

## Len Kendall

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**From:** Craig Dossey  
**Sent:** Thursday, July 26, 2018 4:53 PM  
**To:** Len Kendall  
**Cc:** Mike Hrebenar  
**Subject:** Fwd: Ramada Inn - proposed zoning change

For the file.

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:** July 24, 2018 at 1:47:41 PM MDT  
**To:** ST Oatney <[stoatney@yahoo.com](mailto:stoatney@yahoo.com)>, Craig Dossey <[craigdossey@elpasoco.com](mailto:craigdossey@elpasoco.com)>  
**Subject:** Re: Ramada Inn - proposed zoning change

Craig,

For the official file

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)

On Jul 24, 2018, at 12:05 PM, ST Oatney <[stoatney@yahoo.com](mailto:stoatney@yahoo.com)> wrote:

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Dear Mr. Glenn,

I am writing you in regards to the proposed zoning change for the now current Ramada Inn. I'm aware that Sunshine Behavioral Health is interested in this property. As you well know, most residents in Monument are not in favor of such a facility with the recent upset a few years back in regards to the Methadone Clinic. Although this facility "claims" they will not be treating patients with such, it is not the ideal location. Another concern is facilities will say one thing to get in and approved, then change their plans after they are in. This is not a good idea for our small community.

I am very concerned with the proximity of the two schools, LPES and LPMS, and a day care across the street. I served on the Safe Routes to School (SRTS) grant committee. The grant was approved and we are just now ready to construct this walking trail that connects LPES with the library and connects the library to LPMS and then up to PRHS. The trail literally goes directly behind the hotel site. This makes me uneasy as the entire purpose of the trail is to get more students to walk to school. I'm not sure parents will now allow that if this zoning change is approved. We can not have our children walking past this site with the potential of seeing a patient on a balcony who has made a poor decision out of withdrawal, depression, etc. Although this facility is a voluntary inpatient service, some voluntarily check in due to pressure from family and peers then change their mind. We have to think of suicide potential and exposing our students to this as it's already an issue. For the protection of patients and our community, Sunshine Behavioral Health is better suited for a location near Memorial North off of Briargate. It's a business complex and medical help, if needed, is right there. There are several empty buildings on Briargate that landlords would surely be anxious to rent. Furthermore, their reviews are not good from an employee and a patient stand point. I don't see this business doing well in Monument and it has no business being right in the middle of our community.

My other concern is property values. The homes to the north of TLMFP just went up and those property owners have serious concerns as it can negatively impact them due to the proximity to a neighborhood. We live in Woodmoor and we are very concerned with such, as are many in Woodmoor. The Recovery Village in Palmer Lake is on multiple acres with two businesses next to it which are also on large plots of land. The hotel site is too close to our homes.

I realize ADA laws protect patients, but we MUST be willing to protect our students from such exposure. Monument is not the place for this and I anticipate another huge fight from very concerned residents if you choose to go forward with the zoning changes. It's time we put our students in front of money and potential dangers. There has to be a way to find laws to protect our future leaders over a facility that is in business to make a profit.

Thank you for your time and consideration.

Tammie Oatney

<https://epcdevplanreview.com/Public/ProjectDetails/103610>

## Len Kendall

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**From:** DON BROOKS <bro59@msn.com>  
**Sent:** Tuesday, July 24, 2018 7:54 PM  
**To:** Len Kendall  
**Subject:** Rehab center in Monument]]

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ABSOLUTELY NO!!!!

Sent from [Mail](#) for Windows 10



## Len Kendall

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**From:** bookman321@aol.com  
**Sent:** Tuesday, July 24, 2018 8:54 PM  
**To:** Len Kendall  
**Subject:** Rehab at the Ramada Inn in Woodmoor

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NO, NO, NO, a thousand times NO! There is a middle school right across the street!!! Ted and Joan Bookman, residents of Woodmoor

## Len Kendall

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**From:** Paul Lambert <pipeline027@aol.com>  
**Sent:** Tuesday, July 24, 2018 8:05 PM  
**To:** Len Kendall  
**Subject:** Rehab Center at Woodmoor

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No no no no o no  
Paul Lambert, Sent from my iPad

## Len Kendall

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**From:** Bob Pucci <bobpucci@comcast.net>  
**Sent:** Wednesday, July 25, 2018 8:11 AM  
**To:** Len Kendall  
**Subject:** proposed rehab center on Woodmoor

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I am not in favor of this proposed project. I think it will negatively affect our property values in Woodmoor.

Bob Pucci  
19442 Rim of the World Drive  
Monument, CO 80132

## Len Kendall

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**From:** David Mason <davidscottmason@gmail.com>  
**Sent:** Tuesday, July 24, 2018 5:01 PM  
**To:** Len Kendall  
**Subject:** Rehab Center on Woodmoor Drive

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My wife and I can not say this enough: WE ARE GREATLY OPPOSED TO THIS. And frankly, we are dumbfounded how it can be this far in the process being so close to a middle school.

## Len Kendall

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**From:** Chelsey Mason <chelseymason@gmail.com>  
**Sent:** Tuesday, July 24, 2018 5:03 PM  
**To:** Len Kendall  
**Subject:** Proposed Rehab Center on Woodmoor Drive

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We are GREATLY opposed to this proposed land/building use. This kind of facility is not needed nor welcome in Monument. Further, it seems idiotic and irresponsible to have a center so close to a middle school. Do the right thing for El Paso County and our small, community-centered town.

Thank you.

--

Chelsey Mason  
cell: 719.210.8241  
CRMVB: 719.362.5258  
[chelseymason@gmail.com](mailto:chelseymason@gmail.com)  
[www.crmvb.com](http://www.crmvb.com)  
[www.masonrecruitingmedia.com](http://www.masonrecruitingmedia.com)

## Len Kendall

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**From:** Joseph Dowdy <josephdowdy@msn.com>  
**Sent:** Tuesday, July 24, 2018 4:03 PM  
**To:** Len Kendall  
**Subject:** Drug and Alcohol Rehab Facility on Woodmoor Drive,

**CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Service at 520-6355 if you are unsure of the integrity of this message.**

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Just a comment. Those undergoing rehab will be able to look out the south windows and observe our local folks (including me) enjoying the Pikes Peak Brewery, along with live music and food trucks. Sounds ironic doesn't it.

I'm not a fan of the project.

Joe Dowdy  
18406 Rock Ledge Lane (Woodmoor)  
719 481-1676  
Sent from [Mail](#) for Windows 10

## Len Kendall

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**From:** Kathleen Gustafson <kathleenmgustafson@msn.com>  
**Sent:** Tuesday, July 24, 2018 4:26 PM  
**To:** Len Kendall  
**Subject:** Proposed Rehab Center

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I worked at a Rehab Center in Minnesota for 6 years. I am against the Rehab Center in the old Hotel as it is way too close to the Middle School. Get serious. No way.

Kate Gustafson

Kathleenmgustafson@msn.com

## Len Kendall

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**From:** Kayla Dixon <kaylazay@hotmail.com>  
**Sent:** Tuesday, July 24, 2018 5:06 PM  
**To:** Len Kendall  
**Subject:** You're really going to allow Ramada inn in koi unsent to become a half way house?

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You sell 500k homes then convert that Ramada inn hotel to a drug slum and they not allow the residence of this town to have a say? Let's be honest here they tried to open that facility in downtown monument (methadone clinic "volunteer") and when that didn't work they are doing this so no one can complain or goes against it? So no one has a say? And bare in mind how close some of these schools are to it i may add.

Len why don't you buy my house because I don't want to live by this facility. You have a middle school a block away tons of children in the dunes at woodmoor and across the street with home values over 500k. What justification is it to have this facility so close to downtown and on top of it surrounding nothing but home owners?? These facilities when they are built are usually placed in less dense populations to allow an addict to recover with a sense of temptation. You really feel that having this facility this close to a liquor store yes within 50 feet of the hotel is wise? Have you even look over this? Oot did you get paid to turn your head. Please enlighten me.

This facility needs to be out east where they are more incline to recover. As also having it there, the street of woodmoor is already so full of traffic and we see about an accident every week due to the density and the schools. We can't handle anymore traffic else you rebuild this entire street to allow it. There are too many temptations in monument and if it truly is a place for people to get over drugs or let's call it what it is a volunteer half way house then why put it there? There absolutely no reason except for that the hotel has never done well and they are desperate to do any business so they don't foreclose. Poor management does not constitute everyone loosing surrounding the hotel.

You need to require a public hearing as this is insanity. I'm not against people and helping them but we already have a facility like this in monument and Palmer lake why the heck do we need two? If it's so popular couldn't they just add more money to the existing facility and extend the building? Are so many people addicted to drugs in this tiny town? I doubt it.

You're taking a town that is up and coming and with homes ranging in the millions and depreciating all our homes significantly especially mine which is not even a block from the hotel. If I would have been informed by aspen view or anyone I would have never bought this house so unless you are allowing people out of their mortgages I highly suggest you reconsider. Do we not live in America? I grew up understanding this. When did we become a Dictatorship? People have a say.

You are a human being and I ask you to step into our shoes. Put your house there - would you not be upset having that sort of facility and watching your equity go out the door with your house and having drug users around children and schools? How about a relapsing drug addict deciding to break into a house for money so they can get their kick and accidentally kills my 9 year old? It happens a lot unfortunately these sort of stories.

If they truly want a facility like this there is a ton of land and areas in monument that are not heavily as populated and or have businesses around it



As a native to Colorado I assure you that I personally I bore witness to Nevada and that street. I don't want to occur to monument and you may try to spew out some propaganda crap about oh it's a volunteer facility but like anything politically controlled and I beg you to prove me wrong, once a zone is approved it can be easily changed to go from a volt inter facility to a inmate facility.

I'm forwarding my email and your email to krdo and kktv who are eagerly wanting to discuss why this is being allowed to occur

I dare you to be a better government official....

Kayla Dixon

## Len Kendall

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**From:** Barbara Long <ibelong275@gmail.com>  
**Sent:** Tuesday, July 24, 2018 7:14 PM  
**To:** Len Kendall  
**Subject:** proposed Rehab Ctr. on Woodmoor

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...thank you for the information available re: proposed facility... I must confess when I first heard of it, I was "concerned" to say the least (still am but info assuaged some of that concern).

I see that "study" as to traffic impact has been done (or at least considered)... I will broach the subject with you here...at the risk of being a crank...does anyone in El Paso Co. ever consider how much traffic goes through that intersection (I'm being tongue-in-cheek, I'm SURE someone somewhere *think* about it on occasion)....but the traffic that is carried on Woodmoor Drive due to proximity of high school on Monument Hill Rd. and the Middle School on Woodmoor Drive--there are times when it is utterly ridiculous--will it EVER be possible for there to be a TRAFFIC light--some means at least of SAFE passage/travel/turning at all that MESS of a roadway area??? Obviously the buses line up ad nauseum.

I've sat at the Woodmoor Dr. and Monument Hill "intersection" and watched people trying to exit from that Ramada Inn location--and it is perilous at best.

Y'all please consider doing something sensible and significant in this area, please... thank you!

Barbara Long  
1723 Woodmoor Dr.  
Monument

## Len Kendall

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**From:** Janet Joseph <janjay1610@gmail.com>  
**Sent:** Tuesday, July 24, 2018 9:20 PM  
**To:** Len Kendall  
**Subject:** Proposed rehab facility.

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I wish to register my opposition to this facility because there is just too much traffic with the schools, and the doctors offices, and the rows of new homes, fire station, the bank, gas station, and now a facility for capacity of 150 patients. Please think this through, or charge the new people with another lane on the road or a traffic light. When will this stop?

## Len Kendall

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**From:** Manny Pollard <mannypollard@gmail.com>  
**Sent:** Wednesday, July 25, 2018 9:03 AM  
**To:** Len Kendall  
**Subject:** Questions about Rehab Center

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Hi Len,

I feel like the details are vague about what type of rehab center this is.

Are we going to get more detail on things such as...

What type of people are going to be coming in? Like are they convicts, struggling teens, all the above?  
What type of licensing and credentials does this rehab clinic have?  
Why Woodmoor? Is it to make a buck or that Ramada Inn just couldn't hack it so they are coming up with "creative ideas" or did the county actually see the vision to this?  
What do we expect when it comes to safety and security?  
What benefit do we believe this will come to the individuals being treated at a facility in Monument?  
What benefit will this bring to the town of Monument?

Those are the questions for now.

## Len Kendall

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**From:** Craig Dossey  
**Sent:** Thursday, July 26, 2018 4:56 PM  
**To:** Len Kendall  
**Cc:** Mike Hrebenar  
**Subject:** Fwd: Project Name 1865 Woodmoor Drive, Site Development  
**Attachments:** image001.jpg

For the file.

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:** PLNWEB <[PLNWEB@elpasoco.com](mailto:PLNWEB@elpasoco.com)>  
**Date:** July 24, 2018 at 3:29:59 PM MDT  
**To:** Craig Dossey <[craigdossey@elpasoco.com](mailto:craigdossey@elpasoco.com)>  
**Subject:** FW: Project Name 1865 Woodmoor Drive, Site Development

*Petra M. Rangel*  
*Administrative Technician II*

*El Paso County*  
*Planning & Community Development Department*  
*2880 International Circle*  
*Colorado Springs, CO 80910*  
*Phone: (719) 520-6317*  
*Fax: (719) 520-6695*  
*Business Hours:*  
*Monday - Friday*  
*7:30am-4:30pm MST*



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**From:** Sean Starks [<mailto:seanstarks@icloud.com>]  
**Sent:** Tuesday, July 24, 2018 2:45 PM  
**To:** Darryl Glenn; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr; Peggy Littleton  
**Cc:** Len Kendall; PLNWEB  
**Subject:** Re: Project Name 1865 Woodmoor Drive, Site Development

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+ Craig Dossey ([plnweb@elpasoco.com](mailto:plnweb@elpasoco.com))

- Sean Starks

On Jul 24, 2018, at 11:14 AM, Sean Starks <[seanstarks@icloud.com](mailto:seanstarks@icloud.com)> wrote:

Dear Commissioners

I hope this message finds you well. As a resident of unincorporated El Paso County, I recently learned of this project, via social media, for yet another attempt to add a drug rehabilitation facility in the Tri-Lakes area in Monument.

As I am sure many of you are aware, a recent effort to put in a methadone clinic in downtown Monument was shot down by community activism. Citizens rallied and were able to defeat the attempt.

Yet, here we are again. At this point, I simply cannot understand or fathom why these companies continue to try and move into such a small community. Do we not have enough drug treatment businesses, one of which is in a residential area, in the community? Do we really need to add yet another one? In fact, the facility in Palmer Lake is expanding! Why do we have to bring the issues that come with these facilities to such a small community? We moved our family to Monument to escape these kinds of things.....now we find ourselves fighting them even more!

Needless to say, the proposed site is right in the middle of Lewis Palmer middle school and Lewis Palmer elementary school, which of course never gets taken into consideration by these companies. Then, the joy of advertising Monument as the drug rehabilitation capital of El Paso county by removing the Ramada sign and replacing it with a drug rehab sign.....which is seen from all over the area!

I will agree that people need help....but at what cost? Is there really no other place in El Paso county to adequately support this type of business?

This project cannot be allowed to move forward. The very idea of adding this business to the community is simply unacceptable. I can only think these companies are exploiting older building codes for their own gain.

I respectfully challenge each of you to stop this project before it really gets going. Each of you is entrusted to protect our community. This is bad for everyone involved.....except, of course, those who will financially profit from this project.

Respectfully,

Sean Starks  
18240 Stone View Road, Monument CO

## Len Kendall

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**From:** Craig Dossey  
**Sent:** Thursday, July 26, 2018 5:23 PM  
**To:** Len Kendall; Nina Ruiz; Mike Hrebenar  
**Subject:** Fwd: Proposed Rehab center at the Ramada inn

For the file.

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:** July 26, 2018 at 1:44:05 PM MDT  
**To:** Craig Dossey <[craigdossey@elpasoco.com](mailto:craigdossey@elpasoco.com)>  
**Subject:** Fwd: Proposed Rehab center at the Ramada inn

FYI

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:** Steve Dalbey <[sdalbey56@gmail.com](mailto:sdalbey56@gmail.com)>  
**Date:** July 26, 2018 at 1:26:03 PM MDT  
**To:** <[DarrylGlenn@elpasoco.com](mailto:DarrylGlenn@elpasoco.com)>  
**Subject:** Proposed Rehab center at the Ramada inn

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Dear Mr. Glenn,



I recently was made aware of a proposed rehab center being considered for Monument at the Ramada Inn off the 105.

I am writing to express my concerns about this proposal.

My wife and I recently moved to the Woodmoor area after retirement. I spent 34 years in Law enforcement in Southern California.

Part of the draw was how quiet and peaceful it is here. A check of the crime statistics for this area is extremely low. It has been my experience when you import those with substance abuse issues into an area, there is a negative impact. It is usually seen in increased crime. I am not saying the murder rate will go up, but you do see an increase in thefts, trespassings, littering, etc.

I and most of the neighbors I have heard from are not in favor of opening a rehab center at this location, especially since it is within walking distance to an elementary and junior high school.

I hope you will take the residents thoughts on this into consideration.  
Thank you for your time,  
Steve Dalbey

## Len Kendall

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**From:** Sandy Reay <slreay@comcast.net>  
**Sent:** Thursday, July 26, 2018 9:58 PM  
**To:** Len Kendall  
**Subject:** Proposed Rehab Center on Woodmoor Drive

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As a voting resident of Woodmoor, I am opposed to this development. It would change the family orientation of the neighborhood. It's proximity to both a Junior High School and an Elementary School, plus it's location on the proposed safe route between the two, presents a safety hazard to the children at those schools who use that safety route. In addition, it is a very short walking distance to a brewery, which could be a detriment to the success of the patients at the rehab center.

While I agree that it is necessary to provide services of that nature to the people who need it, I think it's close proximity to a residential neighborhood and the families who live there makes this particular location a bad choice for this facility.

Thank you for your time and attention to this matter.

Sandra Reay

## Len Kendall

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**From:** Craig Dossey  
**Sent:** Thursday, July 26, 2018 5:25 PM  
**To:** Len Kendall; Nina Ruiz; Mike Hrebenar  
**Subject:** Fwd: Rehab Facility in Monument, CO

Nina,  
Please follow up with this resident. The zoning misconception continues.

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:** Petra Rangel <[PetraRangel@elpasoco.com](mailto:PetraRangel@elpasoco.com)>  
**Date:** July 26, 2018 at 11:04:56 AM MDT  
**To:** Craig Dossey <[craigdossey@elpasoco.com](mailto:craigdossey@elpasoco.com)>  
**Subject:** FW: Rehab Facility in Monument, CO

---

**From:** Jennifer Cunningham [<mailto:cunninghamsinco@gmail.com>]  
**Sent:** Thursday, July 26, 2018 11:04 AM  
**To:** PLNWEB; Darryl Glenn  
**Subject:** Rehab Facility in Monument, CO

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Mr. Dossey and Mr. Glenn,

I'm writing to express my concern with the proposed treatment facility in Monument on Woodmoor Dr in unincorporated El Paso County. You've probably been inundated with reasons why this facility should not be in this location (near schools, brewery, liquor stores).

I would like to address this from the zoning standpoint.

According to the information found at <https://planningdevelopment.elpasoco.com/land-development-code/>, Chapter 4, C-2, which the Ramada is currently zoned, is an obsolete Commercial District.

Obsolete Zoning Districts "The C-1, C-2, M, and R-4 zoning districts have been declared to be obsolete pursuant to BoCC Resolution No. 91-59, Land Use 10 as replaced by Resolution 92-46, Land Use-9. No land will be rezoned to an Obsolete Zoning district. The BoCC may modify the allowed uses, special uses, and development standards within these zoning districts. **Landowners are encouraged to rezone land from an Obsolete Zoning district classification.** The BoCC may offer incentives, such as modified application fees in order to accomplish this goal." Since the new owner has "requested rezoning," this makes the BoCC culpable that this facility is not properly zoned. Will you "encourage landowners to rezone land from an Obsolete Zoning...?" The question is whether, because of the obsolete zoning, does it now need to be rezoned to a valid one found in Chapter 3? None of the current zoning definitions specify rehab facilities. And not all rehab facilities are created equal. There needs to be some delineation between physical rehab versus drug rehab. **Are there required distances from schools, much like porn or pot shops?**

Commercial Districts CC - Commercial Community CR - Commercial Regional CS - Commercial Service 3.2.5. Commercial District Purposes (A) CC, Commercial Community District The CC zoning district is intended to accommodate retail sales and service establishments that generally require freestanding or small center type buildings and that primarily serve adjoining neighborhoods. (B) CR, Commercial Regional District The CR zoning district is intended to accommodate regional centers providing ease of pedestrian and vehicular circulation, unity of architectural design, and best serving the convenience of the public and aesthetic enhancement of the community and region. (C) CS, Commercial Services District The CS zoning district is intended to accommodate retail, wholesale or service commercial uses that serve the general public.

As a constituent, I highly oppose this establishment. It will not bring value to the area and will potentially tax our already stressed emergency services. Crime and safety are an added concern, as a facility similar to this in Red Rocks Ranch just north of here has experienced significant issues.

Please fight to deny the allowance of this treatment facility in northern Monument. It is incompatible with the areas surrounding it.

Sincerely,  
Jennifer Cunningham  
19615 W Top O the Moor Dr

Monument, CO  
719-302-6066

## Len Kendall

---

**From:** Dave and Kim Blehm <dkblehm@comcast.net>  
**Sent:** Thursday, July 26, 2018 11:53 PM  
**To:** Len Kendall  
**Subject:** Opposition to Woodmoor drug rehab

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Hi,

My family and I have lived in Woodmoor for 20 years. I am shocked the county would not put an immediate stop to the plans to turn the local hotel into a rehab center. While I understand people who are struggling with addiction need a place to seek treatment, I am a firm believer those treatment centers should be in the communities where the need is greatest. Unless someone can show evidence that Monument residents are the ones who will be the overwhelming majority of clients at this facility, it is completely wrong to put a treatment facility here for people who are not a part of our community.

The proximity to the middle school and nearby elementary school are of biggest concern, as well as what it will do to property values. District 38 is known for being a fantastic school district, but I would question moving to this community knowing that a drug/alcohol treatment facility is right across the street from the school. It seems pretty outrageous as well to put a rehab facility overlooking a large brewery with outdoor drinking and entertainment. In addition, the zoning makes NO sense when there are brand new homes going in on the same road. I feel very sorry for those homeowners who just bought recently and didn't know their own county would not protect their home values.

The community came out in force to stop the proposed methadone facility in downtown monument, somehow people got one through in Palmer Lake without the community having a say, and now another one? In a tiny town where we're not exactly known for our addict population? If the need for treatment is great, someone needs to do the research on WHERE that need is. I do not believe the clients are coming from Monument, and therefore we have a right to demand the clinic not be allowed in Monument.

Sincerely,

Kimberly Blehm  
Monument Resident

## Len Kendall

---

**From:** Eileen Howard <ehoward47@comcast.net>  
**Sent:** Wednesday, July 25, 2018 9:08 AM  
**To:** Len Kendall  
**Subject:** Opposition to Proposed Rehab Facility

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I am opposed to putting this rehab facility on Lake Woodmoor Drive in Woodmoor. There is currently a large rehab facility a few miles away in Palmer Lake (Recovery Village). What is the reasoning for adding another one in this bedroom community so close to the one in Palmer Lake? These facilities should not be across the street from a middle school and a recreational facility.....it poses an unsafe environment for children. These facilities should be located in less densely populated areas away from residential and family areas. This should go to a community vote so residents can protect their community. The people making the decision to allow this facility in Woodmoor obviously do not live here.

Eileen Howard

## Len Kendall

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**From:** Leonard Himes <leonardhimes@aol.com>  
**Sent:** Wednesday, July 25, 2018 1:22 PM  
**To:** Len Kendall

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Mr. Kendal,

I have reviewed the proposal for a rehab center to be located in the current Ramada Hotel in Monument.

I would **prefer to see it remain a hotel** as it is the only one that is convenient to Woodmoor and moderately priced.

I understand that we, unfortunately, require drug rehabilitation centers. I would probably prefer it elsewhere, but I imagine any 'elsewhere' would also prefer it elsewhere.

The Intent form specifies fencing of the facility, which should be required. The form does not specify that it must be **completely** fenced before opening. **I strongly object** to a non-secure facility based on issues I have read about for other drug treatment facilities' impact on neighborhoods. Please **reject** this proposal without high security at the time of opening.

Sincerely,  
*Leonard Himes*

PO Box 2306, Monument, CO 80132  
719-359-3076



## Len Kendall

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**From:** Paul Lambert <pipeline027@aol.com>  
**Sent:** Wednesday, July 25, 2018 6:52 PM  
**To:** Len Kendall  
**Subject:** We don't need drug bastards in monument

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Paul Lambert, Sent from my iPad

## Len Kendall

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**From:** mushbrower721 <mushbrower721@yahoo.com>  
**Sent:** Wednesday, July 25, 2018 6:00 PM  
**To:** PLNWEB  
**Cc:** Len Kendall; Darryl Glenn  
**Subject:** Site Development Plan to allow for a rehabilitation facility in Woodmoor

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Mr. Dossey,

Having recently been apprised of the development proposal for a rehabilitation facility in our neighborhood Ramada Inn, we feel the need to express our complete disapproval of the project. Distances to 3 local schools are as follows:

1. Lewis-Palmer Elementary School - .9 miles
2. Lewis-Palmer Middle School - .4 miles

3. Palmer Ridge High School - 1.1 miles In addition to the schools, the proposed facility would be merely a few hundred yards from the Pikes Peak Brewing Company. Recovery Village at Palmer Lake (a 58 bed addiction and drug recovery facility) is 2.8 miles from the proposed site.

We are well aware of the addiction problems in El Paso County but question the need for 2 facilities in the Tri-Lakes Area and, more importantly, why consideration would be given to such a facility within proximity to 3 schools and a brewery. We have lived in Woodmoor for 32 years and there have been many positive additions to the area. This would not be one of them. Thank you for considering our objections and we urge you to deny this proposal.

Sincerely,

Doug & Cheryl Brower

## Len Kendall

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**From:** Craig Dossey  
**Sent:** Thursday, July 26, 2018 4:50 PM  
**To:** Len Kendall  
**Cc:** Mike Hrebenar  
**Subject:** Fwd: Opposed to proposed treatment facility in Woodmoor Monument

Add to file.

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:** July 25, 2018 at 7:39:22 AM MDT  
**To:** Craig Dossey <[craigdossey@elpasoco.com](mailto:craigdossey@elpasoco.com)>  
**Subject:** Fwd: Opposed to proposed treatment facility in Woodmoor Monument

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:** Michele Noonan <[michelenoonan@ymail.com](mailto:michelenoonan@ymail.com)>  
**Date:** July 24, 2018 at 5:35:42 PM MDT  
**To:** <[DarrylGlenn@elpasoco.com](mailto:DarrylGlenn@elpasoco.com)>  
**Subject:** Opposed to proposed treatment facility in Woodmoor Monument

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Darryl

I am a resident of Woodmoor and am OPPOSED to the rehab and treatment facility proposed for the current Ramada Inn location.

This location is less than one quarter mile from a middle school. Is there not a state law that forbids this?

It is across the pond from a micro brewery. An imprudent choice for a voluntary commitment facility.

The facility will increase outside traffic in the quiet Woodmoor neighborhood.

The facility will attract drug dealers and addicts, which will in turn threaten the safety of residents, potentially increasing thefts, break ins and vandalism.

Woodmoor is a quiet neighborhood that is not well supported by El Paso County .

Non residents currently speed on the streets of Woodmoor, but we are told by Woodmoor Improvement Association that ElPaso County is already stretched too thin with crime in the rest of the county to provide a presence to ticket speeders.

I fear that complaints by neighbors due to increased presence and violations and threats by non residents will go unheeded by ElPaso County.

Please allow the Woodmoor neighborhood to continue to be a desirable neighborhood and one that is an asset to ElPaso County and oppose this proposed rehab facility.

Sincerely

Michele Noonan  
1335 Meadowlake Way  
[719-377-0750](tel:719-377-0750)

Sent from my iPad