

Planning and Community Development
2880 International Cir. Suite 110
Colorado Springs, CO 80910

FIRST-CLASS



US POSTAGE PAID PITNEY BOWES
ZIP 80910 \$ 000.78⁰
02 7H
0006234513 AUG 11 2026

7103000038
RAINBOW PROPERTIES REVOCABLE
20390 BEACON LITE RD
MONUMENT, CO 80132-9620



NOTICE OF

NIXIE 850 FE 1 8008/24/26

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

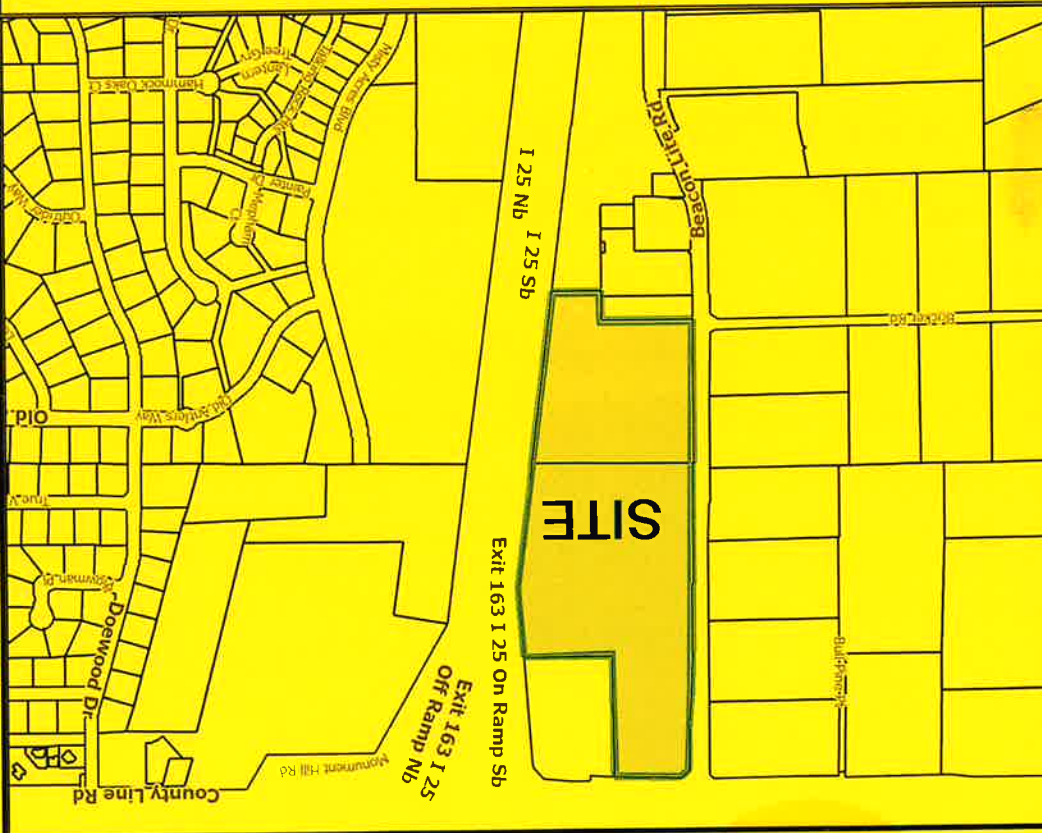
BC: 80910314835 *1779-83543-24-42

809103148

Please report any parcel discrepancies to:
El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907
(719) 520-6600



COPYRIGHT 2022 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained herein may be reproduced, used to prepare derivative products, or distributed without the specific written approval of the Board of County Commissioners, El Paso County, Colorado. This document was prepared from the best data available at the time of printing. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained herein.



EL PASO COUNTY
PARCEL INFORMATION

FILE NO.:
APP261

PARCEL:
7102200016 &
7102200017

OWNER NAME:
Buc-ee's EPCO, LLC

ADDRESS:
County Line Rd & I25

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

This notice provides options to observe and participate in the Board of County Commissioners public hearing on the following Quasi-Judicial land-use matter. **The following item is scheduled for the Board of County Commissioners' (BOCC) hearing on Thursday, August 27, 2026, beginning at 9:00 A.M.** The BOCC hearing will be held in the Centennial Hall Hearing Room located at 200 S. Cascade Avenue, Colorado Springs. You may attend the public hearings in-person or watch virtually by following the procedures below.

FILE NUMBER: APP261

APPEAL OF ADMINISTRATIVE DETERMINATION

A request by Buc-ee's EPCO, LLC to appeal the determination by the Planning and Community Development Department Executive Director that it is unclear if Buc-ee's meets the definition of a "Convenience Store" as defined in Section 1.15 of the El Paso County Land Development Code and whether it is sufficiently similar to allowed uses in the C-1 zone district.

Type of Hearing: Quasi-Judicial

Watch the Hearing Virtually

To watch the hearing live, visit: <https://cloud.castus.tv/vod/elpasoco/video> at the scheduled time.

Participate In-Person

The hearing will follow BoCC large hearing protocol. Details on the hearing format and speaker sign-up can be found at <https://clerkandrecorder.elpasoco.com/clerk-to-the-board/public-hearing-participation/>.

Submit Written Public Comments

Members of the public may provide written comments in advance by emailing PLNWEB@elpasoco.com or PCDhearings@elpasoco.com. Written comments must be submitted no later than one (1) day prior to the hearing in order to be included in the official record. Written comments will not be accepted the day of the hearing.

For more information the projects details and to view the Staff Report and all other documents related to this hearing item, please visit: <https://epcdevplanreview.com/Public/ProjectDetails/215507>.

This notice was mailed on: 08/12/2026.