 5, 2022
File Name: County Line ROW Plan Set
Horizontal Scale: N/A Vertical Scale: N/A

Farnsworth Group
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(303)-986-2758

Sheet Revisions		
Date	Comments	Initials
1/05/22	ADD TCA-1 & 2, REV TE-7, 7A	Initials

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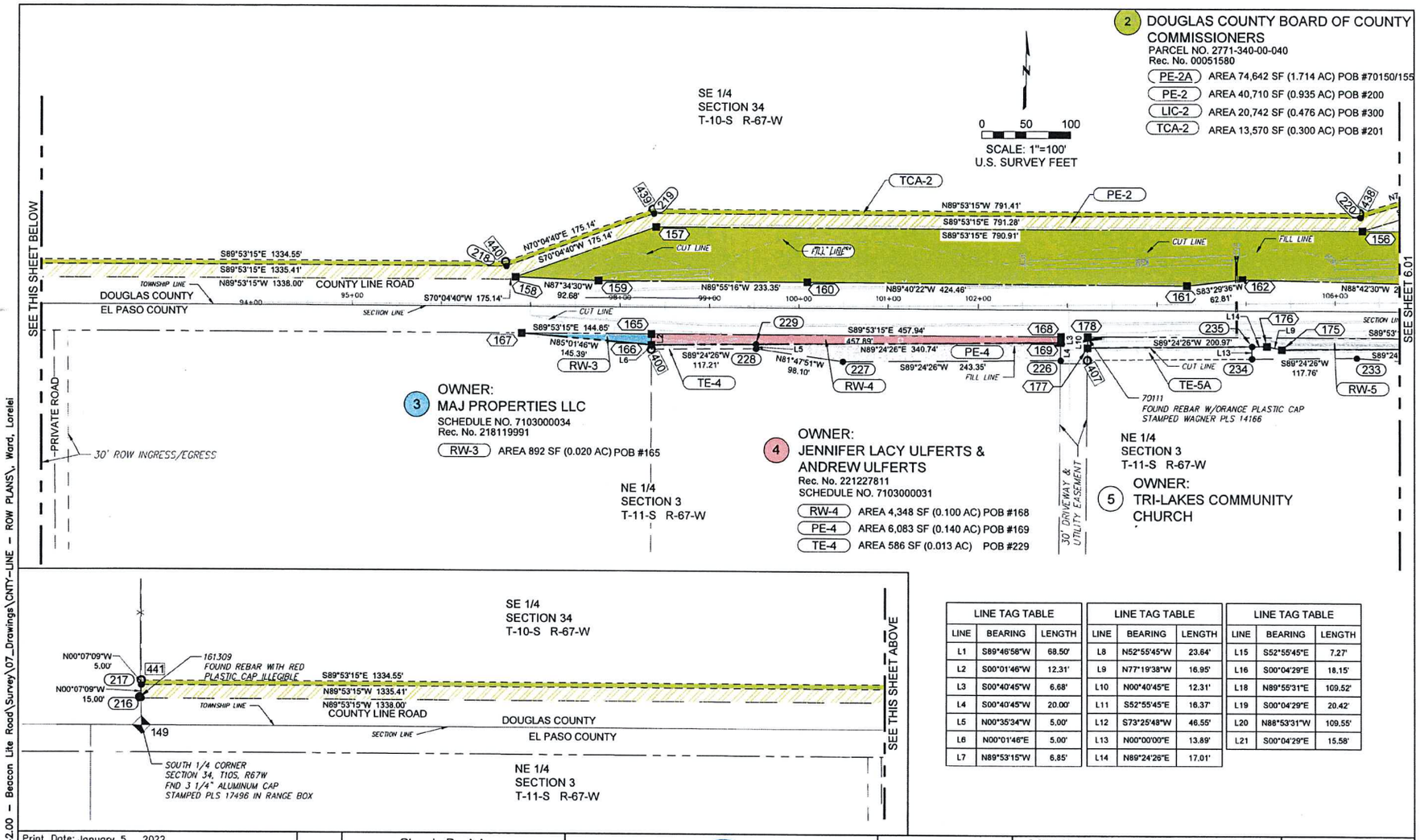
As Constructed
No Revisions:
Revised:
Void:

COUNTY LINE ROAD IMPROVEMENTS
RIGHT OF WAY PLANS
ROW PLAN SHEET

Designer: LAW
Detailer: CDO
Subset: RIGHT OF WAY
Structure Numbers
Sheets: 1 of 3

Project No./Code
EPC #128558

Sheet Number 6.01



LINE TAG TABLE		
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J:\2019\0191742.00 - Beacon Lite Road\Survey\07_Drawings\CNTY-LINE - ROW PLANS\, Ward, Lorelei

Print Date: January 5, 2022
File Name: County Line ROW Plan Set
Horizontal Scale: N/A Vertical Scale: N/A

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Sheet Revisions		
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1/05/22	ADD TCA-1 & 2, REV TE-7, 7A	Initials

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tel 719.520.6460
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As Constructed
No Revisions:
Revised:
Void:

COUNTY LINE ROAD IMPROVEMENTS
RIGHT OF WAY PLANS
ROW PLAN SHEET

Designer: LAW
Detailer: CDO
Subset: RIGHT OF WAY
Structure Numbers:
Sheets: 2 of 3

Project No./Code
EPC #128558

Sheet Number 6.02