

**From:** Leon Gottlieb <leon1card@gmail.com>  
**Sent:** Thursday, October 12, 2017 5:01 PM  
**To:** Van Nimwegen, Hannah  
**Cc:** Dana Stanecek; Taylor Stanecek  
**Subject:** CPC CU 17-00125

**Leon S. Gottlieb**  
**11411 E. Las Posas Rd.**  
**Santa Rosa Valley, CA 93012**  
**(805)-380-4411**  
**[Leon1card@gmail.com](mailto:Leon1card@gmail.com)**

10/12/2017

Re: CPC CU 17-00125

Hannah Van Nimwegen

Planning and Community Development

Land Use Review

PO Box 1575, MC155

Colorado Springs, CO 80901-1575

[hvannimwegen@springsgov.com](mailto:hvannimwegen@springsgov.com)

I am the Trustee of a trust which has owned 1935 Dominion Way in one form or another for over 30 years. Although I no longer live in Colorado Springs, due to allergies, I still consider it home.

The property in question is in a residential neighbourhood but in Close proximity to Dublin Ave. I for one fully understand the need for drug and alcohol rehabilitation centers. It is, however, important to select proper locations for such facilities. Those who enter the facility are facing a tough time in trying to shake their habits, so to speak. They are constantly pulled to go back to the very drugs or drink the facility is trying to help them avoid. It is indeed a difficult struggle. To help them get through the temptations ravaging their very being, it is imperative that they not be near anything which may tempt them into relapsing. In fact, they should be as far away as possible.

The proximity of the property in question to the Dublin House makes the property in question too close to a hard to overcome temptation drawing these people back to the life the facility is designed to help them eliminate. To make matters worse, there is a pawn shop on the corner of Dublin and Academy. Many of these people have had to turn to crime to support their habits. To get money to drink or get a fix, they need a place to sell those items which are the bounty of their crime. The pawn shop in proximity to the proposed site provides what they need to obtain the funds necessary to fill their urge.

For the program to be successful, the facility must be located in an area which provides the least likelihood, of these people seeking recovery, of sliding back into old habits. To do otherwise defeats the purpose of the facility as well as deprives the addict of the best opportunity of succeeding in their rehabilitation.

In addition, the project would degrade the neighbourhood and create an undue risk to the wonderful people who live there.

To sum up, the idea of a rehabilitation center is a good one, but the location in question is not suited to the desired results.

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Leon S. Gottlieb

**From:** Chelsea Kilday <chelsea.kilday17@gmail.com>  
**Sent:** Saturday, October 14, 2017 1:07 PM  
**To:** Van Nimwegen, Hannah  
**Subject:** Concern about fine no. CPC CU 17-00125

Hannah,

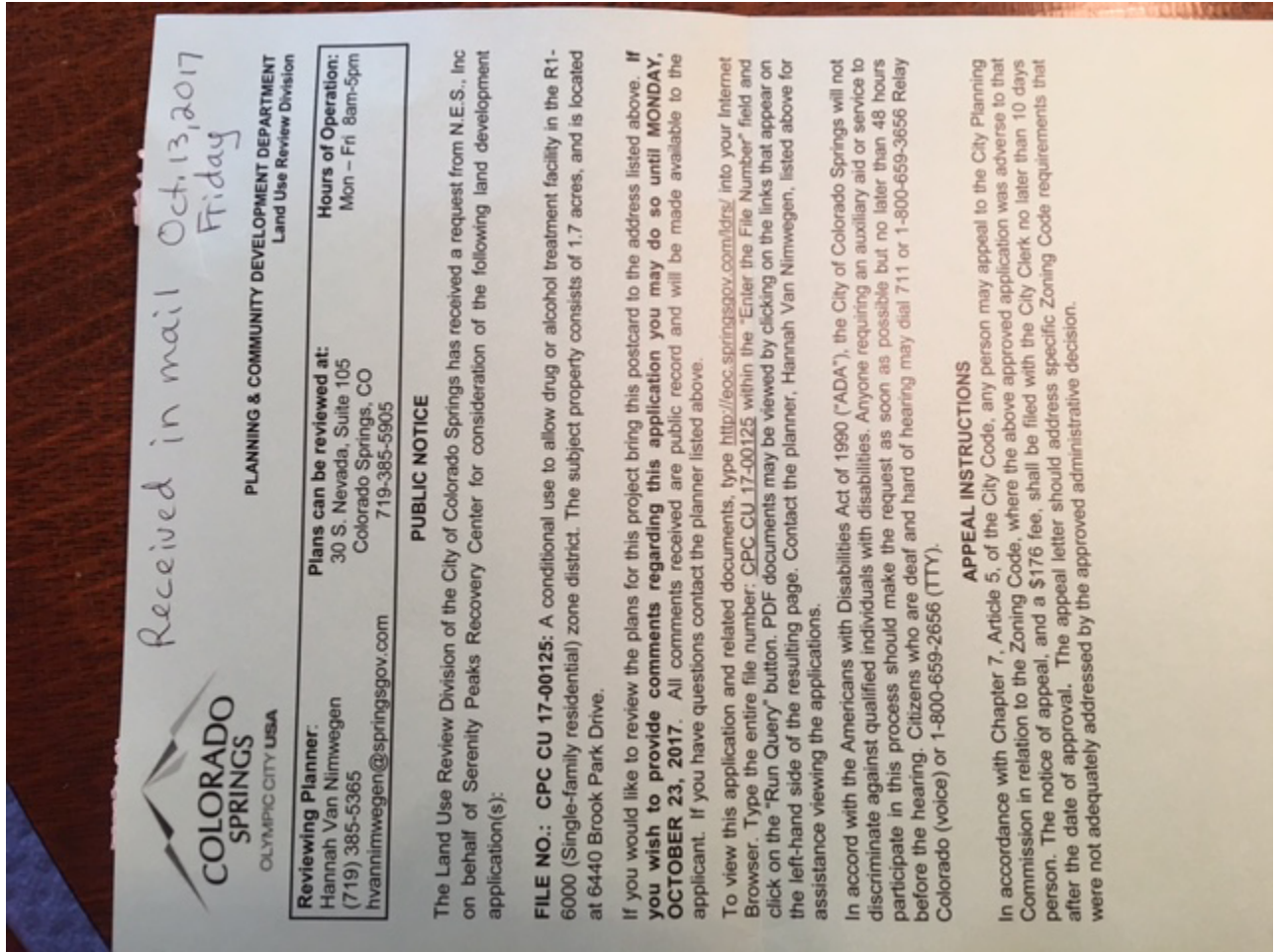
My name is Chelsea Kilday and I live at 6550 Brook Park Drive. I received a letter in the mail Friday, Oct. 13 about a potential rehab center going in on my street. As I talked with fellow neighbors, we are concerned about this coming into the neighborhood, and also think the it is careless for a rehab center to build right next to a bar. I do not want the kind of development to go between houses in my neighborhood. I saw that there was a way to appeal this decision, but I feel that I should have a say in what goes on my street without paying a \$176 fee. What do I and my neighbors have to do to make sure that this does not go through? Also, I feel that is is wrong to offer only ten days to review what is happening and announcing on a Friday afternoon, making sure that of those ten days, 4 of them are the weekend when hours of operation are closed. Thank you for your time.

Chelsea Kilday

**From:** Robert Johnson <robert.johnson@withrossgroup.com>  
**Sent:** Monday, October 16, 2017 8:38 AM  
**To:** Geislinger, David; Van Nimwegen, Hannah  
**Cc:** sljcropaholic@yahoo.com  
**Subject:** CPC CU 17-00125 Serenity Peaks

Hannah and David,

My wife and I are 30 year residents of 6545 Brook Park Drive, District 2. We received this in the mail on 10/13. It is wrong for the city to send out CPC CU 17-00125 without any prior notice that a drug/alcohol treatment facility was going to be located at 6440 Brook Park. This is a residential neighborhood and the residents of Brook Park Dr are concerned about both their property values and safety with such a facility on the street. Prior notification should have been given so that we had time to submit a petition regarding the zoning /land usage by Serenity Peaks. Will methadone or other drugs be dispensed? The attached notification provides little information other than to say we can file an appeal for \$176 .Please respond with a course of action for my family and the many others on Brook Dr.



Sincerely,



**Robert Johnson**  
Construction Manager  
Ross Group  
[580-512-1620](tel:580-512-1620) [m]  
[RobertJohnson@withrossgroup.com](mailto:RobertJohnson@withrossgroup.com) / [withrossgroup.com](http://withrossgroup.com)

FIGURE 2

**From:** Dana Stanecek <DStanecek@hotmail.com>  
**Sent:** Tuesday, October 17, 2017 9:10 AM  
**To:** Van Nimwegen, Hannah  
**Subject:** File NO CPC CU 17-00125

Good morning Hannah,

I left a message a few days ago in reference to a Planning & Community Development Department Land use review division for file no: CPC CU 17-00125 but I think it's easier if I send you this email so my comments are in writing.

This is in reference to the 1.7 acres that are located at 6440 Brook Park Drive.

I believe that the very purpose of zoning is to provide for uniform neighborhoods where those living in the neighborhood can be assured that they understand the environment in which they are choosing to live. The neighborhood involved in File No CPC CU 17-00125 is a residential neighborhood. To allow a Drug and Alcohol Rehabilitation Center to be placed in the middle of this residential neighborhood would violate that very concept of zoning.

To examine the reality of the issue, those who propose the center are trying to take advantage of the relatively low price of property in this ageing, but important residential community, to further their business. If they are permitted to do so, it will lower the value of the property owned by each and every homeowner in the vicinity, thereby advancing the profits of the owners of the proposed facility at the expense of the homeowners. THIS IS INHERENTLY WRONG.

Although these facilities are unfortunately needed, I believe they should be installed somewhere more remotely. Has anyone taken into consideration the extra traffic this non - residential establishment will bring to this neighborhood or the fact that there are at least 2 bars within walking distance of this address?

I'm asking the decision makers to please help keep this neighborhood as it was intended.

Thank you very much!  
Sincerely,  
Dana Stanecek

**From:** Robert Johnson <robert.johnson@withrossgroup.com>  
**Sent:** Friday, October 20, 2017 11:32 AM  
**To:** Van Nimwegen, Hannah  
**Cc:** Geislinger, David; sljcropaholic@yahoo.com  
**Subject:** FW: CPC CU 17-00125 Serenity Peaks

Hannah,

Thank you for your call regarding Serenity Peaks. I was glad to hear that there will be a public meeting and “ town hall” type meeting in the near future that area residents will be notified of in advance.

Below I have listed some of the concerns/questions we have.

What will the maximum patient count be ? What is the turn over time/length of stay? Are they locked in at night or are they able to come and go as they please? Can they come back if they leave? Drug dispensed onsite? Outpatient care? Why would you put a drug and alcohol treatment next to a bar? These are a few of the concerns that we have. We are especially concerned that if patients are allowed to come and go that it could lead to break ins in the area.

Sincerely,



**Robert Johnson**  
Superintendent  
Ross Group  
580-512-1620 [m]  
[robert.johnson@withrossgroup.com](mailto:robert.johnson@withrossgroup.com) / [withrossgroup.com](http://withrossgroup.com)

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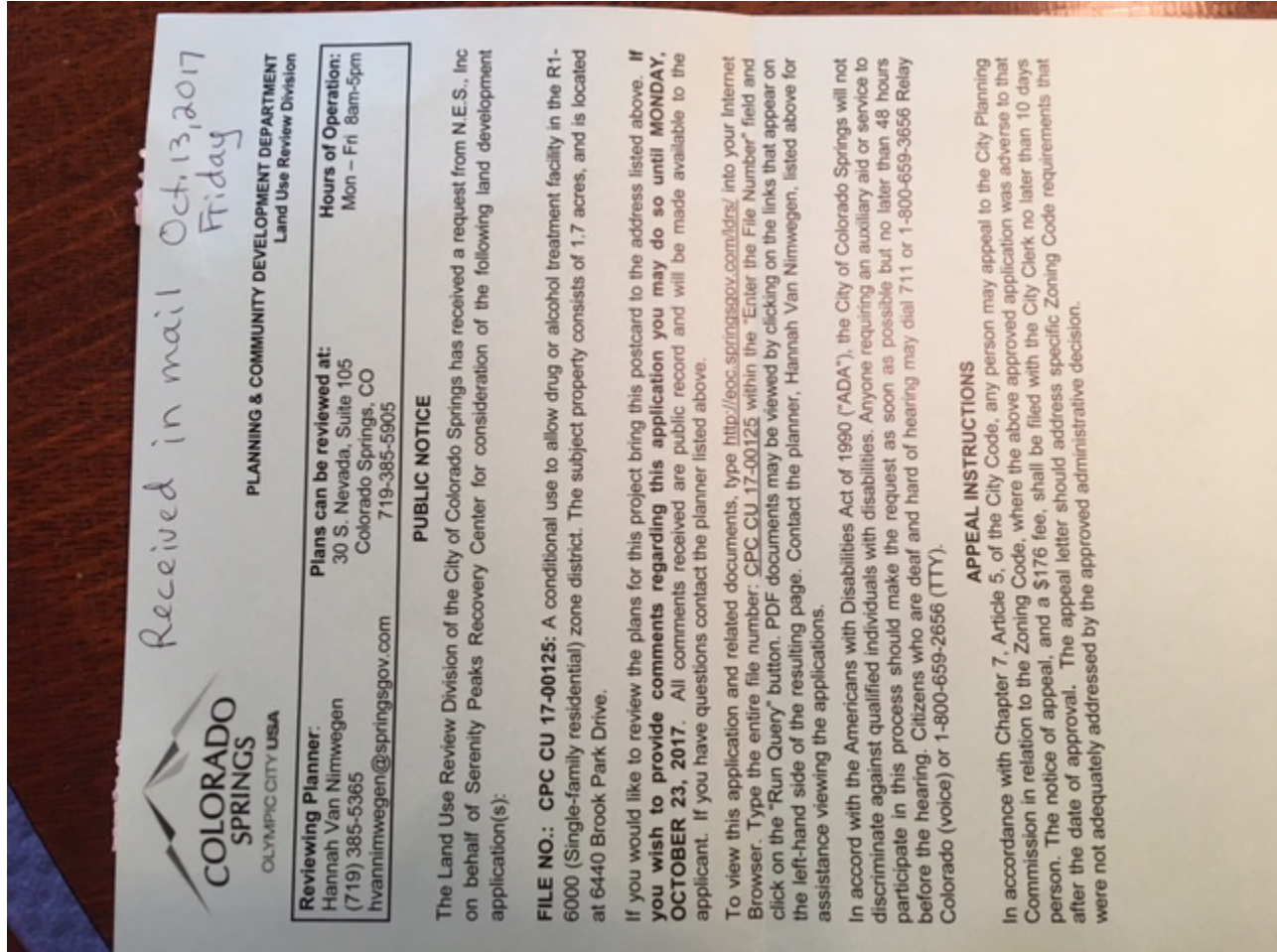
**From:** Robert Johnson  
**Sent:** Monday, October 16, 2017 9:38 AM  
**To:** [dgeislinger@springsgov.com](mailto:dgeislinger@springsgov.com); [hvannimwegen@springsgov.com](mailto:hvannimwegen@springsgov.com)  
**Cc:** [sljcropaholic@yahoo.com](mailto:sljcropaholic@yahoo.com)  
**Subject:** CPC CU 17-00125 Serenity Peaks

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**Robert Johnson**  
Construction Manager  
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**From:** Ed Lasater <edlasater@mcmelegante.com>  
**Sent:** Friday, October 20, 2017 12:41 PM  
**To:** Van Nimwegen, Hannah  
**Cc:** sko@mcmelegante.co; 'Trevor Davies'  
**Subject:** Serenity Peaks Project

Dear Ms. Van Nimwegen;

Please note my objection to the conditional use application to allow drug or alcohol treatment facilities at the 6440 Brook Park Drive location.

I have serious concerns about this facility, due to its proximity to my business, MCM Elegante Suites, located at 6450 North Academy.

Sincerely,

Ed Lasater, President  
MCM Hotels  
700 N. Grant, Suite 600  
Odessa, TX 79761  
432/334-8881

[www.mcmelegante.com](http://www.mcmelegante.com)