



SUD – Substance Use Disorder State Licensure Program

ZONING DEPARTMENT - Zoning Use Confirmation - Sign off for Local Authorities

SECTION A: TO BE COMPLETED BY THE APPLICANT

PURPOSE OF THE APPLICATION: Initial Application
 Renewal Application
 Modification – Change in location

Type of Substance Use Disorder services being provided: Residential / Transitional Outpatient Day Treatment

SECTION B: TO BE COMPLETED BY THE APPLICANT – PHYSICAL SITE LOCATION

Current Name of Agency: Shadow Mountain Recovery, Cascade
 Address: 5250 Pikes Peak Highway
 City: Cascade Zip: 80809 County: El Paso
 Name of Contact Person for any questions: Jackie Holub
 Phone: 925-389-8591 Fax: N/A

SECTION C: TO BE COMPLETED BY THE CITY/COUNTY ZONING DEPARTMENT

(this section must be filled out by the proper authority to be considered a valid document)

Zoning Department having jurisdiction: El Paso County Development Services
 The above named facility meets the requirements of the local authority having jurisdiction for the occupancy based on work outlined above. (If “no”, please explain on a separate attachment) YES NO

Signature: Mark Gebhart Date: 7/8/16
 Printed Name: Mark Gebhart Title: Deputy Director
 Address: 2880 International Circle City: Colorado Springs Zip: 80909

Revised 08/21/14

This confirmation only applies to schedule number S3221 01002 (Lot 2 Black Bear Inn) which is zoned CC (Commercial Community) where a Rehabilitation facility is an allowed use.

Can't find what
ADM was finalized

Mark Gebhart

From: Jackie Holub <jackie@shadowmountainrecovery.com>
Sent: Friday, July 08, 2016 9:51 AM
To: Mark Gebhart
Subject: Re: Shadow Mountain Recovery Zoning
Attachments: Zoning document Cascade.pdf
Importance: High

Hi Mark,

Have you had a chance to review and sign the attached document for OBH? I'd like to be able to turn this in to them before the weekend. Please send over an invoice with the signed doc and I'll get you paid asap.

Thank you!

Jackie Holub

Vice President, Business Administration
Shadow Mountain Recovery

Phone: 925.389.8591

www.shadowmountainrecovery.com

NOTICE: This communication may contain protected health information, the release of which is restricted by federal law. Any information about a client or clients has been disclosed to you from records protected by federal confidentiality rules governing federally-assisted drug or alcohol abuse programs (42 C.F.R., Part 2) and the Health Insurance Portability and Accountability Act of 1996 (HIPAA). The federal rules prohibit you from making any further disclosure of this information unless further disclosure is expressly permitted by the written consent of the person to whom it pertains or as otherwise permitted by 42 C.F.R., Part 2, and HIPAA. A general authorization is NOT sufficient for this purpose.

On Jul 6, 2016, at 10:05 AM, Jackie Holub <jackie@shadowmountainrecovery.com> wrote:

Hi Mark,

Thank you so much for taking my call. As we discussed, Shadow Mountain Recovery recently purchased STAR Colorado Inc. (former owner, Bob Holmes) at 5250 Pikes Peak Highway in Cascade. SMR will be providing therapeutic substance abuse recovery services at this site.

Below is document that OBH requires for zoning use confirmation. Please let me know the fees associated with this. I look forward to hearing from you.

Thank you!

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Mark Gebhart

From: Jackie Holub <jackie@shadowmountainrecovery.com>
Sent: Friday, July 08, 2016 4:38 PM
To: Mark Gebhart
Subject: Re: Shadow Mountain Recovery Zoning
Attachments: 0555_001.pdf

Hi Mark,

Thank you so much! I really appreciate it. I am happy to provide a credit card for faster payment if you'd prefer. Otherwise I'll have a check sent preferred mail. Let me know.

Thank you again,

Jackie Holub

Vice President, Business Administration
Shadow Mountain Recovery

Phone: 925.389.8591
www.shadowmountainrecovery.com

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On Jul 8, 2016, at 3:06 PM, Mark Gebhart <MarkGebhart@elpasoco.com> wrote:

Jackie, attached is the signed form. I am providing this to since I will be out of town next week. Normally we would not sign the form or create a file until the payment is received. I do not have the ability to invoice you, other than this email serving as an invoice. The application fee for type of approval is \$247. Please make any check out to El Paso County. I will create the official file when I get back from vacation.

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EL PASO



COUNTY

COMMISSIONERS:
DENNIS HISEY (CHAIR)
AMY LATHEN (VICECHAIR)

SALLIE CLARK
DARRYL GLENN
PEGGY LITTLETON

DEVELOPMENT SERVICES DEPARTMENT
MAX L. ROTHSCHILD P.E. EXECUTIVE DIRECTOR

Dr. Robert Holmes
CEO
STAR-Colorado, Inc.
108 E. St. Vrain Street, Ste 11
Colorado Springs, CO 80903

Email bob@star-colorado.com

RE: 5250 Pikes Peak Highway, Addiction Recovery Facility
Zoning Compliance Explanation

Dear Bob:

Attached please find the completed Zoning Use Confirmation, which references this letter as an explanation of zoning compliance for licensing purposes. According to the El Paso County Assessors records, there are 2 adjacent parcels with the same address. This compliance determination applies only to Parcel Number 8322101002, owned by Irish Clover LCC, which is the former Black Bear Inn.

When a recovery facility (Peak Addiction Recovery Center) was first established at this site the use was classified as a "hospital" as a result of an appeal of an administrative determination. Hospital is an allowed use in the CC Commercial Community zoning applicable to the property. A subsequent change to the zoning regulations established the land use classification as a "rehabilitation facility", which is a special use in that zoning. Because the use was established prior to the zoning regulations being changed, it is presently considered a legal non-conforming use for zoning purposes. As such the present use currently meets the zoning requirements of the county.

Please be aware that El Paso County is currently in the process of modifying its zoning regulations regarding "group homes for handicapped and disabled persons" as well as changing "rehabilitation facility" to an allowed use in this zoning district, which would include alcohol and drug rehabilitation. The proposed changes will be considered by the El Paso County Planning Commission on May 20, 2014 and by the Board of County Commissioners on June 17, 2014 and as presently proposed would have no impact on your facility. If you or the state licensing agency has any questions regarding this letter, please contact me at 719-520-6323.

Sincerely,

Mark Gebhart

Deputy Director, Land Development Code Administrator

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

WWW.ELPASOCO.COM



Colorado Department of Human Services
people who help people

OFFICE OF BEHAVIORAL HEALTH
Lisa M. Clements, PhD, Director

OFFICE OF BEHAVIORAL HEALTH
Liza Tupa, Ph.D, Deputy Director
Community Programs

3824 W Princeton Circle
Denver, CO 80238
Phone 303-866-7400
Faxes 303-866-7481, 303-866-7428



John W Hickenlooper
Governor

Reggie Bicha
Executive Director

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 Residential / Transitional Outpatient

Type of Substance Use Disorder services being provided:

SECTION B: TO BE COMPLETED BY THE APPLICANT – PHYSICAL SITE LOCATION

Current Name of Agency: STAA - COLORADO, INC.
 Address: 5250 Pikes Peak Highway
 City: CASCADE Zip: 80809 County: EL PASO COUNTY
 Name of Contact Person for any questions: ROBERT HOUMES
 Phone: (719) 650-7020 Fax: (719) 634-6162

SECTION C: TO BE COMPLETED BY THE CITY/COUNTY ZONING DEPARTMENT

Zoning Department having jurisdiction: El Paso County Development Services

The above named facility meets the requirements of the local authority having jurisdiction for the occupancy based on work outlined above. (If "no", please explain on a separate attachment)

YES NO see attached letter, Non-conforming use

Signature: [Signature] Date: 5/15/14

Printed Name: Mark Gebhart Title: Deputy Director
 Address: 2880 International Circle Colorado Springs, 80909

EL PASO

COMMISSIONERS:
DENNIS HISEY (CHAIR)
AMY LATHEN (VICECHAIR)



COUNTY

SALLIE CLARK
DARRYL GLENN
PEGGY LITTLETON

DEVELOPMENT SERVICES DEPARTMENT
MAX L ROTHSCHILD P.E. EXECUTIVE DIRECTOR

February 2, 2015

Alex Hale

Aspen Pointe Health Services

2864 S. Circle Drive, Suite 650

Colorado Springs, Colorado 80906

RE: Zoning Compliance for Outpatient Substance Abuse Disorder licensure at 2864 S. Circle Drive
Parcel ID# 64283-00-011; ADM-14-24

To Whom it May Concern:

This letter is written in regards to the request for verification that a Substance Abuse Disorder program is in compliance with zoning.

The property at 2864 S. Circle Drive, Suite 600 is currently zoned CC (Commercial Community) in the County, with a High Rise Overlay (HR-0) zoning. This base zone district lists a Rehabilitation Facility as an allowed use. No additional zoning action is required for this use to occur on this property.

Enclosed for your reference are the most recent regulation changes regarding this land use. These do not yet appear in our published Land Development Code, but are present on our web page.

My apologies for any delay in providing this letter. Please contact me at 719-520-6323 with any inquiries.

Sincerely,

Mark Gebhart

Deputy Director, Land Development Code Administrator

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

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