

Joe Letke

From: MELISSA RIESLING <capegrapes@msn.com>
Sent: Wednesday, December 4, 2024 9:42 AM
To: Joe Letke
Subject: Re: Opposition to Bucees at Palmer Divide

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Mr. Letke - Please add the below email to the proposed Bucees file.

Thank you!

Melissa Riesling
capegrapes@msn.com
c 719-359-2525

From: MELISSA RIESLING <capegrapes@msn.com>
Sent: Wednesday, December 4, 2024 9:39 AM
To: megganherington@elpasoco.com <megganherington@elpasoco.com>
Subject: Opposition to Bucees

Ms. Herington: After attending the info meeting last night in Palmer Lake, hosted by Bucees, I am writing to register my OPPOSITION to the annexation proposal. I live in north Woodmoor, just 1 mile from the proposed site. My concerns are: light pollution, overwhelming traffic, and destroying the current beauty of our residential area and also entry to El Paso county.

Bucees does NOT belong on this site. I realize the parcel is zoned for commercial properties, but this does not equate to a huge monstrosity like Bucees. Please do not allow this project to ruin our beautiful residential area of peace and quiet. Please do not allow proposed tax revenue to sway your decision either. The means do NOT justify the end.

Furthermore, a Bucees building could not be converted to other uses, should the business ever fail. In contrast, a restaurant or other smaller business, or even homes, would have use in perpetuity with the ability to change ownership as needed. The town of Monument turned down the annexation proposed by the current developer, as did the town of Larkspur. Please do not allow Bucees to somehow twist your arm to accept their misguided location plans.

Lastly, the Bucees leadership team last night showed absolutely no regard for citizen concerns. Residents are livid about this proposal and no one seems to care. The lead Bucees person actually thought the proposed location (7500') was at the same elevation as the Johnstown Bucees (4800'). He had no knowledge of the weather on "the Palmer Divide" or Monument Hill.

Thank you for reading my concerns. I hope the county does the right thing and rejects the current Bucees proposal.

Melissa Riesling, North Woodmoor resident 20+ years
capegrapes@msn.com
c 719-359-2525