

STATEMENT OF OPPOSITION

Official Zoning Map Amendment Application

Denver Planning Board

Case Number: 2025-REZONE-0000041

Property Address: 4901 South Monaco Street, Denver, CO 80237

Requested Rezoning: B-4 (UO-1/UO-2, Former Chapter 59) → S-MX-5

Applicant: Guardian Recovery (CuraWest)

Submitted by: Tamara Boyd— The Flats at Villa Rosso (4885 S Monaco St)

My name is **Tamara Boyd** and I reside at **4885 South Monaco Street**, directly adjacent to the property at 4901 South Monaco Street. My unit overlooks the property at 4901 South Monaco Street. I respectfully and firmly oppose this rezoning application and ask the Board to carefully evaluate the following concerns before making a determination.

I. This Rezoning Does Not Satisfy Denver’s Approval Criteria

Under Denver Zoning Code § 12.4.10.7, as updated by the Advancing Equity in Rezoning Text Amendment (adopted 2025), the Board must affirmatively find that this rezoning is: (1) consistent with Denver’s adopted plans, (2) in the public interest, and (3) consistent with the description of the applicable neighborhood context and the stated purpose and intent of the proposed zone district.

4901 South Monaco sits in the Southmoor Park neighborhood — a community characterized by low-density ranch homes, mature tree canopy, and a suburban residential fabric that developed primarily in the 1960s and 1970s. While the Monaco corridor includes newer mixed-use condominium buildings — the very buildings whose residents are here tonight — that corridor character does not call for, nor does it anticipate, a 170-bed residential behavioral health treatment facility as an anchor use. S-MX-5 is designed for walkable, mixed-use shopfront development: residential above, retail below, activating the street. A secured, high-capacity residential treatment facility does not represent that use. The Board cannot make the required finding that this rezoning is consistent with the S-MX-5 zone district’s purpose and intent.

II. The Scale of This Proposal Is Unprecedented and Unjustified

The property formerly operated as Belleview Suites at DTC, a licensed assisted living facility with 110 beds — a use compatible with a residential neighborhood because its residents are largely stationary and generate minimal external traffic. That facility is now closed.

The proposed use would convert this building to a **170-bed residential drug and alcohol treatment facility** — a 55% increase in bed capacity. This is not a continuation of the prior use. It is a fundamental transformation generating an entirely different operational footprint:

- **Three daily shift changes** of clinical, medical, and support staff — potentially 20 to 50 employees per shift — arriving and departing along South Monaco Street around the clock, seven days a week.
- **Daily vendor traffic:** food service, pharmaceutical deliveries (including Schedule II controlled substances), medical waste removal, linen services, and maintenance contractors.
- **Family visitation traffic:** residential treatment facilities of this scale generate regular family visits, transportation pickups, and intake/discharge vehicle movement.
- **No time-of-day limitation:** unlike retail or office uses, residential treatment operations are 24/7. There is no quiet period for immediate neighbors.

Has the applicant submitted a traffic impact study quantifying these daily trip generations? If not, the Board cannot fully evaluate the impact of this proposal on South Monaco Street and the adjacent residential community.

III. The Immediate Neighbors Are Residential Condominium Owners

Villa Rosso (4875 S Monaco St) is a 7-story, 65-unit condominium building. The Flats at Villa Rosso (4885 S Monaco St) is an adjacent 29-unit condominium community. These buildings are directly next to 4901 S Monaco — in some cases within feet of the property line. Residents have purchased homes ranging from \$445,000 to over \$1.4 million with a reasonable expectation that the neighboring property's use would remain compatible with their residential community.

Peer-reviewed research published through the **National Bureau of Economic Research** found that proximity to substance use disorder treatment facilities — particularly those treating opioid addiction — is associated with an **8 to 17% reduction in nearby residential property values**. For a unit purchased at \$800,000, that represents a potential \$64,000 to \$136,000 loss in equity — through no action of the owner's own choosing.

IV. Opioid Treatment and Methadone Administration Are Live Concerns

Guardian Recovery's documented treatment model includes Medication-Assisted Treatment (MAT) using methadone, buprenorphine, and naltrexone. Methadone, as a Schedule II controlled substance, can only be dispensed through a federally licensed **Opioid Treatment Program (OTP)**, which requires clients to appear in person — typically daily, during early morning hours — to receive and consume their dose under supervision.

If this facility intends to operate as an OTP, residents have a right to know before this rezoning is approved. An OTP of this scale would generate a concentrated, predictable stream of individuals arriving on foot, by bus, or by ride-share during early morning hours along South Monaco — a pattern documented in OTP operations nationwide.

We ask the Board to require the applicant to explicitly state, on the record, whether this facility will seek or hold SAMHSA licensure as an Opioid Treatment Program.

V. Noise, Security, and Quality-of-Life Impacts on Adjacent Residents

The residents of Villa Rosso and The Flats at Villa Rosso face the following concrete daily impacts if this facility opens at 170 beds:

- **Early morning noise** from staff shift changes, delivery vehicles, and client arrivals — at hours when residential neighbors are sleeping. My bedroom directly overlooks the property and I hear every noise.
- **Loitering and congregation** on South Monaco Street by clients waiting for the facility to open or for transportation — a pattern well-documented at residential treatment facilities nationally.
- **Increased foot traffic** through a corridor that connects directly to the entrances and parking of both adjacent condo communities.
- **Security and behavioral uncertainty**: ongoing questions about how the operator manages client departures, wandering, and behavioral incidents in the surrounding area.

VI. Formal Requests of the Board

We are not asking this Board to oppose treatment services in the abstract. We are asking you to hold this applicant to the same standards any developer must meet.

1. Deny the rezoning on the grounds that the proposed use is not consistent with the Southmoor Park neighborhood context or the stated purpose of the S-MX-5 zone district.

2. If not denied outright, require as conditions of any approval:

- A full independent traffic impact study specific to a 170-bed residential treatment facility's operational patterns.
- On-the-record disclosure of whether the facility will operate as a SAMHSA-licensed Opioid Treatment Program (OTP).
- Disclosure of maximum patient census, staffing levels by shift, and hours of all operations.
- A binding Good Neighbor Agreement with Villa Rosso and The Flats at Villa Rosso addressing noise, parking, loitering, delivery hours, and exterior property management.
- A neighborhood liaison and formal complaint process for adjacent residents.

3. Engage the registered neighborhood organization (RNO) for Southmoor Park in a formal review, with documented outreach to affected residents, before the Board votes.

The residents of this corridor have invested substantially in their homes and their community. We ask only that this process be thorough, transparent, and grounded in actual impact data — not assumptions. Thank you for your time.

Respectfully submitted,

Tamara Boyd

4885 South Monaco Street, Unit 308 Denver, CO 80237

Neighborhood Opposition Letter

*Re: Proposed Rezoning & Conversion to 170-Bed High-Density Healthcare Facility
4901 S. Monaco Street, Denver, CO 80237*

April 29, 2026

To: Denver Community Planning and Development / Zoning Board of Adjustment
From: Residents of Villa Rosso, 4875 S. Monaco Street, Denver, CO 80237

Re: Formal Neighborhood Opposition – Proposed Rezoning at 4901 S. Monaco Street, Denver, CO 80237

Dear Members of the Board,

We, the undersigned residents of the condominium communities sharing the property with 4901 S. Monaco Street, Denver, CO 80237, submit this letter in formal opposition to the proposed rezoning of the former assisted living facility (residential care facility) on our shared site into a 170-bed high-density healthcare facility.

We have formally consulted Subject Matter Experts in the following fields: Senior Living (Assisted Living and Memory Care), High Density Inpatient Healthcare Operations, Fire & Life Safety, and Traffic Engineering to become fully educated on the differences between small, residential care facilities and large, inpatient healthcare facilities.

Our opposition is based on technical, operational, parking, and site-circulation realities that make this specific location fundamentally incompatible with an institutional healthcare facility of this scale.

1. Permanent and Unmitigable Infrastructure Constraints

Our shared site consists of three buildings:

- A 6-story high-rise condominium with 62 units (approximately 93 residents)
- A 3-story condominium building (The Flats) with 29 units (approximately 44 residents)
- The former assisted living facility proposed for conversion

All three buildings share a single ingress/egress point onto S. Monaco Street. No secondary access can be created because the land between the structure and the street functions as an engineered stormwater detention basin, featuring graded contours, terraced stabilization walls, and a defined low point for water retention. This basin serves a drainage and flood-control function, making it unbuildable and permanently eliminating the possibility of a second access point.

2. Extreme Increase in Use Intensity

The former assisted living facility housed a maximum of 50 residents. The proposed 170-bed facility represents a **240% increase** in patient density on a site that is physically landlocked by drainage infrastructure.

Metric	Former Assisted Living	Proposed Inpatient Rehab	Change
Patients / Residents	50	170	+240%
Maximum Daytime Staff	15	30+	+100%
Maximum Nighttime Staff	2-3	unknown	
Est. Site Day Population	~202	~337+	+67%
Daily Delivery/Service Vehicles*	2-5	8-18	~3-4x
Est. Peak-Hour Site Trips	~42	~83	+97%

*Does not include vendors such as Doordash or UberEats who will serve staff.

3. Parking Supply Is Inadequate for the Proposed Use

Guardian has represented on its own website in multiple areas, and during inquiry calls, that family visitation is an important part of recovery. Yet the site has only 32 designated parking spaces, 6 of which are handicap spaces, leaving just 26 general spaces.

- There is no on-street, free public parking within approximately 0.9 miles for visitors or staff.
- Nearby condos and businesses reportedly will not sell spaces because they already have insufficient parking.
- The operator has reportedly secured only 12 paid parking spaces for staff approximately 1.25 miles away.

The foreseeable consequences are circulation conflicts, drop-off congestion, parking spillover into neighboring private lots, and **towing risk for family visitors** or other contracted service providers they advertise on their website (*“Holistic services including mindfulness meditation, yoga therapy, and acupuncture and massage and chiropractic care.”*)

4. Life-Safety and Emergency Access Risk

International Fire Code principles and NFPA guidance authorize fire code officials to require additional access where a single road can be impaired by vehicle congestion, terrain, or other limiting factors. If the

single shared driveway is blocked in any way by a fire truck, ambulance, delivery truck, visitor queue, or parking-related conflict, all 137 condominium residents could lose their only means of egress. This is a fundamental life-safety vulnerability that is permanent and unmitigable.

Our Request

- Deny the rezoning on the basis of inadequate site access, incompatible use intensity, and inadequate parking for a visitation-dependent facility; or
- Require a full independent Traffic, Parking, Circulation, and Emergency Access Study before any approval is considered.

Respectfully submitted,

Sherri Gilligan
4875 S Monaco Street, Apt 108
Denver, CO 80237

Public Comment Opposing Rezoning Application for Substance Use Treatment Facility at 4901 South Monaco Street

Our names are Jan and Carol Juknievich, and we are residents/owners at Villa Rosso Residences, a 64-unit, seven-story condominium community located at 4875 South Monaco Street in Denver. We are commenting on the proposed rezoning and redevelopment of the adjacent property at 4901 South Monaco Street for a 170-bed substance use and dual-diagnosis treatment facility.

Villa Rosso is a quiet, upscale residential community. The proposed facility represents a dramatic change in intensity from the prior senior living use (approximately 40 apartments) to a high-volume institutional use. This change would create significant, ongoing adverse impacts on our residents, shared infrastructure, and the character of the neighborhood. We respectfully request that this rezoning and use be denied.

Severe Parking Deficiency

The proposed site has insufficient on-site parking for a 170-bed facility, including staff, patients, family visitors, vendors, and service providers. The applicant has indicated they intend to lease only twelve parking spaces at St. Gabriel's Church, approximately one mile away, and provide shuttle service. This plan is inadequate and unrealistic for daily operations.

Villa Rosso maintains a limited number of parking spaces reserved exclusively for our residents, their guests, and authorized service providers. There is no surplus parking. Under Colorado law (House Bill 22-1314, the Towing Bill of Rights), we are generally required to provide 24-hour written notice before towing improperly parked vehicles. This makes it extremely difficult to prevent short-term illegal parking by facility-related traffic, which would preferentially use our closer, more convenient lots. Chronic spillover parking would interfere with legitimate resident access, block service vehicles, and degrade the quality of life for our community.

Inadequate Shared Driveway and Traffic Impacts

The two properties share a single driveway for ingress and egress. This arrangement has functioned adequately for the prior low-intensity senior living use. However, a 170-bed treatment facility would generate substantially higher traffic volumes, including:

- Multiple daily shifts of staff
- Family and visitor traffic

- Vendor and delivery vehicles
- Ambulances and emergency medical transport
- Rideshare services

This increased volume would create congestion, safety hazards, and delays for Villa Rosso residents trying to enter or exit their homes. The additional heavy and frequent traffic would also accelerate wear and damage to the shared driveway and related infrastructure, leading to higher maintenance costs borne by our homeowners' association.

Noise, Nuisance, and Compatibility Concerns

The proposed facility would serve individuals with substance use disorders and dual diagnoses. Given the dramatic increase in occupancy (from ~40 units to 170 beds), interior rooms will be significantly smaller, and outdoor space is extremely limited. This constrained environment increases the likelihood of behavioral incidents, verbal disturbances, yelling, and other disruptive activity spilling into outdoor areas and the adjacent public walkway.

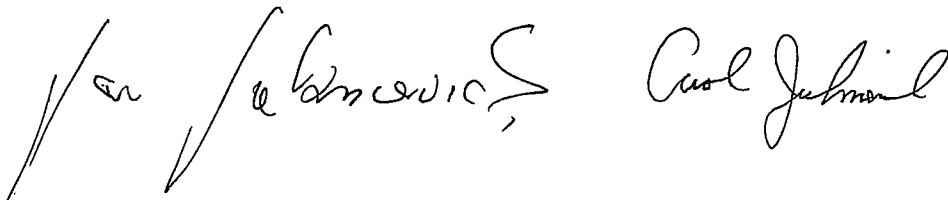
The public walkway surrounding the building is regularly used by Villa Rosso residents and other families. Introducing a high-intensity treatment facility into this tightly constrained site is incompatible with the existing residential character. The resulting noise, potential for disorderly conduct, and safety concerns would fundamentally alter the quiet enjoyment of our homes.

Conclusion

The site at 4901 South Monaco Street is too small and poorly configured to accommodate the scale and operational intensity of a 170-bed treatment facility without causing substantial negative impacts on our adjacent residential community. The combination of parking overflow, shared driveway congestion, infrastructure strain, and noise/nuisance risks makes this use inappropriate for this location.

We urge the Planning Board / City Council to deny the rezoning request and protect the livability of this established residential neighborhood.

Thank you for your time and consideration.

The image shows two handwritten signatures in black ink. The signature on the left is written in a cursive style and appears to read 'For the Homeowners'. The signature on the right is also in cursive and appears to read 'Carol Johnson'.

Subject: [EXTERNAL] 4901 S. Monaco St. Rezoning
Sent: 5/28/2026, 2:53:14 PM
From: swirt33@icloud.com<swirt33@icloud.com>
To: Shaver, Brandon A. - CPD Senior City Planner

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My name is Susan Wirt, and I am a resident/owner at the neighboring property 4875 S. Monaco St., VillaRosso Residences at DTC West (VillaRosso). The following are my comments opposing the proposed rezoning of 4901 S. Monaco St., Application Number 2025-REZONE-0000041.

As background, 4901 S. Monaco St. previously was a senior living facility with between 45-55 residents. Guardian Recovery, who seeks the rezoning, is a drug and alcohol rehabilitation center that indicates it may have up to 170 patients. Both VillaRosso and neighboring 4885 S. Monaco St. (The Flats) are residential condominium communities.

I oppose the rezoning for the following reasons:

Detoxification. Guardian Recovery has stated that they do not intend initially to have detoxification services at 4901 S. Monaco St. Guardian, however, will not commit to never using the property for detoxification. The lease at their current detoxification facility, CuraWest located on the Porter Hospital campus, expires in about 5 years. Because Guardian refuses to agree to no detoxification at 4901 S. Monaco, it is reasonable to assume that they may expand services to include detoxification after the CuraWest lease expires. A detoxification population would be significantly different from a rehabilitation population. Guardian indicated last summer that CuraWest was full at 40 beds.

High Occupancy. As indicated above, Guardian may have up to 170 patients, a significantly higher population than the senior living facility had. The property does not have adequate outdoor space for that many patients. With high occupancy, that increases traffic into and out of the property and creates parking challenges addressed below.

Traffic. Pursuant to a 1996 Reciprocal Easement Agreement, there is a shared driveway among the three properties: VillaRosso, The Flats, and 4901 S. Monaco. The Agreement allows for "normal vehicular and pedestrian access." While the Agreement does not define what is "normal," it is arguable that traffic to a 170-patient, versus a 55-resident, facility would be more than what was intended to be "normal" when the Agreement was signed. Even if it is deemed "normal," there will be significantly more traffic than there was with a 55-resident facility.

Parking. 4901 S. Monaco St. has only 40 parking spaces, and 4 are designated handicapped. Guardian has indicated that it will use at least one parking space for a van or bus. While they have indicated that they will rent 12 parking spaces offsite for employee parking, and shuttle employees to and from the property, those spaces are located 1.25 miles away. In addition, they indicate that their daytime patient to staff ratio will be 4 to 1. With the maximum of 170 patients, that would require 42 employee parking spaces. At night, they indicate they will have a patient to staff ratio of 8 to 1. That requires 21 parking spaces. Their planned rental of spaces very likely is inadequate. In addition, it is unlikely that all employees, especially those running late, will use the offsite parking. Visiting family members, vendors, and other visitors will not be expected to park in the offsite location. There is no street parking available. If there is inadequate parking at the Guardian facility, persons are likely to park in the VillaRosso or The Flats parking and pay no attention to "no parking" signs.

Thank you for considering my concerns.

Susan Wirt
4875 S. Monaco St. #405
Denver, CO 80237

Sent from my iPad

Subject: [EXTERNAL] 4901 South Monaco Street application number 2025-REZONE-00000041

Sent: 5/27/2026, 12:10:30 PM

From: Ridley Moorman<ridley1@comcast.net>

To: Shaver, Brandon A. - CPD Senior City Planner

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Mr. Shaver- we are residents of 4875 S. Monaco Street, unit 401, Villarosso Condominium complex adjacent to 4901. We have received notification of the June 3 Public Meeting and have read the public postings on the property itself.

The first thing that bothers us is that these notifications do not state the severity of what the rezoning will lead to. And buried deep in the application itself, it is stated the property will become a large (up to 170 patients) inpatient substance use disorder treatment facility. And there has been no guarantee by the developer that this will not also serve as a detoxification center.

It is hard for us to believe that the CCD would allow such a facility in the immediate vicinity of upscale housing and residential facilities and the Denver Tech Center business community. The previous use was a 45-unit senior living facility which suited the property use appropriately. The developer has stated that their proposal has no more impact on the area than that. We consider that absurd. In addition to just the use itself, there will be more traffic, parking and access problems that we feel have not been adequately analyzed and/or practically mitigated by the developer.

All that said, we feel that this application should be denied. Thank you.

Ridley and Lana Moorman

Subject: [EXTERNAL] Guardian Group Re-Zoning
Sent: 5/27/2026, 2:04:22 PM
From: seth rojhani<sethrojhani@yahoo.com>
To: Shaver, Brandon A. - CPD Senior City Planner

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Hi Brandon,

My name is Seth Rojhani and I am a resident of VillaRosso condominiums (unit #104) of 9 years now and am 35 years old. I am emailing you to express my (and fellow resident's) concerns about the re-zoning efforts at the request of Guardian group to re-zone the vacant property next door to our residence. Below is a list of our concerns and reasoning around these concerns when it comes to the re-zoning efforts (in no particular order):

- Traffic: With our residence being located in the Denver Tech Center and a popular street (Bellevue), we already see lots of traffic around our neighborhood. The addition of a large amount of occupants in the detox center plus visitors will add more traffic to the area in and around our building. This extra traffic will cause issues for DTC and surrounding area but particularly our residence due to the shared entrance/exit to the 3 buildings.

- Parking: We have limited parking already with our building for guests and we already struggle with guest parking with our sister residence (The Flats). With the additional occupancy at the detox center and visitors, we fear they will occupy our owned parking spaces resulting in nowhere for residents of condos and our own visitors to park legally, thus causing further issues with traffic as well as unnecessary frustration for owners who live at these condos full time. We do not want to deal with parking fights and constantly towing vehicles due to parking in resident spaces due to the limited parking at the proposed Guardian facility.

- Noise: This is a very quiet and peaceful part of Denver and Greenwood village. Residents have chosen to live here due to limited noise in and around this area. This proposed Guardian facility will bring much more noise with occupants/visitors as well as from the cars and increased traffic as mentioned above.

- Safety: This is a huge concern. This is a VERY safe area of Denver and Greenwood Village, and similar to the point above, many residents chose to live in this area because of the safety and comfortability of the area. An increase in drug and detox patients puts the safety of all other residents in this area at severe risk unnecessarily. This is extremely concerning as we have no idea what kind of patients will be occupying this facility moving forward that services many different counties of Denver. This is unacceptable to the residents here. There is also a highly utilized walking path behind these residence that citizens frequently use and wish to remain safe and this puts this path at risk.

- Property Value: Due to all the reasons listed above, if this facility and re-zoning gets approved and into effect, this will significantly drive property values down, of not only our residences, but the surrounding area. One would think that the Denver city officials would recognize this and properly address this as it only benefits the city of Denver for our property value to NOT diminish and continue rising as it has with current zoning and residences in this area. It would not only be a detriment to us residents personally but also a significant detriment to the City of Denver.

With all of these concerns, I think the largest concern is the flat out dishonesty from Guardian group. We have been good neighbors and have acted in good faith with Guardian group to this point. The fact that they have decided to be dishonest and not act in good faith in describing the true nature of this detox facility and their plans is deeply concerning. We have only been honest with them of our concerns and desire to understand their plan around these concerns and they have decided to flat out lie to our face. This is unacceptable and should be a sign of things to come if this re-zoning is approved.

I hope you take these things into account as you review this re-zoning effort and make the best decision for your loyal residents of Denver and city of Denver as a whole. Thank you!

Subject: [EXTERNAL] Guardian Recovery Network 4901 S. Monaco - Denver Colorado 80237.
Sent: 5/28/2026, 2:33:34 PM
From: Jan Helen<jan@janco.com>
To: Shaver, Brandon A. - CPD Senior City Planner

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Dear Mr. Shaver.

My name is Jan E Helen and I live next door at Villarosso. I have been there as one off the first Tennant I was in my mid fifties , 25 years ago and then from a golf course across a rehab center in mist of a place that has evolved over several decades ? I do believe that progress happens but I also wonder at what cost ? Why not scale the proposal down I wish and hope that perseverance of what exists is more important than a few more tax \$ and the very high risk of making many residences afraid of living in our neighborhood I appreciate you taking the time to listen to an already concerned and worried Denver resident.

Respectfully yours. Jan E Helen.

Subject: [EXTERNAL] My Comments for Next Week's Meeting
Sent: 5/29/2026, 12:35:58 PM
From: SCOTT SANFORD<sksanford69@msn.com>
To: Shaver, Brandon A. - CPD Senior City Planner

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Dear Members of the Board,

The residents of the condominium communities sharing the property with 4901 S. Monaco Street, Denver, CO 80237, submit this letter in formal opposition to the proposed rezoning of the former assisted living facility (residential care facility) on our shared site into a 170-bed high-density healthcare facility.

We have formally consulted Subject Matter Experts in the following fields: Senior Living (Assisted Living and Memory Care), High Density Inpatient Healthcare Operations, Fire & Life Safety, and Traffic Engineering to become fully educated on the differences between small, residential care facilities and large, inpatient healthcare facilities.

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1. Permanent and Unmitigable Infrastructure Constraints

Our shared site consists of three buildings:

- A 6-story high-rise condominium with 62 units (approximately 93 residents)
- A 3-story condominium building (The Flats) with 29 units (approximately 44 residents)
- The former assisted living facility proposed for conversion

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2. Extreme Increase in Use Intensity

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Metric	Former Assisted Living	Proposed Inpatient Rehab	Change
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4. Life-Safety and Emergency Access Risk

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Our Request

- Deny the rezoning on the basis of inadequate site access, incompatible use intensity, and inadequate parking for a visitation-dependent facility; or
- Require a full independent Traffic, Parking, Circulation, and Emergency Access Study before any approval is considered.

Have a great day,
Scott

Subject: [EXTERNAL] Planning Board Hearing - 4901 S. Monaco St - Guardian Group

Sent: 5/28/2026, 9:10:35 AM

From: Jim Vernon<jimvernon70@gmail.com>

To: Shaver, Brandon A. - CPD Senior City Planner

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Hi Brandon,

I am writing to express my utmost concern for the rezoning of the property at 4901 S Monaco St, Denver. I do not object to the fact that Guardian would like to rezone this property for use as a drug rehabilitation building. I strongly object to this building being used as a Detox center.

I am a 26 year resident and property owner of Villa Rosso, located next door to this facility. In our discussion with Guardian, they have been receptive to our suggestions regarding their need for additional parking spaces and the need for a Community Agreement to deal with situations that may arise in the future. However, Guardian is unwilling to prohibit the use of this building as a Detox center. Establishing a Detox center is a whole different use factor, with entirely different clientele and circumstances for this neighborhood. Detox centers need infrastructure around them to service their needs and a neighborhood does not provide that support structure.

As a lifelong resident of Denver, I highly encourage you to withhold the portion of this rezoning commitment for allowing the establishment of a Detox Center in this neighborhood.

Thank you,

Jim and Patt Vernon
4875 S Monaco St, Suite 403, Denver, 80237
Villa Rosso

Subject: [EXTERNAL] Proposed rezoning for 4901 S. Monaco St. Denver (referenced as "The Property" in this E-Mail)
Sent: 5/28/2026, 10:17:34 AM
From: FREDERICK CYRAN<fcyr@comcast.net>
To: Shaver, Brandon A. - CPD Senior City Planner
Cc: Mike Keys; MiRosen VillaRosso; Raisa Flats Manasyan; Ridley Moorman; KaSabin VillaRosso; Debra 603 VillaRosso

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Mr. Shaver:

I am a resident at 4875 S. Monaco St. and a Board Member of our Condominium HOA. Our 65 unit Condominium, (known as Vila Rosso), and another 27 unit Condominium Complex, (known as "The Flats"), are immediate neighbors to the property for which a zoning change is being requested. All 3 properties share the same entrance driveway.

The purpose of this E-Mail is to advise you that the overwhelming majority of our residents strongly oppose this potential zoning change and subsequent intended use for the property. The Property was previously used as a senior citizen facility with 60 individual rooms and approximately the same amount of occupants. The 3 properties together offered a safe quite residential living environment for all; there was ample parking for visitors and no excessive noise or traffic.

Our concerns start with the fact that the Property in question has only 38 on-site parking spaces. Yet the plan presented to us by Guardian states that they intend to eventually house 170 individuals--plus have a full time 24/7 staff. Moreover, the nature of their business encourages visits by family & friends.. Taken together, the combination of on-side occupants, staff, visitors, and occupant turnover, will surely create more traffic, more noise and more congestion. An added complication is that both The Flats and Villa Rosso have outside easily accessible parking spaces for our visitors & guests. Visitors to the Guardian facility will no doubt attempt to use these readily available easy to access spaces and this could very well lead to confrontations.

To be clear, our association did attempt to negotiate a "Good Neighbor" agreement which would have reduced the objections for many residents----notable an agreement not to place a "Detox" facility on the property. Guardian outright refused this request and in general, was not very cooperative.

The bottom line being the projected use change of the property will have a very negative effect on the quality of life for 92 close by condominium residents. As such, I urge the Board to reject the Guardian request for a zoning change.

Sincerely,

Fred M. Cyran

303-478-3772

fcyr@comcast.net

Subject: [EXTERNAL] Re-zoning hearing for 4901 S Monaco St Denver 80237

Sent: 5/28/2026, 8:27:19 PM

From: ALVIN Manuel<margotmanuel@msn.com>

To: Shaver, Brandon A. - CPD Senior City Planner

Cc: mkonap@outlook.com

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Hello Mr. Shaver,

My name is Margot Manuel and I live adjacent to the property under consideration for re-zoning. I respectfully urge the Board to deny this re-zoning request. This proposal represents a major intensification of use on a site that is fundamentally constrained by its location.

The property sits on a cul-de-sac adjacent to two residential condominium buildings. It was previously operated at an occupancy level of approximately 36, yet the applicant is now seeking approval for up to 174 residents. That level of density is not compatible with the existing physical limitations of the site. The Board should also be concerned about the lack of transparency in the application process. Residents have repeatedly asked whether detox services may occur on site, and the applicant has declined to clearly rule that out. That uncertainty matters because detox operations can significantly increase ambulance traffic, emergency calls, staffing demands, and operational intensity.

Re-zoning is permanent. Once these expanded rights are granted, the surrounding residents will live with the consequences long after this hearing is over. The Board should not approve a re-zoning when critical operational details remain unclear.

In addition there has been no convincing demonstration that the current infrastructure can support this scale of use. There has been insufficient evidence regarding: traffic impacts, parking demand, emergency access, public safety impacts, or compatibility with the surrounding residential environment. The current zoning already allows reasonable use of this property. The applicant is not asking for minor flexibility; they are asking for a substantial increase in density and operational intensity in a location that is poorly suited for it. For these reason I respectfully ask the Board to deny the re-zoning request.

Thank you,
Margot Manuel

Subject: [EXTERNAL] Rezoning 4901 South Monaco St.
Sent: 5/27/2026, 2:12:11 PM
From: STEWART FALK<falk9219@msn.com>
To: Shaver, Brandon A. - CPD Senior City Planner

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Dear Brandon Shaver,

I'm writing to you to voice my concern about the rezoning of 4901 South Monaco St. I feel that the new purpose of this facility will greatly increase traffic flow in our joint driveway. Of course, they'll be staff coming and going as well as vendors; linen service, food service, cleaning service and trash service. As well as patients who are checking in. I believe that these patients will be brought from other facilities and may be checked in at all hours of the day, including the middle of the night. They're also will be patient's families and guests. This greatly increased traffic flow at unpredictable hours is a great concern to me. Please take this into consideration when you consider Guardians rezoning request.

Thank you,
Stewart Falk
falk9219@msn.com
4875 S. Monaco St., #207

Subject: [EXTERNAL] Rezoning Guardian Project
Sent: 5/27/2026, 6:34:04 PM
From: mike MCDONNELL<mikemcmac@yahoo.com>
To: Shaver, Brandon A. - CPD Senior City Planner

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Hello,

This message is from Mike and Jenny McDonnell in unit 205 at Villa Rosso. We would like to express our concerns about the re-zoning of the Guardian building being placed next to our building. We believe it will create a safety concern as the residents will be in recovery from addiction. We feel that a better location could be found for this project and hope that the city council will deny the permits as the building was previously a retirement living facility which posed no threat whatsoever. Thank you for your consideration.

Regards,
Mike and Jenny McDonnell

[Sent from Yahoo Mail for iPhone](#)

Subject: [EXTERNAL] Rezoning of 4901 South Monaco St. in Denver.

Sent: 5/28/2026, 10:56:29 AM

From: peter griffiths<morawelbyg@yahoo.com>

To: Shaver, Brandon A. - CPD Senior City Planner

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Dear Brandon,

Our names are Yvonne and Peter Griffiths, and we live in Villa Rosso which abuts 4901 South Monaco St.

There are many reasons for rejecting this rezoning proposal and most of them are obvious...for example:

The lack of parking space for a building which, if rezoned, will house at least twice the number of people as previously.

Along the same lines, the number of service vehicles will likely double; they operate in an area which is essentially under our noses.

The main issue, however, which sticks in our throats is that the Guardian owners NOW refuse to commit to no detox services in the rezoned building; this after reassuring us during several discussions that detox was out of the question.

So, at the least, we are asking the Planning Board to insist that the Guardian owners commit to NO detox services at the rezoned facility.

Thank you,

Yvonne Griffiths

Peter Griffiths.

Planning Board Comments



Submitted on	1 June 2026, 5:39PM
Receipt number	1031
Related form version	3

Your information

Name	Susan Keys
Address or neighborhood	4875 S Monaco St
ZIP code	80237
Email	srkkeys@icloud.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	4901 S Monaco St
Case number	025-REZONE-0000041

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

025-REZONE-0000041

I am filling out the Contact Form a second time because I have since learned new information that was not available to me earlier.

I realize that a number of residents of both Villa Rosso and The Flats have reached out to you, most objecting to a change in zoning because of the fear around the complete lack of parking for the proposed new owner's business purpose, as well as the fear by mostly elderly residents here in VillaRosso to have a possible detox facility only feet away from our home.

As a homeowner in VillaRosso myself, I believe the current zoning B-4 with Waivers, UO-1, UO-2 is EXACTLY what this small corner of the southernmost part of Denver needs. It is my understanding that the current zoning would require the Guardian group to come up for review of the zoning code bi-annually. Such a review requirement would allow the residents who are in the two condominium buildings only feet away to weigh-in on whether or not Guardian holds up its promises to the residents regarding their lack of parking, ie; are employees blocking fire lanes with their vehicles, is Guardian keeping its promise to shuttle in employees, are Guardian employees taking up the

limited parking lots of the two condo buildings, and more, including is there excessive noise from the operation that seeks to double (and maybe triple) the amount of residents in the facility? It is my understanding that the Guardian Group is going to go through with this project whether they get the zoning change or not, something that was shared with members of our Board. If that is the case, there would be no harm in extending the B-4 zoning at this time, and it would give all interested parties here the chance to work together about all our concerns as the project gets underway.

It is my hope as a full-time resident here at VillaRosso that the Planning Board will seriously consider giving the residents here a little piece of mind and the ability to hold the Guardian Group responsible to the promises made to both HOA's of our buildings.

Thank you for your time and consideration.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Subject: Fw: Objection to Proposed Rezoning of 4901 S. Monaco Street
Sent: 5/26/2026, 11:34:49 AM
From: Rezoning - CPD<Rezoning@denvergov.org>
To: Shaver, Brandon A. - CPD Senior City Planner
Cc: Penafiel, Fran F. - CPD CE2159 City Planner Principal

Hi Brandon,

Please take a look at these comments from Michael.

Thanks,



DENVER
THE MILE HIGH CITY

Lucia Garcia |
Support
Assistant IV
Community
Planning and
Development
City and
County of
Denver
[Pronouns](#) |
She/Her/Hers
(720) 913-
4018

[311](#) | denvergov.org/CPD | [Denver 8 TV](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

Please be advised: Some development applicants have reported receiving fraudulent emails requesting payment of fees. The City and County of Denver will never request payment for any rezoning, permitting or licensing fees via wire transfer, cryptocurrency, or prepaid gift cards. If you believe you have been targeted by a scam or have received a fraudulent request, please report it immediately to city staff and the Denver Police Department's non-emergency line 720-913-2000.

From: Michael Gordon <mgordon151@gmail.com>
Sent: Monday, May 25, 2026 3:05 PM
To: Rezoning - CPD <Rezoning@denvergov.org>
Subject: [EXTERNAL] Fw: Objection to Proposed Rezoning of 4901 S. Monaco Street

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From: Michael Gordon <mgordon151@gmail.com>
Sent: Monday, May 25, 2026 3:02:29 PM
To: Brandon.Shaver@denvergov.org <Brandon.Shaver@denvergov.org>
Subject: Objection to Proposed Rezoning of 4901 S. Monaco Street

Dear Brandon Shaver,

I am writing to formally object to the proposed rezoning of 4901 S. Monaco Street, as outlined in the upcoming Denver Planning Board hearing. As a resident of the VillaRoso/Flats community, I am deeply concerned about the potential negative impacts this rezoning could bring, including increased traffic, parking issues, noise, higher occupancy, and the possibility of the property being used as a detox center.

Despite multiple meetings with Guardian Group representatives, it has become clear that they will not agree to prohibit the use of the facility as a detox center. This raises significant concerns for our neighborhood, as such a facility could serve a wide range of clients, including law enforcement and hospitals, and fundamentally change the character of our community.

I urge the Planning Board to consider these risks and the strong opposition from local residents. Please ensure that our voices are heard and that the community's interests are protected.

Thank you for your attention to this matter.

Sincerely,

Michael Gordon

VillaRoso/Flats Resident

March 12, 2026
City and County of Denver
Community Planning and Development
Attn: Brandon Shaver
201 W Colfax Ave., Dept. 205
Denver CO 80202

Re: 4901 South Monaco St. Rezoning Application S-MX-5

Dear Mr. Shaver:

We are writing regarding the proposed rezoning of 4901 S. Monaco St. from B-4 with waivers, UO-1 and UO-2 to S-MX-5. As owners and residents of the neighboring Flats at Villa Rosa, 4885 S. Monaco St., (“the Flats”) we are writing to oppose this rezoning.

The proposal requests that the building now house the Guardian Recovery Network business (“GRN”), which would provide addiction recovery and behavioral health treatments. This substantially changes both needs of the occupants temporarily housed in this location as well as staff and other requirements versus its prior use as nursing home. We believe that this location is inadequate for such a facility and will put a serious burden on the taxpayers in the Flats and nearby residents.

By its nature, the GRN facility is not intended to house individuals who are long-term members of the surrounding community. We purchased our unit in the Flats community four years ago, with the intention of living there for several more years. The occupants of GRN will be transient, there only until they have finished treatment.

As demonstrated by the developer’s proposal, the site lacks adequate onsite parking. The developer proposes that the occupants and staff park at a nearby church and be bused back and forth as needed. This will cause substantial noise and congestion as shuttle buses come and go through the driveway shared with the Flats and Villa Rosso. This is inevitable as the building is sandwiched next to the two Villa Rosso buildings.

Finally, the developer notes that other groups in the area have been contacted and are either noncommittal or have “no concerns” regarding the rezoning. However, none of these parties’ properties are directly adjacent to the property and therefore are not directly affected by this rezoning

The above issues all indicate that the current zoning is appropriate for this location. The change requested by GRN sets a precedent which clearly benefits the developer, not the surrounding community.

We appreciate your attention to this matter.

Very truly yours,

[Signed]

Sarah and David Schabes
4885 S. Monaco St.
Denver, CO 80237

cc via email: Diana Romero Campbell (diana.romerocampbell@denvergov.org)

March 12, 2026
City and County of Denver
Community Planning and Development
Attn: Brandon Shaver
201 W Colfax Ave., Dept. 205
Denver CO 80202

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Very truly yours,



Sarah and David Schabes
4885 S. Monaco St.
Denver, CO 80237

cc via email: Diana Romero Campbell (diana.romerocampbell@denvergov.org)

June 11, 2025

Denver Building Department
201 W Colfax #205
Denver CO 80202

RE: Building permit for land development
Developer: Narrate, Adam Fenton
+/- 4 acres in Denver city/county
East of Hebrew Education Alliance (3600 S Ivanhoe), North of Thomas Jefferson High School,
South of 5770 E Ithaca Place, Denver CO
Entrance: around 5800 E Jefferson

To the City of Denver Building Permit Department,

Hi, first time I have ever written a letter concerning a building permit in Denver. Hope I wrote to the correct Department. If not please forward it to the correct department. Thx.

You will get a lot of letters on density and emergency access due to limited access. I will let others address those topics. My topic is water drainage.

First, a history of this area as passed onto and understood by me. We live at what will be at the bottom of a very steep hill from this development. We are part of a set of 6 townhouses. When this set of 6 townhouses were built in 1995, the developer hid from the City Building Department that they were townhouses. Instead of one application for six townhouses with one street address with an A-F for each house, he submitted six individual permits with individual street addresses, implying single family homes. This allowed the permitting process with the city to proceed without the deception not being caught.

Historically water has drained to and through these lots. Since they were built without proper water drainage oversight, after the first major storm, all the water came down the hill and flooded all six townhouses. An agreement was reached that the developer had to pay for the cost to correct the water drainage for the already built townhouses. Since the city missed the fact that these were townhouses and were not single-family homes and already built, the city agreed to an unusual drainage plan. There is a concrete drainage gutter that was built behind our 6 townhouses. This gutter goes the distance of the 6 townhouses and drains down the driveways of the townhouses on each side of our set of six and drains into Ithaca Pl. If the area to our South is built with new homes, it will increase the nonpermeable area and increase the runoff/flow of water into our townhomes.

I ask that you give special consideration to the history of the water drainage problem in this area as this new development is in the design and permitting process.

Thanks for your consideration of my concerns,



Sher Mueller
5770 E Ithaca Place, Denver CO 80237
303-828-7849 wy2co05@yahoo.com

Subject: [EXTERNAL] 4901 S Monaco rezoning
Sent: 5/27/2026, 10:28:41 AM
From: NB Griv<nbgrivetti@gmail.com>
To: Shaver, Brandon A. - CPD Senior City Planner

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Good morning,

I live at VillaRoso and am VERY CONCERNED about the rezoning of this facility. My biggest concerns are below. Please let me know how I get my voice heard, as I will be out of Denver for most of the next few weeks caring for my elderly Mother.

1. This “voluntary” facility will open this area to drug dealers, particularly if it is open to being a detox center. I have seen this happen before. I do not want people that are detoxing in this neighborhood and it will escalate drug dealing issues.
2. We have enough issue with the county not keeping this area and the adjacent walking trail clean due to all of the apartments in the area. They have no ownership interest so they don’t care about litter and dog feces, and the litter issues will just worsen.
3. There are many elderly people at our location that walk the trail that runs along this property. This particular clientele will cause safety issues for everyone in the area. Having police and detox patients constantly in the area will lower property values extensively.
4. If this type of detoxing clientele are wandering around this entire area, the local businesses will also suffer, and having this as an up and coming section of Denver with great restaurants, gatherings spots, hotels, etc., it would be a shame to see those start to fail. People don’t want to deal with this type of a facility in an affluent area.

Please consider this information carefully as DTC is not where a facility of this nature belongs!

Nanette Grivetti
Unit 206, Villa Roso

Subject: [EXTERNAL] 4901 S Monaco St, Denver, CO 80237
Sent: 3/2/2026, 5:59:52 PM
From: Sharian Schroeder<sharianschroeder0@gmail.com>
To: Shaver, Brandon A. - CPD Senior City Planner

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Brandon, I am an original condo owner at the Flats at Villa Rosso, 4885 S Monaco St. I appreciate the opportunity to comment my concerns with the Guardian Recovery Network proposal for the vacant building next door. There are several negative documented effects for homeowners and citizens in the immediate area of a residential treatment center which I can share with you. Please be aware that since our building was completed and occupied since April 2019, until last several months, the nursing home residents and staff were good neighbors; we did not feel threatened with this business next door.

1. Negative effects of a residential neighborhood with drug rehab facility next door

The presence of a drug rehab facility next to a residential neighborhood can lead to several negative effects, including:

- **Decreased property values:** Studies have shown that homes located within a certain distance from a treatment center can experience an average drop in value, with significant reductions noted for those specifically treating opiate addiction.

[1](#)

- **Increased crime rates:** Concerns about crime are common, with some studies indicating that the presence of drug treatment centers does not significantly increase violent crime rates compared to other public establishments like liquor stores.

[2](#)

- **NIMBY response:** The Neighborhood Improvement Movement (NIMBY) is a common response to the construction of drug rehab facilities, with property owners expressing concerns about the potential impact on their neighborhoods.

[1](#)

- **Safety concerns:** Residents may fear for the safety of their families and children, especially if the facility is located near schools or other sensitive areas.

[1](#)

These factors highlight the complex relationship between drug rehab facilities and the communities they serve, as well as the need for careful consideration of the potential impacts when planning such developments.

Negative effects of a residential neighborhood with drug rehab facility next door

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5 Sources

[Not in My Backyard'](#)

[Do drug treatme](#)

[View all](#)

2.



[PDF]

[Middletown, CT | Official Website](#)

<https://www.middletownct.gov> > DocumentCenter > View

[Not in My Backyard": The Effect of Substance Abuse ...](#)

intense form of treatment for substance abuse and are often embedded in residential neighborhoods. As a result of the Patient Protection and Affordable Care Act, the number of ...

3.



[The Hub](#)

<https://hub.jhu.edu> > magazine > spring > nimby-drug-treatment-centers


[Do drug treatment centers bring more crime to a neighborhood?](#)

Data Upshot Conclusion

Urban residents are right to be concerned about safety, property values, noise and traffic, and unpleasant behavior on the street, all of which reduce the quality of their lives. Everyone worries about those things, wherever they live. Research has shown that facilities designed to serve special populations such as people with mental h...

See more on hub.jhu.edu




- 4.  themaplesrehab.com
<https://themaplesrehab.com> > [what-impact-do-rehab...](#)


What Is The Effect On Communities Surrounding Rehab Centers

Dec 14, 2025 · Community recovery support services play a crucial role in facilitating positive behavior changes for individuals struggling with addiction. Furthermore, the existing literature ...


- 5. Searches  
you might like

- 6.  [nih.gov](https://pmc.ncbi.nlm.nih.gov)
<https://pmc.ncbi.nlm.nih.gov> > [articles](#)
Do Drug Treatment Facilities Increase Clients' Exposure to ...

We discuss choice and construction of small-area measures relevant to the drug treatment context, including drug activity, disadvantage, and violence as well as statistical comparisons ...

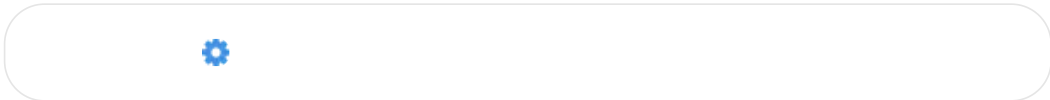
- 7.  [American Addiction Centers](https://treatmentsolutions.com)
<https://treatmentsolutions.com> > [blog](#) > [not-in-my-neighborhood](#)
Not in My Neighborhood - Treatment Solutions

Apr 4, 2022 · Throughout the country there are communities that simply don't want a drug treatment facility opening up in their backyard. These are usually smaller communities and ...

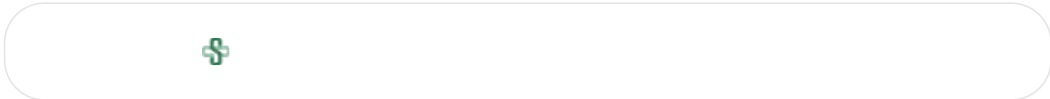
- 8.  [Tim and Julie Harris Real Estate Coaching](https://www.timandjulieharris.com)
<https://www.timandjulieharris.com> > ...
Treatment Centers Can Put Damper on Home Prices

Mar 13, 2017 · A study has found that residential substance abuse treatment centers in a neighborhood can have an adverse impact on nearby homes. The study used MLS data to ...

- 9. **People also ask**
 - o Are drug treatment centers always welcome neighbors?



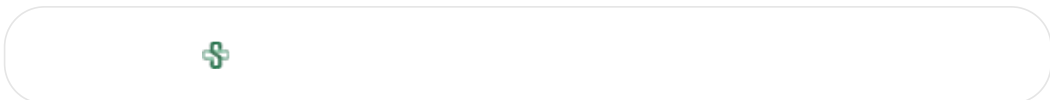
- o Why do people not want drug treatment facilities in their backyard?



- o Do substance-abuse treatment centers increase property value?




- o Why are residents opposed to treatment facilities?



10.  [MarketWatch](https://www.marketwatch.com)
<https://www.marketwatch.com/story/do-drug...>


Do drug treatment facilities really lower property values? Finally, ...

Jan 11, 2019 · People don't want rehab centers in their backyards. The arrival of a substance-abuse treatment center in a new neighborhood can spark protests, heated city hall meetings, ...

11.  [Denver7](https://www.denver7.com)
<https://www.denver7.com/news/front-range/denv...>


Group homes for addicts move into SE Denver

Apr 6, 2017 · DENVER -- Group homes for recovering addicts and the mentally ill are moving into a southeast Denver residential neighborhood, and some ...

12.  [nih.gov](https://pmc.ncbi.nlm.nih.gov)
<https://pmc.ncbi.nlm.nih.gov/articles>

Do Neighborhood Characteristics of Sober Living ...

Even though residents are also nested within houses, these analyses examined the effect of neighborhood characteristics on resident ...

13.  themaplesrehab.com
<https://themaplesrehab.com/how-to-handle-a-sober...>

How To Deal With Sober Living House In Neighborhood

Dec 29, 2025 · Sober living homes serve as a transitional space for individuals moving from rehabilitation back into daily life but face challenges such as privacy issues, social dynamics, ...

15.

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
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- 4.  themaplesrehab.com
<https://themaplesrehab.com/what-impact-do-rehab...>


What Is The Effect On Communities Surrounding Rehab Centers

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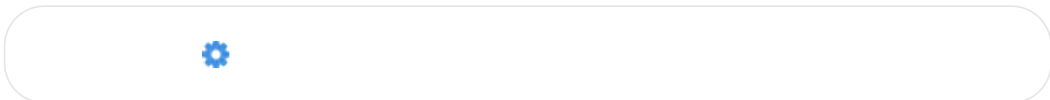
- 7.  [American Addiction Centers](http://AmericanAddictionCenters.com)
<https://treatmentsolutions.com/blog/not-in-my-neighborhood>
Not in My Neighborhood - Treatment Solutions

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- Why are residents opposed to treatment facilities?



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Do drug treatment facilities really lower property values? Finally, ...

Jan 11, 2019 · People don't want rehab centers in their backyards. The arrival of a substance-abuse treatment center in a new neighborhood can spark protests, heated city hall meetings, ...

11.  [Denver7](https://www.denver7.com/news/front-range/denv...)
<https://www.denver7.com/news/front-range/denv...>


Group homes for addicts move into SE Denver

Apr 6, 2017 · DENVER -- Group homes for recovering addicts and the mentally ill are moving into a southeast Denver residential neighborhood, and some ...

12.  [nih.gov](https://pmc.ncbi.nlm.nih.gov/articles)
<https://pmc.ncbi.nlm.nih.gov/articles>

Do Neighborhood Characteristics of Sober Living ...

Even though residents are also nested within houses, these analyses examined the effect of neighborhood characteristics on resident ...

13.  [themaplesrehab.com](https://themaplesrehab.com/how-to-handle-a-sober...)
<https://themaplesrehab.com/how-to-handle-a-sober...>

How To Deal With Sober Living House In Neighborhood

Dec 29, 2025 · Sober living homes serve as a transitional space for individuals moving from rehabilitation back into daily life but face challenges such as privacy issues, social dynamics, ...

15.

o 1

oo23

1. Negative effects of a residential neighborhood with drug rehab facility next door

The presence of a drug rehab facility next to a residential neighborhood can lead to several negative effects, including:

- **Decreased property values:** Studies have shown that homes located within a certain distance from a treatment center can experience an average drop in value, with significant reductions noted for those specifically treating opiate addiction.
[1](#)
- **Increased crime rates:** Concerns about crime are common, with some studies indicating that the presence of drug treatment centers does not significantly increase violent crime rates compared to other public establishments like liquor stores.
[2](#)
- **NIMBY response:** The Neighborhood Improvement Movement (NIMBY) is a common response to the construction of drug rehab facilities, with property owners expressing concerns about the potential impact on their neighborhoods.
[1](#)
- **Safety concerns:** Residents may fear for the safety of their families and children, especially if the facility is located near schools or other sensitive areas.
[1](#)

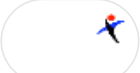
These factors highlight the complex relationship between drug rehab facilities and the community, as well as the need for careful consideration of the potential impacts when planning such projects.

5 Sources

[Not in My Backyard'](#)

[Do drug treatment](#)


View all

2.  [Middletown, CT | Official Website](https://www.middletownct.gov)
<https://www.middletownct.gov> > DocumentCenter > View

[PDF]

Not in My Backyard": The Effect of Substance Abuse ...

intense form of treatment for substance abuse and are often embedded in residential neighborhoods. As a result of the Patient Protection and Affordable Care Act, the number of ...

3.  [The Hub](https://hub.jhu.edu)
<https://hub.jhu.edu> > magazine > spring > nimby-drug-treatment-centers


Do drug treatment centers bring more crime to a neighborhood?

- Context
- Data Upshot Conclusion

Urban residents are right to be concerned about safety, property values, noise and traffic, and unpleasant behavior on the street, all of which reduce the quality of their lives. Everyone worries about those things, wherever they live. Research has shown that **facilities** designed to serve special populations such as people with mental h...

See more on hub.jhu.edu




4.  themaplesrehab.com
<https://themaplesrehab.com> > what-impact-do-rehab...

What Is The Effect On Communities Surrounding Rehab Centers

Dec 14, 2025 · Community recovery support services play a crucial role in facilitating positive behavior changes for individuals struggling with addiction. Furthermore, the existing literature ...


5. Searches  
you

might
like

6.  [nih.gov](https://pmc.ncbi.nlm.nih.gov/articles)
<https://pmc.ncbi.nlm.nih.gov/articles>


Do Drug Treatment Facilities Increase Clients' Exposure to ...

We discuss choice and construction of small-area measures relevant to the drug treatment context, including drug activity, disadvantage, and violence as well as statistical comparisons ...

7.  [American Addiction Centers](https://treatmentsolutions.com/blog/not-in-my-neighborhood)
<https://treatmentsolutions.com/blog/not-in-my-neighborhood>

Not in My Neighborhood - Treatment Solutions

Apr 4, 2022 · Throughout the country there are communities that simply don't want a drug treatment facility opening up in their backyard. These are usually smaller communities and ...

8.  [Tim and Julie Harris Real Estate Coaching](https://www.timandjulieharris.com)
<https://www.timandjulieharris.com> > ...

Treatment Centers Can Put Damper on Home Prices

Mar 13, 2017 · A study has found that residential substance abuse treatment centers in a neighborhood can have an adverse impact on nearby homes. The study used MLS data to ...

9. People also ask

- Are drug treatment centers always welcome neighbors?



- Why do people not want drug treatment facilities in their backyard?



- Do substance-abuse treatment centers increase property value?



- Why are residents opposed to treatment facilities?



10.  [MarketWatch](https://www.marketwatch.com/story/do-drug...)
<https://www.marketwatch.com/story/do-drug...>

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Apr 6, 2017 · DENVER -- Group homes for recovering addicts and the mentally ill are moving into a southeast Denver residential neighborhood, and some ...

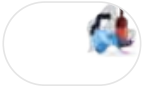
12.  [nih.gov](https://pmc.ncbi.nlm.nih.gov/articles)

Feedback

Do Neighborhood Characteristics of Sober Living ...

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14.



themaplesrehab.com

<https://themaplesrehab.com/how-to-handle-a-sober...>

How To Deal With Sober Living House In Neighborhood

Dec 29, 2025 · Sober living homes serve as a transitional space for individuals moving from rehabilitation back into daily life but face challenges such as privacy issues, social dynamics, ...

15.

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I know you have listened to our homeowners'/renters' concerns but would really appreciate your acknowledgement and how GRN plans to ensure that these very worrisome and valid issues will be mitigated to insure our neighborhood will not be subjected to these negative implications of being next door to a drug recovery facility.

Subject: [EXTERNAL] 4901 S Monaco St
Sent: 5/26/2026, 6:52:43 PM
From: Brenda Haggard<bhgolfing@gmail.com>
To: Shaver, Brandon A. - CPD Senior City Planner

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Mr Shaver

The Guardian representatives have not been organized, honest, or sincere. They have pretended to listen and proclaimed profusely they want to be GOOD neighbors——h
Ridiculous the occupancy number they want to cram in that building——the noise it will generate is unthinkable
They will not agree to prohibit the facility for detox——not mentioned until recently——have not been honest——serving county, hospitals, law enforcement,etc. will definitely
The parking, service companies, workers, and people living at facility require more space and isolation.
Thank you for your attention to this matter and consider all aspects before making a decision.

Brenda Haggard
Villa Rosso#301

Sent from my iPhone

Subject: [EXTERNAL] Fwd: Opposition to Proposed Zoning Change – 4901 S. Monaco St.
Sent: 5/26/2026, 9:19:37 AM
From: Jill Lubar<jill.lubar@gmail.com>
To: Shaver, Brandon A. - CPD Senior City Planner

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Brandon,

The below letter expressed my concerns about the rezoning of the property adjacent to ours as a recovery center. The original concerns I expressed still exist but are now further exacerbated as we have learned that Guardian will not commit to keeping this as a recovery center but will also consider allowing it to be a detox center. We are a small, residential block and to have a detox center nearby with frequent emergency vehicles will not only disrupt our ability to peacefully enjoy our homes, it will have an impact on our property values.

I once again ask that you and the City Council do not approve Guardian's plan. This building can and should be zoned residential given where it is located.

Thank you for your consideration.

Jill Lubar
Resident - 4875 S Monaco St., Unit 407

----- Forwarded message -----

From: Jill Lubar <jill.lubar@gmail.com>
Date: Thu, Feb 26, 2026 at 10:36 AM
Subject: Opposition to Proposed Zoning Change – 4901 S. Monaco St.
To: <Brandon.Shaver@denvergov.org>

Dear Members of the Denver Planning and Zoning Commission,

I am writing to express my opposition to the proposed zoning change for the property located at 4901 S. Monaco Street to allow operation of a recovery center.

While I appreciate the importance of providing recovery services within our community, this particular location is not appropriate due to its direct proximity to two residential condominium communities — **VillaRosso** and **The Flats at VillaRosso** — and the significant impact the proposed use would have on surrounding property owners.

Impact on Property Values

Both VillaRosso and The Flats at VillaRosso are owner-occupied condominium buildings. Many residents, like my husband and I, have made substantial financial investments in their homes, often as primary residences and retirement assets. Introducing a recovery center immediately adjacent to these properties creates uncertainty that can negatively influence buyer perception and market demand.

Even the perception of increased transient activity, higher foot traffic, or operational intensity can suppress resale values and reduce long-term appreciation. Homeowners should not bear the financial risk of a zoning change that materially alters the character of the area.

Parking Deficiencies and Spillover Concerns

The property at 4901 S. Monaco St. does not appear to have adequate on-site parking capacity to support staff, visitors, service providers, and any ancillary traffic generated by a recovery facility.

This is particularly concerning given that:

- Both VillaRosso and The Flats at VillaRosso have limited guest parking.
- There is already ongoing tension between the two communities regarding parking allocation.
- Street parking in the immediate area is not available.

Without sufficient dedicated parking, overflow will almost certainly spill into the guest and common parking areas of the adjacent condo buildings, further escalating existing disputes and diminishing quality of life for residents.

Parking strain is not a minor inconvenience — it affects safety access, emergency vehicle navigation, resident relations, and daily livability.

Neighborhood Compatibility

The current zoning supports a residential environment consistent with the established character of the area. A recovery center represents a materially different use intensity, particularly when placed directly adjacent to high-density residential buildings with shared driveways and limited buffering.

This is not a question of opposing recovery services — it is a question of appropriate placement.

There are more suitable locations within Denver where such a facility could operate with adequate infrastructure, buffering, and parking capacity, without negatively impacting surrounding homeowners.

Request

For these reasons — protection of property values, inadequate parking infrastructure, and incompatibility with adjacent residential density — I respectfully request that the Planning and Zoning Commission deny the proposed zoning change for 4901 S. Monaco Street.

Thank you for your consideration of the residents who call this area home and who have invested significantly in its stability and long-term viability.

Sincerely,
Jill Lubar
4875 S Monaco St., Unit 407

Subject: [EXTERNAL] Guardian Group rezoning meeting/June 3
Sent: 5/26/2026, 12:30:02 PM
From: Bob Krulish<bobkru23@gmail.com>
To: Shaver, Brandon A. - CPD Senior City Planner

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Brandon:

I am a resident of Villa Rosso. I will be attending the meeting on June 3, but wanted to also email you.

The perfect usage of the former Bellevue Suites, was just that: elderly and assisted living.

The current proposed rezoning will have a huge adverse impact on Villa Rosso and the Flats. Issues you already are aware of: increase traffic, parking issues, noise, signifi

I am totally against the possibility of any level of detox purpose.

I wanted to preliminarily express my views and concerns and leaning in writing.

Sincerely, bob krulish

4875 S Monaco St
Apt 305
Denver 80237

Sent from my iPhone

Subject: [EXTERNAL] Objection to Proposed Rezoning of 4901 S. Monaco Street

Sent: 5/25/2026, 3:02:29 PM

From: Michael Gordon<mgordon151@gmail.com>

To: Shaver, Brandon A. - CPD Senior City Planner

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Dear Brandon Shaver,

I am writing to formally object to the proposed rezoning of 4901 S. Monaco Street, as outlined in the upcoming Denver Planning Board hearing. As a resident of the VillaRoso/Flats community, I am deeply concerned about the potential negative impacts this rezoning could bring, including increased traffic, parking issues, noise, higher occupancy, and the possibility of the property being used as a detox center.

Despite multiple meetings with Guardian Group representatives, it has become clear that they will not agree to prohibit the use of the facility as a detox center. This raises significant concerns for our neighborhood, as such a facility could serve a wide range of clients, including law enforcement and hospitals, and fundamentally change the character of our community.

I urge the Planning Board to consider these risks and the strong opposition from local residents. Please ensure that our voices are heard and that the community's interests are protected.

Thank you for your attention to this matter.

Sincerely,

Michael Gordon

VillaRoso/Flats Resident

Subject: [EXTERNAL] Opposition to Proposed Zoning Change – 4901 S. Monaco St.

Sent: 2/26/2026, 10:36:51 AM

From: Jill Lubar<jill.lubar@gmail.com>

To: Shaver, Brandon A. - CPD Senior City Planner

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Dear Members of the Denver Planning and Zoning Commission,

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While I appreciate the importance of providing recovery services within our community, this particular location is not appropriate due to its direct proximity to two residential condominium communities — **VillaRosso** and **The Flats at VillaRosso** — and the significant impact the proposed use would have on surrounding property owners.

Impact on Property Values

Both VillaRosso and The Flats at VillaRosso are owner-occupied condominium buildings. Many residents, like my husband and I, have made substantial financial investments in their homes, often as primary residences and retirement assets. Introducing a recovery center immediately adjacent to these properties creates uncertainty that can negatively influence buyer perception and market demand.

Even the perception of increased transient activity, higher foot traffic, or operational intensity can suppress resale values and reduce long-term appreciation. Homeowners should not bear the financial risk of a zoning change that materially alters the character of the area.

Parking Deficiencies and Spillover Concerns

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This is particularly concerning given that:

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- There is already ongoing tension between the two communities regarding parking allocation.
- Street parking in the immediate area is not available.

Without sufficient dedicated parking, overflow will almost certainly spill into the guest and common parking areas of the adjacent condo buildings, further escalating existing disputes and diminishing quality of life for residents.

Parking strain is not a minor inconvenience — it affects safety access, emergency vehicle navigation, resident relations, and daily livability.

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This is not a question of opposing recovery services — it is a question of appropriate placement.

There are more suitable locations within Denver where such a facility could operate with adequate infrastructure, buffering, and parking capacity, without negatively impacting surrounding homeowners.

Request

For these reasons — protection of property values, inadequate parking infrastructure, and incompatibility with adjacent residential density — I respectfully request that the Planning and Zoning Commission deny the proposed zoning change for 4901 S. Monaco Street.

Thank you for your consideration of the residents who call this area home and who have invested significantly in its stability and long-term viability.

Sincerely,
Jill Lubar
4875 S Monaco St., Unit 407

Subject: [EXTERNAL] Our Opposition to the Proposed Rezoning Near our Condominium Building at 4875 South Monaco Street, Denver 80237

Sent: 2/6/2026, 1:22:08 PM

From: Thomas Luten<luten.makeatransition@gmail.com>

To: Shaver, Brandon A. - CPD Senior City Planner

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Dear Brandon and the City of Denver,

With this letter/email, we are expressing our greatest concern and opposition regarding the proposed rezoning next to 4875 South Monaco Street.

Under the guise of “diverse housing,” when really it’s attempt by Guardian to place a drug treatment facility near our property.

Guardian has offered no safety measures for the residents of the facility nor people in the neighborhood, nor adequate explanation for parking of visitors to the facility.

They also do not guarantee that violent offenders who are under rehabilitation will not be residing there at some point, which means significant risk.

We therefore vehemently oppose this rezoning proposal.

Sincerely,

Jacquelyn and Thomas Luten
4875 South Monaco Street, Unit 409
Denver, CO 80237

Subject: [EXTERNAL] Rezoning of 4901 S Monaco Street
Sent: 5/27/2026, 9:17:57 AM
From: srkkeys@icloud.com<srkkeys@icloud.com>
To: Shaver, Brandon A. - CPD Senior City Planner

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Hi Brandon,

My name is Susan Keys, and I am a resident of VillaRosso, the condominium building that is feet away from the proposed Guardian treatment center at 4901 S Monaco in Denver.

Months ago, the representatives of the Guardian Group - including the owner of Guardian - met with some of the homeowners here at VillaRosso. After hearing Guardian's proposal for the site, the homeowner's main concern was the complete lack of parking for Guardian employees on the property, and the challenges with preventing Guardian employees from parking in VillaRosso's small adjacent lot. We were assured that they were looking at other lots in the area to "bus" employees to the site, and that parking problems would not occur with our lot.

I then personally asked a question of Guardian's owner regarding whether they would be looking to contract with any municipalities or law enforcement agencies to create a detox center in their facility. The owner of Guardian said NO.

Over the past few months, members of VillaRosso and The Flats (our neighbor condo building that also abuts the 4901 Monaco property) have been meeting with the Guardian group regarding the potential of creating a Good Neighbor Agreement. The discussions between VillaRosso, The Flats and Guardian have completely stalled with parking being a part of the reason why, but the main concern of both condominium buildings is that the Guardian Group is now refusing to promise the residents of both buildings that they WILL NOT offer or contact out to do detox services at the facility.

VillaRosso and The Flats buildings are less than 50 feet away from 4901 S Monaco. 4901's main location for all deliveries (including food, linen, etc), employee entrances, employee outdoor break area, waste pickup and more are plainly in sight of both VillaRosso and The Flats. With Guardian's proposal to double the amount of individuals served in the facility, the commercialization of our immediate neighborhood is a scary proposition - but the idea that the location could or would also become a detox center informs the homeowners in both buildings that their ownership values will decrease significantly.

Our little corner in the southwestern-most part of Denver is unique in that we physically abut Greenwood Village immediately to the south and Cherry Hills immediately to our west. When 4901 operated as an Assisted Living Center, the quiet enjoyment of our properties was maintained, likely due to the fact that the number of individuals serviced in the facility were half of what Guardian is proposing.

The residents of The Flat and VillaRosso understand that we may have to accommodate some changes with the operational purposes of 4901 S Monaco. As a resident of VillaRosso, I am asking that the Planning Board **restrict any such detox operations** from the Guardian facility so that the continued safe and quiet enjoyment of our property can be maintained, as well as the maintenance of our property values - both now and in the future.

Thank you for your time and consideration on this matter.

Susan Keys, JD

Subject: [EXTERNAL] Rezoning of 4901 S. Monaco St.
Sent: 5/25/2026, 6:28:07 PM
From: Traci Hurless<tracihurless@hotmail.com>
To: Shaver, Brandon A. - CPD Senior City Planner

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Good afternoon,

I am home owner at The Flatts at Villa Rosa and as a single female, I am highly concerned about the plans for Guardian Network next door. Let me start by saying that I sup

Thank you,

Traci Hurless

Subject: [EXTERNAL] zoning request change
Sent: 5/27/2026, 10:40:37 AM
From: info@alpinemobilephysicians.com<alpinemobilephysicians@gmail.com>
To: Shaver, Brandon A. - CPD Senior City Planner
Cc: mike@villarosso.net

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Hello Brandon,

As a medical professional, (background is in Emergency Medicine), for close to 50 years practicing in the State of Colorado, I am aware of the problems with drug treatment facilities and the impact of their presence in a multitude of environments. This specifically includes the City and County of Denver itself, with my prior faculty appointment and working at the University of Colorado Hospital and Denver Health along with St Josephs and partnering with other institutions and facilities. The emergency department unfortunately sees the expenses and difficulties in handling drugs and the ravages of addiction throughout the entire culture of society today.

In every situation that these have occurred in the urban or suburban settings it becomes the vast spillover and impact of the culture that occurs with these facilities. As an owner at the Villa Rosso, therefore I am greatly opposed to a REZONING when it is apparent that there is a vast shortage of land for this to occur. There is a limited parking for this type of venture and there needs to be a greater outdoor space for the recovery and care for this patient and their family treatment to be civilized (in an outdoor space also to warrant the proper setting). It otherwise becomes not too dissimilar to a prison with lockdown required in many situations.

The ingress and egress into an already dense housing area is just an example for not allowing a change in zoning as a facility needs should have its own driveway in and out for traffic concerns off S.Monaco and E. Belleview.

Have been in discussions also with the maintenance subcontractor which maintains the carpeting of the various facilities within Denver proper of some of the drug addiction treatment facilities and the history of the changes in traffic and neighboring spillover is never the same when these centers come in. The impact can become intolerable for many individuals who are more senior in age. If the property owners had purchased within their rights without a Zoning change, then I am of the mindset that individuals have their due rights. However, changing the use and zoning of an unsuitable less than appropriate (due to lack of land space and opposition by most if not all the adjacent neighbors would be a mistake in my opinion. This type of facility and treatment centers would be better in close proximity to open land and close proximity to a hospital.

This allows for continuity in treatment and care to individuals who are in need of care with significant addiction. We are asking for your foresight and understanding to not allow a change in zoning.

If I may answer any further questions or be of assistance in provisioning any information to you, please feel free to contact.

My apologies on the word smithing of this email as it is time time constricted to get this off to you for review.

My best always,
Douglas V Mayeda, MD, FACEP
Dippomate of the American Board of Emergency Medicine

www.AlpineMobilePhysicians.com
info@alpinemobilephysicians.com
(970) 376-8376
(970) 387-4373 fax
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May 15th, 2026

Mr. Brandon Shaver
Case Manager
Denver Community Planning and Development
201 W. Colfax, Dept 205
Denver, CO 80202

Dear Mr. Shaver,

It is the purpose of this letter to formally object to the proposed rezoning of 4901 South Monaco Street for use as a inpatient substance use disorder treatment facility. The application for this rezoning should immediately be denied based on the applicant's inability to demonstrate this property meets the required approval criteria.

It is important to emphasize this site is not suitable or sustainable for the capacity this applicant is proposing. Formally a senior living facility with an average of 45 residents, the applicant wants to serve up to 180 patients at any given time. This increase in traffic and requirements for parking is unpractical, unreasonable and should be cause for denial alone. Simply put, there is not enough adequate parking to absorb this high-intensity patient operation. The dependence on a single access driveway will increase unnecessary congestion and most importantly impose safety hazards to residents and pedestrians. Staffing alone will take up the majority of the parking spaces allotted for this building. Anything else will be overflow and without street parking the burdens will be placed on neighboring properties. For the applicant to suggest they can address these parking issues just isn't realistic.

It is also important to emphasize the applicant has failed to provide neighbors realistic explanations of how they plan to manage patient admissions, patient discharge, visitation, along with other services necessary to run an operation of this magnitude. It was recently revealed the applicant will not agree to prohibit the use of the facility as a detox center that would serve private individuals, hospitals, and law enforcement. Just because the applicant's proposal doesn't specifically include these services it's critical that the city look beyond what the applicant merely plans to do initially, and focus more on what the long term outlook is. Verbal assurances will not suffice.

In conclusion, please deny this application to rezone 4901 South Monaco. This site clearly doesn't meet the approval criteria and is not suitable or sustainable for a

operation of this intensity. The majority of neighbors, small business owners and visitors are opposed to this application. If approved, this rezoning will have lasting impacts that will damage our property and the local community we work so hard to maintain. There's far more suitable properties in Denver and Arapahoe county for an operation of this intensity. 4901 South Monaco was built with a very meaningful purpose, but not the one proposed in this application.

Thank you for any consideration you give this letter. If you have any further questions or comments please contact me at your earliest convenience.

Respectfully,

A handwritten signature in black ink, enclosed in a large, hand-drawn oval. The signature is stylized and appears to read 'Adam Adrian'. To the right of the oval is a horizontal line.

Captain Adam Adrian
Villa Rosso Condo Owner
4875 S. Monaco Street, #306
Denver, CO 80237
acadrianmail@yahoo.com
(509) 771-0726