

Joe Letke

From: Chris Kolditz <ckolditz@gmail.com>
Sent: Sunday, November 24, 2024 6:54 PM
To: Joe Letke
Subject: Buc-ee's Palmer Lake

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Sir,

I'm writing to you concerning the potential Buc-ee's project at the corner of County Line Road and I-25, a top of Monument Hill. I think this proposed location is horrible for a Buc-ee's. It would greatly increase the traffic, pollution and noise in the area while also be a severe safety issue with the Monument Hill I-25 and County Line Road traffic and especially during inclement weather. The area is mostly rural with large home properties on both the east and especially the west side of I-25. This would greatly change the "feel" and culture of the area, not to mention the very large and peaceful easement in southern Douglas County on the northern side of County Line Road.

I'm also concerned that the extremely large Buc-ee's site would lead to increased crime consisting of prostitution, homelessness, sex and human trafficking that is often the outcome of truck stops and very large transient sites. This would greatly adversely affect the area of Palmer Lake, Monument (which I live in) but also El Paso County as a whole. I think the site should NOT be used for Buc-ee's as the potential bad effects greatly out way any increased tax revenue. There are already enough gas stations and restaurants at Monument (Exit 161), Baptist Road (Exit 158) and even The North Gate/ Voyager exits to meet the needs of the public.

Again, please do NOT approve the Monument Hill site for Buc-ee's as it will NOT benefit the public. Thank you for your time.

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