

## Joe Letke

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**From:** Joe Letke  
**Sent:** Thursday, December 5, 2024 3:48 PM  
**To:** llucero19235@gmail.com  
**Subject:** RE: Buc'ees Palmer Lake Nos.1-6 Annexation

Hello,

Thank you for your email. Bucees has requested annexation into the Town of Palmer Lake. The County Commissioners have no approval or denial authority on what happens with the annexation or the construction of the Bucees once the property is annexed into the Town. State Statute requires that the Town forward an Annexation Impact Report for the Board of County Commissioners to acknowledge. There will be no hearing on this with the county. The Town of Palmer Lake has all decision-making authority.

Thank you,



### Joseph Letke

Planner  
Planning & Community Development  
El Paso County Colorado  
719.520.7964 (Office)  
Hours: Monday-Thursday 7:00 am - 5:30 pm  
<https://planningdevelopment.elpasoco.com/>

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**From:** Laura Lucero <[llucero19235@gmail.com](mailto:llucero19235@gmail.com)>  
**Sent:** Thursday, December 5, 2024 3:35 PM  
**To:** PLNWEB <[PLNWEB@elpasoco.com](mailto:PLNWEB@elpasoco.com)>  
**Subject:** Buc'ees Palmer Lake Nos.1-6 Annexation

You don't often get email from [llucero19235@gmail.com](mailto:llucero19235@gmail.com). [Learn why this is important](#)

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Hello,

Please add my objection to the proposed Buc-ees at the SW intersection of County Line Road and I-25. Like many of my neighbors who attended the informational meeting on December 3<sup>rd</sup> at Palmer Lake Elementary School, I think this is a horrible idea. I live in Wakonda Hills off of Beacon Lite, and do not see this as serving my neighborhood.

The land in question does not have sufficient water rights on its own. If they somehow gain access to the large amount of water needed to support this operation, it will have negative consequences for those of us on wells in the

surrounding area. Water in our aquifer is not refilling as fast as it is being used even without large commercial entities (from reports I have read). How long until my well runs dry at its current depth?

The proposed flagpole annexation into Palmer Lake is extremely discouraging to those of us who will be directly affected by the light pollution, the traffic, the noise, the potential crime, and the clear cutting of all those beautiful trees.

I understand the lure of the tax revenue for Palmer Lake, but they aren't going to be the people directly affected by this huge monstrosity! That was even stated as a quote in one of the newspapers.

Many others have mentioned the Monument Hill weather patterns, which are readily acknowledged and recognized by locals. I STILL have snow in my driveway and yard from the last snowfall we had and that was over a week ago.

Buc-ees will potentially be responsible for an increase in traffic accidents as people attempt to get off and on the freeway. And what about Palmer Ridge students trying to get from the west over to the school? They are already less experienced at driving. Now they'll compete with travelers for the road.

There are better uses for this land that won't have such a detrimental affect on the current residents. This establishment could easily have a negative impact on local, existing businesses such as gas stations, restaurants, and stores.

Please say no to Buc-ees!

Sincerely,

Laura Lucero  
19235 Wakonda Way  
Monument, CO 80132