

## Len Kendall

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**From:** Len Kendall  
**Sent:** Tuesday, August 7, 2018 3:25 PM  
**To:** 'Charles Cooke'  
**Subject:** RE: Time lines ? Ramada Inn changed usage to Drug Addict Rehab

Hello,

The Site Development Plan has not been approved, it is currently in review with El Paso County Planning and Community Development, I do not know if they have been approved by Pikes Peak Regional Building Department, their phone number I (719) 327-2880.

A building permit will not be issued until County Zoning approves the project.

The first review period for the project ends on 8/8/18. I do not have estimated dates to completion.

Best,

Len Kendall  
Planner I  
El Paso County Planning and Community Development  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910  
(719) 520-6300 – Main  
(719) 520-6447 – Direct

**From:** Charles Cooke <ccpalmerridge@gmail.com>  
**Sent:** Tuesday, August 7, 2018 2:20 AM  
**To:** Len Kendall <LenKendall@elpasoco.com>  
**Subject:** Time lines ? Ramada Inn changed usage to Drug Addict Rehab

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Dear Mr. Kendall,

Thank you for having emailed me links to The Zoning Codes, I guess? I was up until 3:00 A.M Sunday morning reading them trying to find pertinent data that might help our cause in opposition. I didn't. : ( - Not my idea of a really fun time.

I have called you a couple of times, and left messages. Apparently so far you haven't had time to call me back.

**What I would like to know, please. (1) Have all Sunshine Behavioral Health (NES) planned site improvements been approved per Regional Building? Permits issued? And when were they issued? Dates please? What are their estimated dates to completion?**

We already know they are closing on the sale tomorrow. How, called their Title Company and asked. I see there original site proposal was dated "July" with no specific date. I believe you guys received it July 6th. Wish we had know then. Oh well. No one told us or made the info public other than possibly our having to do 'mind reading' to know to search for it on The County Web Site at that time.

I look forward to hearing from you.

Respectfully,

Charles N Cooke  
Monument, CO 80132

## Len Kendall

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**From:** Nina Ruiz  
**Sent:** Monday, July 30, 2018 9:08 AM  
**To:** 'peforcolo@aol.com'  
**Cc:** Len Kendall  
**Subject:** RE: 1865 Woodmoor Drive, NES submittals  
**Attachments:** 14-243.pdf

Hello,

The Land Development Code (LDC) is amended and updated often in response to changes in legislature or the market. These amendments are approved by the Board of County Commissioners after the proposed amendment has been posted in the newspaper as required by State Statute. The Board of County Commissioners approved conforming amendments to the LDC related to the Fair Housing Act, ADA, and Rehabilitation Act on July 1, 2014 (resolution attached).

Although the C-2 zoning district is obsolete, changes may be made to this zoning district where necessary. The zone being obsolete simply means that additional land may not be rezoned to this zoning district and that the land must be rezoned if a subdivision action is requested.

You are correct that the land is not within the limits of Monument but is in Unincorporated El Paso County- which is the reason why they are requesting approval from the County and not the Town.

Let me know if you have any additional questions. Have a wonderful week!

### **Nina Ruiz**

Project Manager/ Planner II  
El Paso Planning & Community Development  
2880 International Circle  
Colorado Springs, CO 80910  
(719) 520-6300 (Main)  
(719) 520-6313 (Direct)

### PERSONAL WORK SCHEDULE

Monday - Thursday, 7:00 am to 5:30 pm

### DEPARTMENT HOURS

Monday - Friday, 7:30 am to 4:30 pm

**From:** peforcolo@aol.com <peforcolo@aol.com>  
**Sent:** Friday, July 27, 2018 12:48 PM  
**To:** Len Kendall <LenKendall@elpasoco.com>  
**Subject:** 1865 Woodmoor Drive, NES submittals

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Dear Mr. Kendall,

I am the owner of the commercial property referred to as the Woodmoor Center within submitted documents. I have earlier copies of Table 5-1 which indicate a Special Use permit is required for a rehab facility in the C-2 zone. Since the C-2 zone is obsolete how can changes be made to that table which was codified with the original platting and zoning?

Also I observed several references to the town of Monument, and to my knowledge this land is not within Town boundaries.

Thank you for a review of these items.

Sincerely,  
Woodmoor Village, LLC  
Gregory Nagel, Manager

## Len Kendall

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**From:** Craig Dossey  
**Sent:** Monday, August 6, 2018 3:42 PM  
**To:** Nina Ruiz; Len Kendall  
**Cc:** Mike Hrebenar  
**Subject:** Fwd: Controversial Sunshine Behavioral Center

FYI

Craig Dossey  
Executive Director  
El Paso County Planning and Community Development Department  
2880 International Circle  
Colorado Springs, CO  
80910  
(719) 520-6300 (main)  
(719) 520-7941 (direct)  
Sent from my iPhone

Begin forwarded message:

**From:** Darryl Glenn <[DarrylGlenn@elpasoco.com](mailto:DarrylGlenn@elpasoco.com)>  
**Date:** August 6, 2018 at 1:31:37 PM MDT  
**To:** Craig Dossey <[craigdossey@elpasoco.com](mailto:craigdossey@elpasoco.com)>  
**Subject:** Fwd: Controversial Sunshine Behavioral Center

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.  
President  
El Paso County Commissioner District #1  
(719) 520-6411  
[Darrylglenn@elpasoco.com](mailto:Darrylglenn@elpasoco.com)

Begin forwarded message:

**From:** Terri Hayes <[Terri@TriLakesChamber.com](mailto:Terri@TriLakesChamber.com)>  
**Date:** August 6, 2018 at 12:17:45 PM MDT  
**To:** "[darrylglenn@elpasoco.com](mailto:darrylglenn@elpasoco.com)" <[darrylglenn@elpasoco.com](mailto:darrylglenn@elpasoco.com)>, 'Paul Lundeen' <[paul.lundeen.house@state.co.us](mailto:paul.lundeen.house@state.co.us)>  
**Subject:** Controversial Sunshine Behavioral Center

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I wanted to pass onto you the information that the CEO shared with me, in regards to the questions being asked on social media. This was about 7-10 days ago, so there are more questions now, but he will answer them in the public meeting. Given the illegal activity problems the Ramada has had, apparently with no residents being aware of it, this new facility will put the money needed, into it. The worse scenario to me, is for it to continue like it is currently or even worse, shut down because the current owners could not make it. An empty hotel, with our increased homeless population up here, is a recipe for disaster.

A brief overview would be, it is a high end, volunteer in-patient, rehab facility. No court ordered patients, no patients being dragged there by their family. Only those who pass their interview process and who truly want to get better. Approx 65% are alcoholics, 15% opioids, and the rest of the 20% make up a bunch of other addictions all added together.

Let me know if you have any questions. Please feel free to attend our community meeting on Wed, 6-8pm. Currently it is going to be at the Chamber, but we are looking to move it to the Dist 38 Admin facility, to accommodate potentially larger numbers.

Let me know if you have any questions.

1 Isn't this just another Methadone clinic?

- This site is not a Methadone Clinic and will never become one in the future. This site will become an Inpatient Rehabilitation Facility. The center will be licensed by the Colorado Department of Human Services and will provide counseling and therapeutic treatment services in an inpatient setting. Our site will not provide methadone and will not provide outpatient services in any form.

2 Why here? Why is Monument/ Tri-Lakes area attracting these types of businesses?

- El Paso county has an immense need for treatment services, the county does not have enough treatment providers to meet the needs of its population. The county allows for inpatients facilities under its zoning code definitions for "Rehabilitation Facility" and the areas where these are allowed is minimal. This is a state and county issue that needs to be solved, one client at a time. There is no giant snap our fingers fix, nonetheless, I have been praying for one.

3 Will kids be in danger when walking on the trails behind the property?

- Children and other adult community members will not be in danger because they are near this property. This facility will be a voluntary program that does not utilize involuntary commitments for the mentally unstable and does not house criminals under deferred sentencing programs. The individuals that are being accepted into this program must meet strict admission criteria to ensure they appropriate for this program and want the help this facility provides. Our clients are good people from the surrounding communities who are struggling, they are not criminals. In addition to these factors this property will have a privacy fence that will keep residents and hikers from interacting with one another. The previous hotel posed a threat to community safety due to the transient nature associated with a hotel so close to major highway.

- 4 Will there be people drinking and doing drugs in the area, who are patients of yours?
- There will not be people using any mind altering substance on these premises. As stated in our letter of intent the residents of this program are people who actively want to get better and receive the services we provide. In addition to this our program staff provide active monitoring to ensure our patients are not affected by outside influences. Our patients are local community members who want and need help in a safe and understanding setting. Local communities often underestimate the need that is present because of the stigma associated with asking for help. Rarely do people realize how their loved friends and family members are actively struggling with alcohol and drug issues.
- 5 What is the percentage of people you treat (alcoholics, opioid addictions, etc.)?
- The analysis of patients primary issues are reflective of the type of persons we treat within the community. The large majority of our population have a primary diagnosis of alcohol abuse at 65. Opiates that primarily include prescription drugs make up the next highest category at 15%. All other substances combined make up that the final 20%.
- 6 What is your success rate in treatment and how do you measure that?
- Our success rates are measured through a quantifiable outcome measurement database that is facilitated through Mclean Hospital called E-Basis 24. In order to interpret our success rate data we take periodic interview data during the patients stay and measure the decrease in symptoms based on the services they receive. This data has shown that our centers out perform 85% of other treatment providers in our success rates.
- 7 How can you go in so close to a daycare and schools?
- When looking at our stated admission criteria contained in our letter of intent the population we serve poses no threat to the schools and daycare. Currently there is a licensed outpatient facility that is located closer to the schools and daycare than this facility will be. The inpatient nature of our facility coupled with our requirement for willful participation negate any safety hazard. The perceptions of certain individuals and their fears are often based on lack of understanding and stigma associated with this field. Facilities like these are designed to help the members of the community live a better life and thereby reduce crime and increase safety.
- 8 What is the difference between your facility and residential facilities?
- Residential facilities are very different from an inpatient Rehabilitation Facility. Residential facilities are often just homes with minimal supervision that are located in neighborhoods and clients are transported to an off-site to receive services. Settings such as these do not provide a complete framework for supportive services that can help individuals to the fullest extent possible. These homes are often ran more as an outpatient living environment rather than as a full inpatient facility with the associated professionals working on site.
- 9 Traffic concerns. It is stated in your company's input that traffic will be less than is currently there. What if there are more visitors than anticipated? How does that work?

- As stated in the letter of intent traffic will be less than what the current hotel provides presently. Under the previous hotel there are over a hundred rooms and each one can have at least 1 car that comes and goes all hours of the day and night. Under the new facility setup the only vehicles that will be coming in and out of the facility are staff and the occasional visitor. The staff traffic will be minimal compared to the traffic that can be generated by the hotel and will be evenly spread over a 24 hour period. There are parameters setup for visitation traffic. The policies and procedures surrounding visitation at this facility state that visitation is only allowed once it is approved by the administration and the visitation will occur during the patient's 4 week of treatment. Visitation is minimized to allow the patients to focus on their treatment in a calm and secure setting that has minimal distractions.
- 10      Reviews - Someone read where the man took a client off premises in his truck and dropped her off, her mom arrived and she was told her daughter went home? They researched rip off report, yelp, google, indeed, glass door.
- The review is not accurate and we abide by HIPPA laws, so I can't specifically comment. We have received many wonderful letters and emails over the years from clients and their families. You will not see many positive reviews online mainly due to confidentiality — which we understand and respect greatly.
- 11      Question from a community member – “The letter of intent is for approx. 151 voluntary patients for substance abuse intervention. This proposal is very different than a methadone dispensary. However, once accepted the letter of intentions do not mean much. The issuing of the license determines what is permitted etc.”
- The type of facility and the level of care provided at each site is established through licensure by the Department of Human Services Office of Behavioral Health. This office regulates and licenses both inpatient facilities and methadone clinics. The inpatient settings are licensed with various levels of care that are described using what is called ASAM criteria. Our facility will be licensed to provide ASAM levels of 3.2 to 3.7 all of which are inpatient levels only. In addition to these facts a methadone clinic which is an outpatient type of facility is not allowed in the county's zoning code so this type of use could not be established anyways.
- 12      Zoning was brought up and it was stated that it was an out of date zone.
- Community members have mentioned that the zoning is out of date but in all reality this use is a current need for the county and there must be places where this service can be provided.

It appears that residents do not know how questionable the safety of the current Ramada Hotel is. I called El Paso County to get all the police calls from 1/6/14 thru 7/24/18.

911 calls for the current Ramada Hotel, broken down into broad categories -  
#200 People orientated calls - Sexual assault, Domestic Violence, Suicidal Attempt/Check, Child abuse, Drug activity, Harassment, Criminal Trespass, Criminal Mischief, Reckless Endangerment, Suspicious Incident, Disturbance,



Drunk Person, Check welfare, Citizen contact, Citizen check, warrant service, found child, Civil, missing person

#54 Theft, animal, vehicle calls – Theft, burglary, property destruction, fraud, Animal complaint, Animal CTW, repossessed vehicle, motor assist, abandoned vehicle, parking complaint, traffic accident/with injury, caution note entry, found property, Detail

#92 – Assist outside agency calls, Patrol Check calls, Business Check, Service request, Follow up

#25 - 911 hang-up, 911 mis-dial, phone message, information calls

*Terri Hayes*

President & CEO  
Tri-Lakes Chamber of Commerce, EDC & Visitor Center  
166 Second St./P.O. Box 147  
Monument, CO 80132  
719-481-3282 Office  
719-481-1638 Fax  
719-332-3241 Cell  
[Terri@trilakeschamber.com](mailto:Terri@trilakeschamber.com)  
[www.trilakeschamber.com](http://www.trilakeschamber.com)



Please consider the environment before printing this e-mail

## Len Kendall

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**From:** Kayla Dixon <kaylazay@hotmail.com>  
**Sent:** Friday, July 27, 2018 12:43 PM  
**To:** Len Kendall  
**Subject:** Fwd: 1865 Woodmoor Drive- Neighborhood Meeting Notification  
**Attachments:** image003.jpg; ATT00001.htm; 1865 Woodmoor Drive - Neighborhood Meeting Notification.pdf; ATT00002.htm

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Begin forwarded message:

**From:** Katie Whitford <[kwhitford@nescolorado.com](mailto:kwhitford@nescolorado.com)>  
**Date:** July 27, 2018 at 12:32:09 PM MDT  
**To:** Undisclosed recipients;;  
**Subject:** 1865 Woodmoor Drive- Neighborhood Meeting Notification

Dear Neighbor,

In response to neighborhood feedback, we are holding a meeting to discuss the details of the Site Development Plan for the Ramada Hotel located at 1865 Woodmoor Drive. Please see attached letter for details.

Thank you.

## Len Kendall

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**From:** Jackie Burhans <jackie@jburhans.com>  
**Sent:** Thursday, July 19, 2018 4:23 PM  
**To:** Katie Whitford  
**Subject:** 1865 Woodmoor Drive Site Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Ms. Whitford,

I am a resident of Woodmoor and a reporter for our local paper, Our Community News. The community is quite interested in the plans for this site as you can see from this discussion on Facebook:  
<https://protect-us.mimecast.com/s/UNLmCNkjXqu1kpQsj7856>.

I'm wondering when NES is planning a community meeting to help answer some of these questions.

Appreciatively,

Jackie Burhans

## Len Kendall

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**From:** James McCarthy <outlook\_2D78619C7895D078@outlook.com>  
**Sent:** Monday, July 23, 2018 12:22 PM  
**To:** Katie Whitford

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Sent from [Mail](#) for Windows 10

In regard to the idea of turning the Ramada Inn on Woodmoor Drive, into a Rehabilitation center we wish to express our total rejection of this proposal. This is a residential community very near a Middle School and a High School with students walking back and forth all the time. Also these schools hold and enjoying their sports activities throughout the school season. In addition to this, there is a Rehab Center just up the road on Highway 105, less than 3 miles from this proposed site. Please give this careful consideration and reject this idea. Thank you.

Alice McCarthy

## Len Kendall

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**From:** Gil <ponddiva@comcast.net>  
**Sent:** Monday, July 23, 2018 2:06 PM  
**To:** Len Kendall; DarrylGlenn@elpasocounty.com  
**Cc:** Katie Whitford  
**Subject:** Rehab site

Are you people crazy?

What about the school a block north on Woodmoor Dr? You can not endanger the children of this community.

The proposed rehab center in Monument failed so you try to back door this one? There is already a rehab center in Palmer Lake. Why another one?

How much money does this California company/El Paso County/Ramada stand to make? That's what it boils down to, right? To hell what the residents want, right?

Where/when is the public input meeting?

Gil Grabczyk  
Woodmoor

## Len Kendall

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**From:** elmmeadow10 <safleming32@gmail.com>  
**Sent:** Monday, July 23, 2018 6:30 PM  
**To:** Katie Whitford  
**Subject:** Rehab center

Hi

I am a north Woodmoor resident and have just received notice of the proposed changes in zoning and use permits for the Radison hotel property in Monument...I will go on record as vehemently opposed to this project....I will be attending all appropriate meetings and voicing my opinion.

My name is Steve and will welcome discourse on this ill thought out proposal.

Sent from my iPhone