



T 303-333-9810
F 303-333-9786
360 South Garfield Street
Sixth Floor
Denver, Colorado 80209

March 11, 2026

City and County of Denver
Community Planning and Development
Attn: Brandon Shaver
201 W Colfax Ave., Dept. 205
Denver, CO 80202

Re: 2025-REZONE-0000041 Application Resubmittal #1

Dear Mr. Shaver,

As you know, Foster, Graham, Milstein, and Calisher LLP represents Guardian Recovery Network (“**Applicant**”) in relation to 2025-REZONE-0000041, an application to rezone the property at 4901 South Monaco Street in Denver (“**Property**”) from Former Chapter 59 B-4 zoning with waivers to the S-MX-5 Zone District under the Denver Zoning Code (the “**Application**”). This letter provides responses to the Preliminary Agency Comments on the First Submittal letter dated February 25, 2026. Additionally, this letter is submitted alongside a revised Application narrative that addresses the Agencies’ comments. As discussed in greater detail in the revised narrative, the City approved a Residential Care Use, Large permit for the Applicant’s proposed use on the Property in July 2025 (“**Residential Care Permit**”).

Community Planning and Development:

- **Comment:** *Within Consistency with Adopted Plans narrative, remove section 3 “Neighborhood/Small Area Plans” as these plans are not “adopted” by City Council, are not considered in a rezoning request, but may come into play when development/redevelopment is proposed.*
 - **Response:** Section 3 was removed. Please see the attached revised narrative.
- **Comment:** *Consider revising the application to reflect the proposed use versus the proposed development outcome.*
 - **Response:** Please see the attached revised narrative.

Department of Transportation and Infrastructure:

- **Comment:** *DES Transportation approves the subject zoning change. The applicant should note that redevelopment of this site may require additional engineering, ROW dedication to the City, access changes, traffic studies and/or right of way improvements. The extent of*

the required design and improvements will be determined once this property begins the redevelopment process. The results of any traffic studies may require the construction of off-site mitigation or may limit the proposed density of the project.

- **Response:** Noted, thank you. The Applicant intends to use the Property in accordance with the Residential Care Permit and is not proposing further redevelopment of the Property at this time.

Department of Transportation and Infrastructure – R.O.W. – City Surveyor:

- **Comment:** Recommend removing the easement parcel from the description as the easement would not be considered to be a part of the zone lot. A revised description is attached.
 - **Response:** Noted, thank you. We included the preferred legal description with the Application resubmittal.

Development Services – Project Coordination:

- **Comment:** Approve Rezoning Only - Will require additional information at and future Site Plan Review.
 - **Response:** Thank you. The Applicant intends to use the Property in accordance with the Residential Care Permit and is not proposing further redevelopment of the Property at this time.
- **Comment:** Any change in use or change in building/structure SF/GFA would require the proposed changes to meet applicable codes/guidelines/regulations/standards at the time of application.
 - **Response:** Noted, thank you. The Applicant intends to use the Property in accordance with the Residential Care Permit and is not proposing further changes in use or change in building structure SF/GFA.

Please do not hesitate to contact me should you have additional questions. Thank you for your continued collaboration on the Application.

Sincerely,



Erik N. Carlson



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City and County of Denver
Community Planning and Development
Attn: Brandon Shaver
201 W Colfax Ave., Dept. 205
Denver, CO 80202

Re: Revised Written Narrative to 4901 South Monaco St. Rezoning Application to S-MX-5

Mr. Shaver,

Foster Graham Milstein & Calisher LLP represents Guardian Recovery Network (“**Applicant**”) regarding real property it is under contract to purchase at 4901 South Monaco Street in Denver (“**Property**”). This written narrative is submitted on behalf of the Applicant to detail the Applicant’s request to rezone the Property from its designation under the Former Chapter 59 Zoning Code (“**Former Chapter 59**”) of B-4 with waivers, UO-1, and UO-2 to the current Denver Zoning Code (“**Code**”) S-MX-5 Zone District (“**S-MX-5 District**”) (hereinafter, the “**Application**”). **This revised written narrative removed references to neighborhood/small area plans and provides additional information about the proposed use. All changes are reflected in bold text.**

PROPERTY BACKGROUND

The Property is located in the City and County of Denver (“**City**”) as shown on the parcel map in *Figure 1*. The Property is zoned B-4 (“**B-4 District**”) with waivers per Former Chapter 59 and is located in the use overlay districts UO-1 and UO-2. The waiver is attached hereto as **Exhibit A**. The waiver does not prohibit a residential care facility use. The Property was the former location of a residential nursing and assisted living facility and is now vacant. After significant community outreach and collaboration with neighboring property owners, Guardian obtained an administrative approval for a residential care use, large permit on July 30, 2025 (2025-ZONE-0002829) (“**Approved Use**”), and **Guardian intends to begin operations of the residential care use, large** upon approval of this Application.

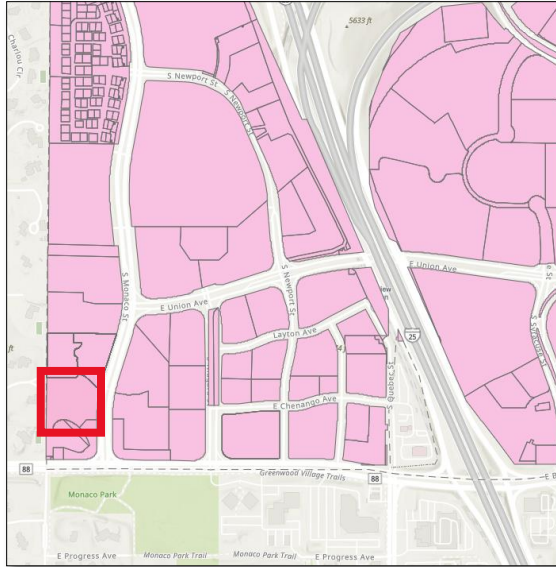


Figure 1: Parcel map showing the Property location in red.

NEIGHBORHOOD OUTREACH

The Applicant engaged and continues to engage neighborhood stakeholders regarding the Application. A detailed summary of the Applicant’s neighborhood outreach is attached hereto as **Exhibit B**.

GENERAL REVIEW CRITERIA

Rezoning applications require that the Applicant address the following general review criteria in DZC § 12.4.10.7. The Application meets each of the review criteria as follows:

DZC § 12.4.10.7.A. - Consistency with Adopted Plans: The proposed official map amendment is consistent with the City’s adopted plans.

1. Denver Comprehensive Plan 2040

The City’s “Denver Comprehensive Plan 2040” (“**Comp Plan**”) is an advisory planning document that outlines the community’s vision for the year 2040 and is a guide for important City policies and decisions.¹ The Comp Plan contains six “vision elements” that broadly outline the goals for the City. The Application is consistent with many of the Comp Plan’s vision elements:

- *Goal 1.8 – Equitable, Affordable, and Inclusive:* Goal 1.8 of the first vision element is to “[i]ncrease housing options for Denver’s most vulnerable populations.” Strategies to

¹ Denver Comprehensive Plan 2040, Page 11.

implement this goal include partnering with organizations to develop permanent transitional housing to low-income populations and to expand the supply of housing accessible to seniors and people with disabilities.² **The Applicant is seeking a zoning map amendment because the Applicant intends to be a long-term owner and user of the Property to conduct the Proposed Use by supporting those with substance abuse disorders.** Ongoing operation of the Property and coordination with the City is better facilitated with a zoning designation under the current Code. Therefore, the Application is consistent with Goal 1.8 because it increases a housing option for a vulnerable population and creates consistency within the City by utilizing the current Code.

- *Goal 2.4 – Strong and Authentic Neighborhoods:* Goal 2.4 of the second vision element encourages the City’s development to build strong neighborhoods to ensure every neighborhood is economically strong and dynamic. A Comp Plan strategy for achieving that vision is encouraging growth and support of neighborhood-serving businesses. The Applicant is the owner-operator of a nationwide behavioral healthcare and addiction treatment network with another location in the Denver-metro area, the CuraWest facility inside Englewood’s Porter Hospital. Addiction treatment services, especially in-patient services, treat vulnerable people in the community. **The Application seeks to rezone the Property so that the Applicant can operate the Approved Use, an essential community service for those Denver residents that need assistance with addiction recovery.** Addiction recovery services are crucial in our neighborhoods because it is a critical step in helping those who are susceptible to homelessness and helps to reintegrate them into a healthy lifestyle.
- *Goal 3.6 – Connected, Safe, and Accessible Places:* Goal 3.6 of the third vision element seeks to build and maintain pedestrian networks. This goal provides the strategy of implementing a complete network of pedestrian infrastructure recommended in *Denver Moves: Pedestrians & Trails*. The west side of the Property (which is the rear of the building), contains a perpetual pedestrian easement as part of the multi-use trail. The reuse of the existing building maintains that trail system and does not disrupt the established walking and biking paths of the neighborhood.
- *Goal 4.1 – Economically Diverse and Vibrant:* Goal 4.1 of the fourth vision element is to ensure economic mobility and improve access to opportunity. The Application helps to achieve economic mobility by creating many new jobs for the neighborhood at varying levels of expertise. **The Approved Use will employ healthcare professionals, support staff, administrative professions, and security personnel. Additionally, the Application will allow Guardian to continue providing the Approved Use, which is crucial to rehabilitating community members so that they can return to their lives and jobs which improves access to opportunity for more community members.**

² Denver Comprehensive Plan 2040, Page 30.

- *Goal 5.7 – Environmentally Resilient:* Goal 5.7 of the fifth vision element seeks to improve the City’s solid waste diversion and conserve raw materials by prioritizing the reuse of existing buildings and exploring incentives to salvage or use materials from demolished structures. The Property is unique because as a former assisted living facility, the building on site provides an ideal location for a new operator to move in. Guardian chose the Property because it presents a prime opportunity for adaptive reuse: a former assisted living facility can become a recovery center that offers full time supervision and medical care to patients without placing the stress of construction on the surrounding properties. Therefore, reusing the building on the Property is consistent with Goal 5.7 because it reuses an existing building and conserves raw materials.
- *Goal 6.4 – Healthy and Active:* Goal 6.4 of the sixth vision element seeks to increase access to health services for all. One strategy for achieving this goal is to, “increase access to behavioral health screening and interventions by integrating these services with physical health services.” The Application seeks to make Guardian’s services accessible long term, which bridges the gap between acute inpatient hospitalization and community-based outpatient care, adding an essential healthcare service to the City.

2. Blueprint Denver

Blueprint Denver is a supplement to the Comp Plan, and sets forth the land use and transportation goals as well as “vision elements” for how an ideal Denver will look in 2040. Blueprint Denver sets forth six different neighborhood contexts that demonstrate the differences in the built environment between the City’s neighborhoods. The plan includes other vision elements, such as a vision for an inclusive city, that are particularly promoted by the Application.

Suburban Neighborhood Context

The Property is located in the suburban neighborhood context. The suburban context represents the most varied development in the City’s neighborhood.³ There are a range of uses from 1-unit and multi-unit residential to commercial strips and centers. Blocks patterns are generally irregular with curvilinear streets. Alleys are not common. Buildings are typically set back from the street and range in scale. Lastly, the suburban context is more reliant on cars, but walkable, accessible and bikeable with access to transit.⁴ The Application and requested S-MX-5 District is compatible with the suburban neighborhood context because the Property is residential in nature, the existing building is set back generously from the street and property line, and although the area is car-reliant, there is an existing multi-use trail behind the building on the west side of the Property. These characteristics of the Property are consistent with the neighborhood context set forth by Blueprint Denver, and support the request to change the Property’s zoning to the S-MX-5 District.

³ Blueprint Denver, Page 189.

⁴ Comprehensive Plan, Page 36.

The Property is also located in the suburban context's residential area, where it has a "high-medium" future land use designation. The high-medium designation contains a mix of medium-scale, multi-unit residential types and can accommodate compatible commercial/retail uses, and buildings are generally up to 5 stories in height.⁵ The Application is compatible with the suburban residential high-medium designation because the existing building is a multi-unit residential building that is located in an area where existing buildings in the direct vicinity, in some instances, exceed five stories. Therefore, changing the zoning to the S-MX-5 District is consistent with the neighborhood context, the residential area, and the existing multi-unit residential building on the Property.

A Vision for an Inclusive City

A main goal in Blueprint Denver is creating a vision for an inclusive city. This goal envisions the City as "an evolving city where growth compliments existing neighborhoods and benefits everyone."⁶ Moreover, equity is especially important to our community and in recent years, the City's economic strength and population growth have benefited many, but not all. Therefore, Blueprint Denver sets forth three equity concepts, one of them being "Expanding Housing and Jobs Diversity." This concept is meant to provide a better and more inclusive range of housing and employment options in all neighborhoods.⁷

The Property was originally developed as a residential care facility for elderly citizens. In recent years, the building on the Property did not operate, removing a form of housing diversity from the neighborhood and City. **The Applicant intends to bring a new life to the building through the Approved Use and provide a form of housing diversity to the neighborhood that is governed by the Code.** Former Chapter 59 includes continuous administrative permit approvals for the operation of many different types of residential care use facilities. **The Application will achieve the "Expanding Housing and Jobs Diversity" vision concept because it will permit an inclusive use in the neighborhood and provide a source of employment for the healthcare professionals and support staff needed to operate a residential care facility.** Therefore, the Application supports the visions of Blueprint Denver by requesting to move into the current Code and preserve a much-needed form of diverse and inclusive housing. Therefore, the Application is consistent with Blueprint Denver's vision for an inclusive city.

⁵ Blueprint Denver, Page 201.

⁶ Blueprint Denver, Page 29.

⁷ Blueprint Denver, Page 30.

DZC § 12.4.10.7.B. – Public Interest: The proposed official map amendment is in the Public interest.

The Application is in the public interest. As discussed herein, the Application furthers specific goals that were set forth in the Comp Plan. **Namely, the Application will achieve the goal of increasing housing for Denver’s most vulnerable populations by providing the Approved Use where those recovering from addiction can live and receive necessary medical and mental health supervision in an existing building.** It is in the public interest to support vulnerable populations and ensure those populations are rehabilitated. **Furthermore, the Application is consistent with Blueprint Denver because the Application promotes growth that compliments the existing neighborhood by bringing an important service to the neighborhood, jobs for the neighborhood residents that will be employed there, and adaptive reuse of an existing building.** Therefore, the Application is in the public interest because the Application will expand available recovery services and create new job opportunities.

DZC § 12.4.10.7.C. – The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed zone district.

The Application is consistent with the applicable suburban neighborhood context. The Suburban Neighborhood Context is characterized by single-unit and multi-unit residential, commercial strips and centers, and office parks. Multi-unit building forms are typically separated from single-unit residential and consist of row house and occasional mid- and high-rise apartment building forms. Multi-unit residential and commercial uses are primarily located along arterial and collector streets.⁸ The Application is consistent with the suburban neighborhood context because the existing building on the Property is a mid-rise apartment-style building that is separated from single unit residential building forms. Furthermore, the Property is located along an arterial street, making the Application appropriate and fitting for the suburban neighborhood context.

The specific purpose and intent of the S-MX-5 District is that it “applies to areas or intersections served primarily by collector or arterial streets where a building scale of 1 to 5 stories is desired.”⁹ The Application is consistent with the stated purpose and intent of the S-MX-5 District because the Property has an existing building that is located along South Monaco Street, which is an arterial street. Therefore, the Application satisfies this criterion.

⁸ Denver Zoning Code § 3.1.1.

⁹ Denver Zoning Code § 3.2.4.2.F.

CONCLUSION

As detailed herein, this written narrative describes the background of the property, reason for the Application, neighborhood outreach efforts, and how the Application meets each of the applicable rezoning criteria. The Applicant made significant effort to engage neighbors in the nearby condominium buildings, and engaged with Cherry Hills Village to ensure the residential care use, large permit process and this rezoning process was transparent. Therefore, due to the Application's compliance with all applicable criteria and the Applicant's thorough **and continued** neighborhood outreach, we respectfully request that the City approve the Application.

Sincerely,

A handwritten signature in black ink, appearing to read "Erik N. Carlson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Erik N. Carlson

EXHIBIT A

B-4 Zoning with Waivers

BY AUTHORITY

ORDINANCE NO. **949**
SERIES OF 2005

COUNCIL BILL NO. **842**
COMMITTEE OF REFERENCE:
Blueprint Denver

A BILL

For an ordinance changing the zoning classification for an area, generally bounded by I-25, Belleview Avenue and Quincy Avenue, reciting certain waivers proposed by the owner, reciting certain reasonable conditions approved by the owner and providing for a recordation of this ordinance.

BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:

Section 1. That upon consideration for a change in the zoning classification of the land hereinafter described, council finds:

1. That the land hereinafter described is presently classified as B-4 with waivers;
2. That the owner proposes that the zoning classification of the land hereinafter described be changed to B-4 with waivers and conditions;
3. That in its application, the owner has represented that if the zoning classification is changed pursuant to its application, the owner will and hereby does:

(i) Waive the right to use or occupy the subject property or to use, occupy or erect thereon any structure or structures designed, erected, altered, used, or occupied the following uses identified in D.R.M.C. §59-182 of the Denver Revised Municipal Code ("D.R.M.C.")

1. Ambulance
2. Automobile, motorcycle, light truck, sales, leasing, rental; except automobile rental is not waived.
3. Service, repair, commercial
4. Wholesale trade, light and/or storage of non-toxic hazardous material
5. Contractor, special trades and general
6. Food locker plant use within the allowed use of Food sales or market, small
7. Manufacturing, fabrication, and assembly heavy (including koshering of poultry)
8. Mortuary
9. Communications service
10. Selling monuments and tombstones use within the allowed use of Retail, service, repair consumer, special
11. Manufacturing, fabrication and assembly, (heavy) or (custom); except craftwork and electronic components are not waived.
12. Adult amusement or entertainment
13. Book store, adult
14. Eating place with adult amusement

- 1 15. Photo studio, adult
- 2 16. Sexually oriented commercial enterprise
- 3 17. Theater, adult

4 (ii) Waive the right to use or occupy the subject property or to use, occupy or erect thereon any
5 structure or structures designed, erected, altered, used, or occupied for outdoor general advertising device
6 defined in Section 59-2(185) of the D.R.M.C.

7 (iii) For Subarea 1 described in Section 3, herein waive the right to use or occupy the land or erect
8 thereon any structure or structures designed, erected, altered, used or occupied for hotel and motel.

9 (iv) For Subarea 1 described in Section 3 herein, waive the right to develop the maximum gross
10 floor area as permitted D.R.M.C. §59-186(f), and instead the maximum gross floor area in Subarea 1 shall
11 be 1,050,000 square feet, exclusive of publicly owned buildings, and that within that 1,050,000 square foot
12 limit, not more than 700,000 square feet of office, not more than 775,000 square feet of residential, and not
13 more than 50,000 square feet of retail shall be constructed.

14 (v) For Subarea 3 described in Section 3 herein, waive the right to develop the maximum gross
15 floor area as permitted in D.R.M.C. §59-186(f), and instead the maximum gross floor area in Subarea 3,
16 exclusive of publicly owned buildings shall be 1,600,000 square feet and that within that 1,600,000 square
17 foot limit, not more than 1,000,000 square feet of office, not more than 1,475,000 square feet of residential,
18 not more than 150,000 square feet of retail, and not more than 500,000 square feet of hotel and motel shall
19 be constructed.

20 4. That the owner approves and agrees, as reasonable conditions to the requested change in
21 zoning classifications the following:

22 (i) Within Subarea 1, no building shall be constructed having a height in excess of 80 feet.

23 (ii) Within Subarea 3, no building shall be constructed having a height in excess of 210 feet.

24 **Section 2.** That the following procedures will be used for tracking the gross floor area for this
25 Ordinance:

26 1. Ordinance No. 655, Series of 1981 and this Ordinance, are collectively referred to as the "DTC
27 West Rezoning Ordinances." The terms of this Ordinance shall govern in the event of any conflict between
28 Ordinance 655, Series of 1981 and this Ordinance.

29 2. Upon approval of the DTC West Rezoning Ordinances, the gross floor area availability and
30 allocation for all of the properties described in the DTC West Rezoning Ordinances shall be:

GROSS FLOOR AREA ALLOCATION

Use		Zoning Sub Area				Total per Use
		1	2	3	4	
Office	Max. Allowed	700,000	200,000	1,000,000	1,200,000	3,100,000
	Used	275,000	129,247	25,000	607,325	1,036,572
	Available	425,000	70,753	975,000	592,675	2,063,428
Retail	Max. Allowed	50,000	50,000	150,000	100,000	350,000
	Used	0	0	0	20,000	20,000
	Available	50,000	50,000	150,000	80,000	330,000
Hotel	Max. Allowed	0	0	500,000	500,000	1,000,000
	Used	0	0	0	0	0
	Available	0	0	500,000	500,000	1,000,000
Residential	Max. Allowed	775,000	650,000	1,475,000	225,000	3,125,000
	Used	150,000	430,000	625,000	225,000	1,430,000
	Available	625,000	220,000	850,000	0	1,695,000
Total Per Sub Area	Max. Allowed	1,050,000	650,000	1,600,000	1,200,000	4,500,000
	Used	425,000	559,247	650,000	852,325	2,486,572
	Available	625,000	90,753	950,000	347,675	2,013,428

3. Prior to development of any parcel within any Subarea, a Zone Lot Application will be submitted for that parcel which shall include the allocation of gross floor area by Subarea and by use category as set forth in the DTC West Rezoning Ordinances.

4. Accompanying each Zone Lot Application shall be a gross floor area allocation chart showing by Subarea the allocation of available gross floor area.

5. The available gross floor area that exists in Subarea 4, as described in Ordinance No. 655, Series of 1981, and any available gross floor area that may exist after full development in Subareas 1, 2 and 3, as described in Ordinance No. 655, Series of 1981, is presently owned by DTC West Land Venture for allocation and future zone lot amendments.

Section 3. That the zoning classification of the land area in the City and County of Denver included within the following boundaries shall be and hereby is changed from B-4 with waivers to B-4 with waivers which waivers are set forth in Subsection 3 of Section 1 hereof and with reasonable conditions, which conditions are set forth in Subsection 4 of Section 1:

SUB AREA 1

A PARCEL OF LAND SITUATED WITHIN THE EAST ONE HALF (½) OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1
2 COMMENCING AT THE SOUTH ONE QUARTER (S¼) CORNER OF SAID SECTION 8, THENCE
3 NORTH 00°39'23" EAST, 50.00 FEET TO A POINT AT THE INTERSECTION OF THE NORTH RIGHT-
4 OF-WAY LINE OF EAST BELLEVIEW AVENUE WITH THE WEST LINE OF THE EAST ONE HALF
5 (½) OF SAID SECTION 8; THENCE CONTINUING NORTH 00°39'23" EAST ALONG SAID WEST
6 LINE 5227.77 FEET TO A POINT AT THE INTERSECTION OF SAID WEST LINE WITH THE SOUTH
7 RIGHT-OF-WAY LINE OF EAST QUINCY AVENUE; THENCE ALONG SAID RIGHT-OF-WAY
8 SOUTH 82°35'53" EAST, 372.95 FEET TO THE TRUE POINT OF BEGINNING; THENCE
9 CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 82°35'53" EAST, 431.35 FEET TO A POINT AT
10 THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE WITH THE WEST RIGHT-OF-WAY
11 LINE OF INTERSTATE HIGHWAY 25; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE
12 AND ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 24°03'07" EAST, 1207.46 FEET TO THE
13 EAST ONE-SIXTEENTH LINE OF SAID SECTION 8, THENCE ALONG SAID ONE SIXTEENTH LINE
14 SOUTH 00°25'30" WEST, 58.18 FEET; THENCE LEAVING SAID ONE-SIXTEENTH LINE AND
15 CONTINUING ALONG SAID WEST RIGHT-OF-WAY SOUTH 24°03'07" EAST, 381.32 FEET;
16 THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE SOUTH 65°56'53" WEST, 667.02 FEET TO A
17 POINT ON A CURVE, THENCE 276.36 FEET ALONG AN ARC OF A CURVE TO THE LEFT HAVING
18 A RADIUS OF 561.00 FEET, CENTRAL ANGLE OF 28°13'23" AND WHOSE CHORD BEARS NORTH
19 20°52'18" WEST, 273.57 FEET TO A POINT OF TANGENCY, THENCE NORTH 34°59'03" WEST,
20 946.60 FEET TO A POINT OF CURVATURE; THENCE 925.11 FEET ALONG THE ARC OF A CURVE
21 TO THE RIGHT HAVING A RADIUS OF 561.40 FEET, A CENTRAL ANGLE OF 94°24'56" AND
22 WHOSE CHORD BEARS NORTH 12°13'25" EAST, 823.93 FEET TO THE TRUE POINT OF
23 BEGINNING; SAID PARCEL CONTAINING 31.06 ACRES, MORE OR LESS.

24
25 SUB AREA 3
26

27 A PARCEL OF LAND SITUATED WITHIN THE EAST ONE-HALF (½) OF SECTION 8, TOWNSHIP 5
28 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER,
29 COLORADO. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
30

31 COMMENCING AT A POINT WHICH IS THE INTERSECTION OF THE NORTH RIGHT-OF-WAY
32 LINE OF EAST BELLEVIEW AVENUE AND THE WEST LINE OF THE EAST ONE-HALF (½) OF
33 SAID SECTION 8 FROM WHICH THE SOUTH ONE-QUARTER (¼) CORNER OF SAID SECTION 8
34 BEARS SOUTH 00°39'23" WEST, 50.00 FEET; THENCE ALONG SAID NORTH RIGHT-OF-WAY
35 LINE OF EAST BELLEVIEW AVENUE SOUTH 89°56'41" EAST, 1276.53 FEET; THENCE LEAVING
36 SAID NORTH RIGHT-OF-WAY LINE NORTH 00°11'19" EAST, 1145.04 FEET TO A POINT ON THE
37 CENTERLINE OF A PUBLIC SERVICE COMPANY EASEMENT RECORDED IN BOOK 692, PAGE
38 344, WITH THE CLERK AND RECORDER OF ARAPAHOE COUNTY, AND THE TRUE POINT OF
39 BEGINNING; THENCE LEAVING SAID CENTERLINE OF THE EASEMENT NORTH 50°51'49"
40 EAST, 610.00 FEET; THENCE NORTH 04°38'56" WEST, 429.42 FEET TO THE CENTERLINE OF SAID
41 PUBLIC SERVICE EASEMENT; THENCE NORTH 50°45'19" EAST ALONG SAID CENTERLINE
42 160.00 FEET; THENCE NORTH 24°00'35" WEST, 959.57 FEET; THENCE NORTH 65°59'25" EAST,
43 325.15 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 25;
44 THENCE NORTH 24°03'07" WEST, ALONG SAID RIGHT-OF-WAY LINE 600.00 FEET; THENCE
45 LEAVING SAID RIGHT-OF-WAY LINE SOUTH 65°56'53" WEST, 667.02 FEET TO A POINT ON A
46 CURVE; THENCE 447.65 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A
47 RADIUS OF 561.00 FEET, A CENTRAL ANGLE OF 45°43'08", AND WHOSE CHORD BEARS SOUTH

1 16°06'00" WEST, 435.86 FEET TO A PONT OF TANGENCY; THENCE SOUTH 38°57'33" WEST,
2 518.25 FEET TO A POINT OF CURVATURE; THENCE 375.03 FEET ALONG THE ARC OF A CURVE
3 TO THE LEFT HAVING A RADIUS OF 561.00 FEET, A CENTRAL ANGLE OF 38°18'10", AND
4 WHOSE CHORD BEARS SOUTH 19°48'28" WEST, 368.09 FEET TO A POINT OF TANGENCY;
5 THENCE SOUTH 00°39'23" WEST, 151.58 FEET TO A POINT OF CURVATURE; THENCE 712.85
6 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 561.00 FEET, A
7 CENTRAL ANGLE OF 72°48'16" AND WHOSE CHORD BEARS SOUTH 35°44'45" EAST, 665.85 FEET
8 TO A POINT OF TANGENCY; THENCE SOUTH 72°08'53" EAST, 125.27 FEET TO A POINT OF
9 CURVATURE; THENCE 404.77 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A
10 RADIUS OF 561.00 FEET, A CENTRAL ANGLE OF 41°20'24", AND WHOSE CHORD BEARS SOUTH
11 51°28'41" EAST, 396.05 FEET; THENCE SOUTH 68°53'31" EAST, 150.00 FEET TO THE TRUE POINT
12 OF BEGINNING AND CONTAINING 54.33 ACRES MORE OR LESS.

13
14 **Section 4.** That the foregoing change in zoning classification is based upon the representations by
15 the owner that it will waive those certain rights available to it and, in lieu thereof, agree to certain limitations,
16 which limitations are set forth in Subsection 3 of Section 1 hereof, and as is also based upon reasonable
17 conditions approved by owner, which conditions are set forth in Subsection 4 of Section 1 hereof. No permit
18 shall be issued except in street compliance with the aforesaid waivers and conditions. Said waivers and
19 conditions shall be binding upon the owner for the change in zoning classification and shall be binding upon
20 all successors and assigns of said owner.

21 **Section 5.** That the Ordinance shall be recorded by the Department of Zoning Administration among
22 the records of the Clerk and Recorder of the City and County of Denver.

23 COMMITTEE APPROVAL DATE: September 28, 2005 MAYOR-COUNCIL DATE: November 15, 2005
24 PASSED BY THE COUNCIL December 19 2005

25 [Signature] - PRESIDENT
26 APPROVED: [Signature] - MAYOR December 20, 2005
27 ATTEST: [Signature] - CLERK AND RECORDER,
28 EX-OFFICIO CLERK OF THE
29 CITY AND COUNTY OF DENVER
30

31 NOTICE PUBLISHED IN THE DAILY JOURNAL Nov. 25, 2005; DEC. 23, 2005
32 PREPARED BY: KAREN A. AVILES, ASSISTANT CITY ATTORNEY, 11/17/05

33 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
34 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
35 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §
36 3.2.6 of the Charter.

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38 Cole Finegan, City Attorney

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40 BY: [Signature], Ass't City Attorney DATE: 11-17-05

EXHIBIT B

Neighborhood Outreach Summary

Community Engagement Summary

Guardian Recovery Network (GRN) recognizes the importance of being a good neighbor, beginning with open dialogue, transparent communication, and collaboration with both community members and city officials. In doing so, GRN engaged Wall Kane Consulting (WKC) to lead a proactive and robust engagement effort for the proposed Guardian Recovery Network facility at 4901 S. Monaco St.

The goal of this outreach was to ensure early, ongoing communication with residents, neighbors, and city representatives about GRN's mission, operations, and plans for the facility. The summary below outlines the outreach & engagement efforts completed to date by the applicants and WKC.

City Council

- Council Pro Tem Diana Romero Campbell, District 4
 - August 2024: GRN's executive leadership and WKC met with Council Pro Tem Romero Campbell and Senior Aides Macy Conant and Kathy Gile to introduce the project and discuss GRN's operational model. Subsequent discussions occurred in November 2024, February 2025, and August 2025, reflecting ongoing, constructive dialogue.
 - GRN emphasized that the proposed facility will be fully funded and operated by Guardian (with no outside investment) and reaffirmed its commitment to neighborhood transparency and safety. Councilmember Romero Campbell encouraged robust community outreach, which GRN has taken to heart and continues to prioritize.
- Councilmember Serena Gonzales-Gutierrez, At-Large
 - Initial conversation in September 2024, with Senior Aide Zarah Levy, followed by a formal meeting in February 2025 to review community feedback and operational safeguards.
- Council Aide Megan Ives in the office of Sarah Parady, At-Large
 - September 2024: Met to discuss GRN's care model and project objectives, with ongoing correspondence into 2025.

Denver City Staff

- Adam Paul, Director of Regional Affairs – November 2024
- Erin Atencio, Director of Denver's *Roads to Recovery* program – June 2025
- Commander Joel Bell & Lieutenant Julie Wheaton, Denver Police Department – March 2025
 - Discussed site safety, security coordination, and neighborhood relations
- Dr. Steven Federico, Chief Government and Community Affairs Officer, Denver Health
 - Follow-up discussions about behavioral health services and integration with community resources

Facility Tours

To provide firsthand understanding of GRN's operations and care standards, the GRN project team led a facility tour of CuraWest (GRN's existing Denver treatment center located at Porter Hospital) on November 1, 2024, for city officials and administrative staff. Attendees included Councilmember Romero Campbell and staff, At-Large Councilmembers Gonzales-Gutierrez and Parady Aide Ives, other members

of their team, representatives from the Mayor's Office, Denver Health, and Denver's Roads to Recovery program.

A follow-up tour of the CuraWest facility was hosted on October 3, 2025, for interested residents from the The Flats at VillaRosso.

Community Meetings & Neighbor Engagement

GRN's outreach efforts began in December 2024 and continue throughout 2025.

- VillaRosso Residences at DTC West
 - December 10, 2024: GRN and WKC met with VillaRosso Residences HOA President Mike Rosen and five members of the Board of Directors to address questions about operations, neighborhood safety, and property impacts.
 - December 12, 2024: The GRN project team presented at the HOA's year-end meeting attended by ~25 residents, including the Board. Following the presentation and Q&A session, an informal poll showed that approximately two-thirds of attendees expressed support or improved perception of GRN compared to initial expectations.
 - August 28, 2025: A follow-up meeting was held with residents to discuss operational details and explore a potential Good Neighbor Agreement (GNA) to memorialize GRN's commitments to communication, property management, and parking coordination.
 - January – October 2025: Engagement with the VillaRosso Board of Directors has taken place throughout 2025 communication continues to this day.
- The Flats at VillaRosso
 - December 18, 2024: GRN and WKC met with HOA representative Raisa Manasyan and resident Shari Schroeder to introduce the proposal and answer questions.
 - September 22, 2025: Follow-up meeting held with residents to review the draft GNA, address concerns about parking and neighborhood character, and discuss ongoing communication.
 - October 3, 2025: Toured CuraWest with two residents from The Flats at VillaRosso.
 - January – October 2025: Engagement with the VillaRosso Board of Directors has taken place throughout 2025 communication continues to this day.

Other Community & Neighbor Outreach

- Community Meeting
 - GRN and WKC hosted a public Community Meeting as part of the residential care use, large permit process on March 26, 2025, at Saint Gabriel Episcopal Church, open to all nearby residents and neighbors. Approximately 25 residents were in attendance, including Councilmember Romero Campbell and the Mayor of Cherry Hills Village.
- Shea Properties
 - WKC has spoken on multiple occasions with Peter Culshaw of Shea Properties regarding this project. We believe that Mr. Culshaw, a long-time local investor and developer, understands the project's purpose and appreciates its value to the community. We also believe that Mr. Culshaw will want to ensure proper operation of the facility and we will look forward to on-going communications with him to ensure the facility is indeed operated properly.
- Front Range Land & Development Company
 - At the suggestion of Council President Pro Tem Romero Campbell, we met with Trey Warren and Brooke Maloy. Mrs. Maloy and Mr. Warren suggested additions to the Good Neighbor Agreement which we have incorporated into the latest draft of the document.

- Prime West
 - WKC met with Tim Schlichting on January 27, 2025, who stated he had no concerns with the proposed use and recognized the regional need for behavioral health facilities.
- Potential Parking Providers
 - In response to neighbor input, WKC is currently helping Guardian to identify appropriate off-site parking options. Those efforts are on-going.
- Cherry Hills and Greenwood Village
 - In 2024, WKC reached out to staff and elected officials in Cherry Hills Village and Greenwood Village to make them aware of the proposed use. Additional outreach to those jurisdictions will occur in 2025.

Ongoing Engagement and Next Steps

GRN and WKC are currently working on a formal Good Neighbor Agreement (GNA) that will document GRN's commitments to operations, safety, communication, and neighborhood impact mitigation. We have stayed in good contact with the two neighboring HOA's about our efforts and their ability to review the GNA this fall.

We will continue to prioritize transparent and timely community engagement as the project advances through the review and approval process. This includes hosting follow-up meetings, responding to community feedback, arranging future tours of CuraWest, and participating in all required public notices and hearings to ensure that the voices of residents and stakeholders remain central to the process.