

Bowen, Andrew A

From: C. <csueneal@yahoo.com>
Sent: Monday, December 20, 2021 4:57 PM
To: Bowen, Andrew A
Subject: File #CPC CU 21-00196

Categories: Applications

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Mr. Bowen,

I being a neighbor of 8265 Clifton Drive respectfully request that a large daycare NOT be grated. The following are the reasons for my request:

1. Increased traffic. With small children and several neighbors that enjoy walking the increased traffic poses an increased risk to the neighborhood and congestion of the street. Last time the daycare had a large number of children one of the parents drove through the neighborhood quite recklessly.
2. Increased noise. I have lived here since the last time the daycare was increased without the proper permits. Several of the children were outside playing in the backyard for hours which was quite noisy and disruptive to the overall peace of the neighborhood.
3. Lastly, since the daycare was increased in number without acquiring the proper permits, several years ago. I am concerned for what other short cuts might be taken that would have a negative effect on the neighborhood.

Thank you for your consideration!

Sincerely,

Carrie Neal

[Sent from Yahoo Mail for iPhone](#)

Bowen, Andrew A

From: brad neal <bneal58@yahoo.com>
Sent: Tuesday, December 21, 2021 1:59 PM
To: Bowen, Andrew A
Subject: CPC CU 21-00196

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Sir,

I live near 8265 Clifton Dr. I received a notice in the mail concerning the residents located at the aforementioned address seeking to expand to a "large daycare".

I am opposed to this expansion. The primary reasons I am am opposed are due to the resulting increase in traffic, increase in neighborhood noise, and the fact that a neighbor much closer to that address regularly does drugs outside in their vehicle (not appropriate in the sight of or near young children).

The increase in traffic poses an increased risk to neighborhood children as they play, to neighborhood residents as they walk, and to vehicles of residents parked along the street. We have already previously observed drivers dropping children off, speeding recklessly through the neighborhood.

Thank you.

Brad Neal

Bowen, Andrew A

From: Meridythe Winslett <meridythewinslett@yahoo.com>
Sent: Tuesday, December 28, 2021 6:49 AM
To: Bowen, Andrew A
Subject: CPC CU 21-00196

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Hi there,

I'm writing you to oppose the expansion of a daycare in my neighborhood (permit number referenced in subject line). We left our previous neighborhood over issues we experienced with a daycare. We had our mailbox hit twice, our driveway blocked, and traffic became very difficult to navigate. Increased traffic and the expectation that similar situations would occur as in our previous neighborhood lead me to let you know that we do not support any daycare, let alone the expansion of an existing one. Please consider this information and decline the permit requested. Thank you.

Meridythe Winslett
8276 Andrus Dr.

Sent from my iPhone

Bowen, Andrew A

From: KEITH ANNA <jkmdanna@comcast.net>
Sent: Wednesday, December 29, 2021 5:41 PM
To: Bowen, Andrew A
Subject: File Number CPC CU 21-00196, Opposition to Application for Large Daycare Services

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To City Planner and Staff,

Thank you for submitting the notification of a proposed conditional use development plan at 8265 Clifton Drive, 80920 and allowing for feedback on this business. We are opposed to increasing the current small daycare business to a large daycare business for the following reasons.

1. The covenants of the Fairfax Division of Briargate do not allow for residential homes to be used for business enterprises and especially day care service. Why was a permit initially granted for such a business at this location?
2. The noise level generated by the children when outside is quite loud. Our residence directly aligns with their backyard and we seem to be most affected by the noise level. At times we do have to close our windows so as not to hear the noise and doing so on nice weather days is not appreciated.
3. In reading through the proposed plan, the business owner cites that she follows Academy District 20 calendar and also cites she is closed during the summer. We find this information to be inaccurate as this business has been open during summer hours.

We thank you for the opportunity to oppose the proposed plan to increase daycare services and recommend no approval.

Keith and Jackie Anna
7555 Potomac Drive, 80920

Bowen, Andrew A

From: Diane Henderson <dianerhend@gmail.com>
Sent: Wednesday, December 29, 2021 10:28 AM
To: Bowen, Andrew A
Cc: Diane Henderson
Subject: Daycare CPC CU 21-00196

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December 29, 2021

Dear Mr. Andrew Bowen,

This letter is in response to the proposed plan to expand a current “small” daycare to a “large” daycare a couple of houses from ours. Refer to file number CPC CU 21-00196.

We are 100% opposed to this plan. We did not settle in this neighborhood to deal with the increase in traffic and noise that will occur if this plan goes through. We already see cars come and go and the noise of the playground in their backyard. A capacity of 12 children would require additional help for their enterprise and additional noise which we do not need.

Why we were alerted of this plan right before the end of the year is questionable and is not acceptable. I feel this was planned because many individuals would be on vacation during this time and would not even be available to let their opinions known. In addition there is a notice on their garage door, however, with a car parked in front of the small sign it makes it difficult to notice it. One would have to walk on their property to be able to read the notice if it was even seen.

My grandchildren have always been in a daycare setting when growing up, but never in a neighborhood with residential homes right next door. I feel it is truly unfair to us and our feedback should count. Please consider our concern and our rights as homeowners.

Thank you,

Mark and Diane Henderson
8285 Clifton Dr
Colorado Springs, CO 80920

Bowen, Andrew A

From: CenturyLink Customer <chagpc@q.com>
Sent: Thursday, December 30, 2021 3:03 PM
To: Bowen, Andrew A
Subject: CPU CU 21-00196

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Dear Mr. Bowen,

We are writing you regarding the daycare permit for 8265 Clifton Drive Colorado Springs, Colorado 80920.

We are **opposed** to 8265 Clifton Drive increasing the size of their current daycare operation. I believe this residence previously sought a permit to expand their in-home daycare and we responded at that time. It was our understanding at the time we purchased our home here on Clifton Drive that businesses such as daycares were not allowed. That information played a role in our decision making process when considering the purchase of our home. While we do not have issues with those who seek to have businesses out of their home, that is not what we wanted when looking for a home and neighborhood to move into. We were surprised and disappointed to find that a daycare was allowed in the first place. We live on a fairly short street and do not enjoy the added congestion at the end of the street when it appears that children are being dropped off or picked up. We truly believe that the daycare owners should have sought information regarding our neighborhood/homeowners' association rules before considering purchasing their home at 8265 Clifton Drive. It puts all the Clifton Drive residents in a difficult situation. We want to be good neighbors, support well intentions of others, etc., but it is not what we "signed up for." To be honest, we do not approve of the group home in the cul-de-sac either. It has nothing to do with discriminating against the young or the elderly, . . . it simply is not what we wanted in a neighborhood we would be spending years in. We tried to do our "due diligence" when looking into homebuilders, covenants, neighborhoods, etc. 20+ years ago when we purchased our home. We have followed those covenants (even at times we did not want to) and we think it's only right to ask others to do the same. If not, where does it end? How many out-of-home businesses, group homes, exceptions, . . . will be allowed, and what will that do to the neighborhood?

We do hope that our responding to this will not result in anything negative, any retribution. We have enjoyed our neighborhood these several years, have tried to be good and considerate neighbors, and we respect and value our fellow neighbors. If the covenants would have been followed in the first place, this would not be an issue now.

Thank you.

Sincerely,
Pete and Kari Chagolla