

## Alcuran, Matthew

---

**Cc:** Wysocki, Peter; randy.helms@coloradosprings.gov; Williams, Wayne  
**Subject:** RE: CPC CU 20-00121 Grandmas Garden Variance Pics 1 of 2

**From:** Alcuran, Matthew

**Sent:** Thursday, May 13, 2021 5:35 PM

**Cc:** Wysocki, Peter <Peter.Wysocki@coloradosprings.gov>; randy.helms@coloradosprings.gov; Williams, Wayne <Wayne.Williams@coloradosprings.gov>

**Subject:** RE: CPC CU 20-00121 Grandmas Garden Variance Pics 1 of 2

Good afternoon,

I have reached out to the resident regarding the Grandma's Garden Home & Preschool Conditional Use application request and advised that she has the option to speak at the upcoming City Planning Commission meeting. I will also provide the appeal application as requested. In addition, the applicant will be providing an updated response letter regarding these comments. The applicant has confirmed they will be hiring a landscape service to improve site conditions within the next two months.

Respectfully,



**Matthew Alcuran**

Planner II | South Team

Phone: Cell (661) 733-4681

Email: [matthew.alcuran@coloradosprings.gov](mailto:matthew.alcuran@coloradosprings.gov)



Links:

[Planning & Community Development Home](#) | [Look At Applications Online](#)  
[Request](#) | [Applications and Check](#)

Please consider the environment before printing this e-mail.

---

**From:** [mail2srv@aol.com](mailto:mail2srv@aol.com) <[mail2srv@aol.com](mailto:mail2srv@aol.com)>

**Sent:** Thursday, May 13, 2021 11:30 AM

**To:** Alcuran, Matthew <[Matthew.Alcuran@coloradosprings.gov](mailto:Matthew.Alcuran@coloradosprings.gov)>

**Cc:** Wysocki, Peter <[Peter.Wysocki@coloradosprings.gov](mailto:Peter.Wysocki@coloradosprings.gov)>; [randy.helms@coloradosprings.gov](mailto:randy.helms@coloradosprings.gov); Williams, Wayne <[Wayne.Williams@coloradosprings.gov](mailto:Wayne.Williams@coloradosprings.gov)>

**Subject:** CPC CU 20-00121 Grandmas Garden Variance Pics 1 of 2

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Hello Matthew,

I am sending you a few pictures of 3820 Thundercloud Drive and the surrounding homes. As you can see, the front entrance has one stoop, the landscaping is pea gravel, weeds, and metal curbing. The property is an eyesore compared to its immediate neighbors. I took these photos around 10:30 am. Three vehicles were in the driveway and one was parked out front. A camper is also parked in the front yard. You will also see a row boat and deteriorated shed in the backyard. Where's the "garden" - in a flower pot on the back deck?

I strongly oppose this variance on the grounds of the Covenants and Restrictions of the Contrails Subdivision. We as homeowners have the right to keep our neighborhood residential. If the owners of 3820 Thundercloud wish to expand their business, there is plenty of commercial space in the immediate area. They should apply for a small business loan not a variance that will impact the entire neighborhood.

This project should have NEVER gotten this far. Please submit these photos as evidence.

Thank you,

Sandra Vicksta

8374 Contrails Dr





3815

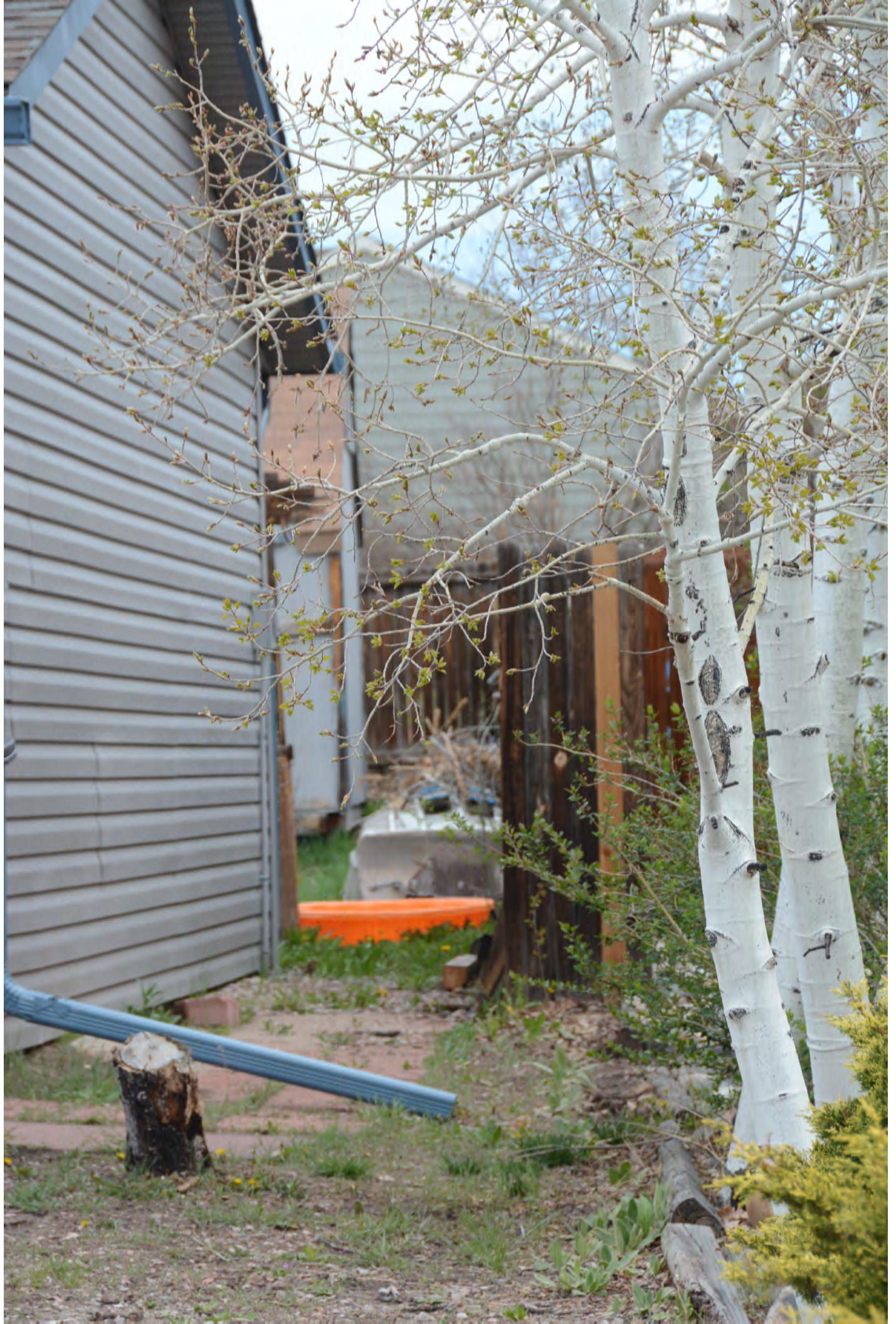
ADU







**CELEBRITY DEVELOPMENT**  
**CITY ADMINISTRATION**  
**PUBLIC WORKS**  
**DATE & TIME:** 10:00 AM  
City Hall is located at 1000 Main Street, West of the Bay and International  
Central Office: 719-385-7347  
City Website: [www.cityofcolorado.gov](http://www.cityofcolorado.gov)  
City Office: 719-385-7347  
**DEVELOPMENT PROPOSAL**  
**A large family daycare home for 12 children, Monday through Friday**  
**COMMENTS BY: MAY 22**  
City Planner: Melissa Hester  
(719) 385-7347  
Melissa.Hester@cityofcolorado.gov  
A meeting will be held on the proposed development site on May 22, 2014 at 10:00 AM. All interested parties are invited to attend. For more information, please contact the City Planner at the above phone number or email address.













**AMERICA'S CHOICE REALTY DEVELOPMENT**  
A Large Family Apartment Home for 12 Adults, Monday through Friday only  
Call us today!  
(719) 385-7347

## Alcuran, Matthew

---

**From:** mail2srv <mail2srv@aol.com>  
**Sent:** Saturday, May 15, 2021 3:26 PM  
**To:** Alcuran, Matthew  
**Subject:** CPC CU 20-00121 Grandmas Garden Home Daycare and Preschool  
**Attachments:** 20210515\_124306.jpg; 20210515\_124537.jpg; 20210515\_124553.jpg

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Hello,

Attached are photos of a home preschool in the Security/Widefield area that I came across today in my travels. As you can see the home is landscaped, fenced, and upkept with its surrounding neighbors. This home would sell for considerably less as it is not in the Briargate area despite looking 100 times better than 3820 Thundercloud.

Thank you,

Sandra Vicksta

Sent from my T-Mobile 4G LTE Device



*Los Niños*  
*Day Care*  
**NOW ENROLLING**  
**719-337-5927**



644

FAY



Congratulations!  
**GRAD**  
Dominick  
Class of 2021





## Alcuran, Matthew

---

**To:** mail2srv@aol.com  
**Cc:** Wysocki, Peter; Williams, Wayne; Helms, Randy  
**Subject:** RE: CPC CU 20-00121 Grandmas Garden Home Daycare and Preschool

**From:** mail2srv@aol.com <mail2srv@aol.com>

**Sent:** Sunday, May 16, 2021 2:41 PM

**To:** Alcuran, Matthew <Matthew.Alcuran@coloradosprings.gov>

**Cc:** Wysocki, Peter <Peter.Wysocki@coloradosprings.gov>; Williams, Wayne <Wayne.Williams@coloradosprings.gov>; Helms, Randy <Randy.Helms@coloradosprings.gov>

**Subject:** CPC CU 20-00121 Grandmas Garden Home Daycare and Preschool

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Dear Mr. Alcuran:

In search of Grandma's "garden", I was permitted by a neighbor to take photos of the backyard at 3820 Thundercloud today. As you will see from the attached photos, there is no garden and no gate. However, there is a grill, a row boat, a lawnmower, weeds, dead low hanging branches, and chemicals within easy reach of children. The backyard is too small and improperly designed for 6 children let alone 12. It shows much neglect as does the front of the house. I plan to call in for the hearing, but work in an area where cell service is inconsistent. Some points that must be addressed at the hearing:

1. City Planning used outdated Google Earth photos and made no site visit.
2. City Planning was supplied with copies of the Conditions, Covenants, Restrictions, and Easements for the Contrails at Briargate Subdivision that state lots are to be used for residential purposes only and outlines set procedures for a variance. City Planning does not believe it has to uphold these Conditions, Covenants, Restrictions, and Easements.
3. City Planning was supplied with photos of 3820 Thundercloud and the surrounding homes depicting that 3820 Thundercloud is not maintained like the surrounding homes. Planning was also supplied with an example of a property that operates as a daycare/preschool in the Widefield area which is maintained and fenced.
4. Citizens were not properly notified to the depth and breadth of this variance in that the property would permanently be a large daycare facility. Also, that the variance transfers with the property.
5. City Planning advised citizens to "talk to their neighbors" when in the throws of a pandemic. (One neighbor contracted COVID-19 and is on a ventilator and not expected to live.) Until now, getting out and talking with neighbors was not feasible nor safe.
6. City Planning appears to take no responsibility in determining this site is appropriate for a large home daycare and preschool. It is acting solely under the statements provided by the applicant that the children will be confined to inside the home and backyard (with no gate) at all times.
7. I feel this proposal does not benefit the neighborhood, increases traffic, encroaches on privacy, and decreases our property values. It should be denied.

Thank you,

Sandra Vicksta

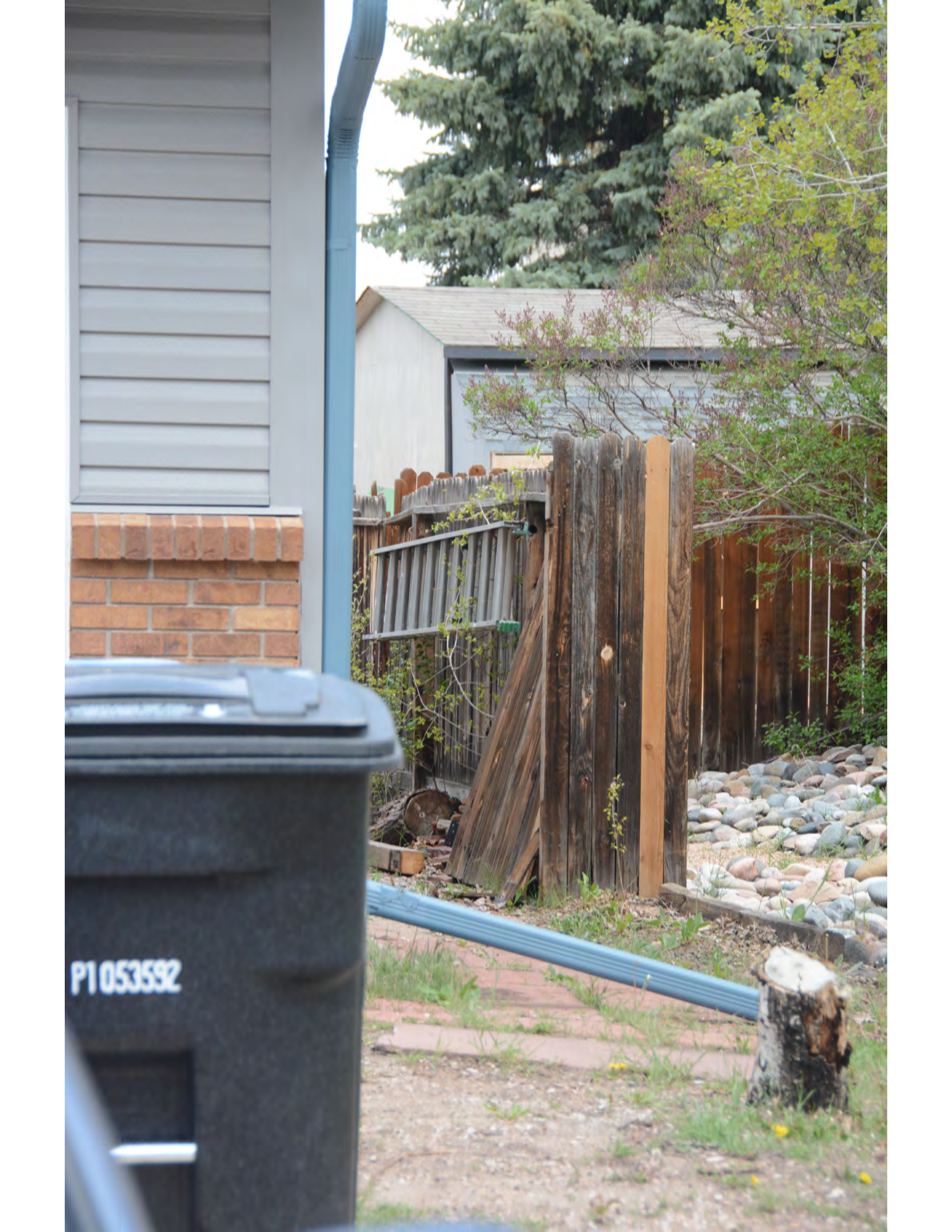


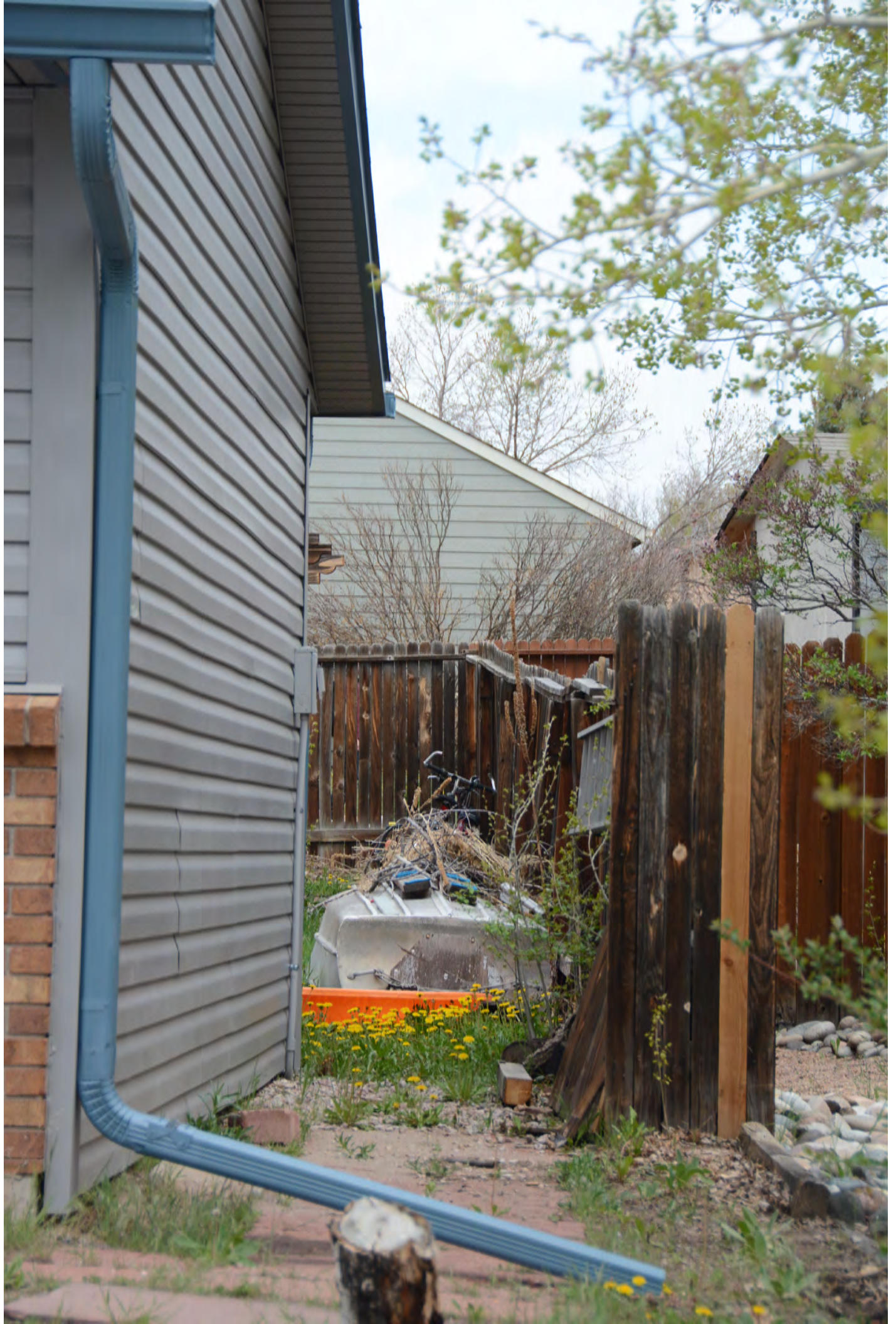






P1053592





Matthew,

Below is the response to the public comments I received a couple days ago.

I will address the comments below:

First the purpose of Grandmas Garden is to help address the needs of childcare within El Paso County and Colorado Springs. The shortage of childcare within this city is Substantial especially, for newborn children. We have had calls for newborn children that are having their child 4-6 months out. We get calls on a weekly basis. Our mission is to allow the children to “flourish and grow” (Garden part of the name) without putting them into a “commercial daycare” environment and maintain a smaller ratio of teachers to children. Right now, we have a State licensed home daycare and have been doing “home daycare” in our home for 3 years. We abide by the rules of the state and are constantly ready and willing to be inspected on any given moment. Since we are already licensed by the state adding children is not a “Land Use Variance”. It is still considered a home daycare. While the poster/sign says we can have 12 children that is simply not the case. Our plan is to add 2 additional children and still maintain an available slot for our Grandson. This is a major consideration for going to a larger home daycare. The house is not going to have any additional construction so the house will be what you see today.

To expand on the condition of the house. Initially I received a comment that house is in disrepair. I will address this now. Over the last 3 years we have made vast improvements. The improvements made in the last 3 years have been the following:

- 1) We have replaced the roof.
- 2) We have replaced the old wooden windows with new windows and doors to include the garage door.
- 3) Replaced the Heater and Air Conditioner.
- 4) We recently within the last 2 months replaced the siding.
- 5) We also added Solar Panels (not really a cosmetic thing.)

The condition of the house is not in disrepair and has improved.

In reference to the cars. There are 2 cars that will be leaving the property. The Subaru and White Honda CRX are the 2 vehicles. We have tried to find a buyer for the Subaru and have not been able to sell it. We have been wanting to rebuild the Subaru but instead we have chosen to send it to either Goodwill or to the local junkyard. The white CRX is my youngest son’s car, and he has recently decided to sell it as well. So that would free up parking for our 1 employee to be able to park in the driveway. We have no timetable at this point. I believe the Subaru will be gone within 2 weeks.

I will now address the camper. I looked at the City Ordinance and while I thought the camper was parked on the side of the house. I was told it was still considered to be in the front yard. I do not have room in the back yard since that is where our children play. Our priority is the children’s safety so it will



not be parked in the backyard. Talking to the zoning folks I am looking to extend the fence on the side of the house where the camper is currently located. This will hide the camper from view and will only come out when I am going to use it. This will prevent an eye sore to the local community. The other option is to put it on an improved surface.

The boat is being moved, and the shed is going to be improved as soon as the Summer is in full swing. But will not affect the kids in any way as it is locked and out of their play area.

Best regards,

Lee and Debi Logan

**Grandma's Garden Home Daycare and Preschool**

Department of Human Services  
1575 Sherman Street  
Denver, Colorado 80203-1714  
FAX 303-866-4453  
Phone 303-866-5948

# Report of Inspection

Name : DEBORAH LOGAN

License Number : 1710324

Local Address: 3820 Thundercloud DR

Phone: 7192052772

City: Colorado Springs

Zip Code: 80920

County: El Paso

Purpose of visit: Supervisory

Date of Contact: 10/30/2020

Person Interviewed: Deborah Logan

Title: Owner/ Provider

Other Person Interviewed:



Division Representative: Katie Anderson

Rules that apply to your license are: Home Rules, General Rules, Special Activity Rules

A Supervisory Inspection was completed today 10/30/2020.

NO RESPONSE REQUIRED.

-----  
No violations observed or identified at the time of the inspection.  
-----

Katie Anderson

IREE Community Based Licensing

Katie@IREEinc.com

Department of Human Services  
1575 Sherman Street  
Denver, Colorado 80203-1714  
FAX 303-866-4453  
Phone 303-866-5948

# Report of Inspection

Name : DEBORAH LOGAN

License Number : 1710324

I have read and understand the above violations that were cited during the Department's visit. I understand I must correct all items cited on the Report of Inspection (ROI) according to the date required under each violation. I understand that written verification of these corrections are due by 10/30/2020. If I have any difficulties completing the corrections by this date, I will respond in writing and request an extension; this extension must state the planned date of completion for the violation (s). I will send a follow-up letter verifying that all corrections have been made by the date indicated in the extension.

My signature below acknowledges receipt and understanding of this Report of Inspection and violations; it is not an acknowledgment of guilt as it relates to the violations.

Licensee Representative: Debi Logan

Title/Position: Owner/ Provider

Date: 10/30/2020

Division Representative: Kathleen

If you believe a regulation presents undue hardship or that it has been too stringently applied, you have the right to appeal § 26-6-106 (3), C.R.S.

You have been notified in this report of inspection of each observed rule violation and required correction. Therefore, any subsequent violation of the same type as an initial violation, or failure to correct an initial violation, may also be considered willful or deliberate.

Your opportunity to respond to and correct the listed rule violations is your meaningful opportunity to comply with all lawful requirements pursuant to § 24-4-104(3), C.R.S.

Department of Human Services  
1575 Sherman Street  
Denver, Colorado 80203-1714  
FAX 303-866-4453  
Phone 303-866-5948

# Report of Inspection

Name : DEBORAH LOGAN

License Number : 1710324

---

The Department may deny, revoke, suspend, change to probationary or fine a licensee pursuant to § 26-6-108 (1-3), C.R.S. If the licensee fails to disclose any weapons, ammunition, medication, drugs, or hazardous items located in the license facility or furnishes or makes any misleading or false statements or reports to the Department adverse licensing action may be recommended.

The provider may give additional feedback to the Office of Early Childhood at <https://www.coloradoofficeofearlychildhood.com/>

Matthew,

Below is the response to the public comments I received a couple days ago.

I will address the comments below:

First the purpose of Grandmas Garden is to help address the needs of childcare within El Paso County and Colorado Springs. The shortage of childcare within this city is Substantial especially, for newborn children. We have had calls for newborn children that are having their child 4-6 months out. We get calls on a weekly basis. Our mission is to allow the children to “flourish and grow” (“Garden” part of the name) without putting them into a “commercial daycare” environment and maintain a smaller ratio of teachers to children. Right now, we have a State licensed home daycare and have been doing “home daycare” in our home for 3 years. We abide by the rules of the state and are constantly ready and willing to be inspected on any given moment. Since we are already licensed by the state adding children is not a “Land Use Variance”. It is still considered a home daycare. While the poster/sign says we can have 12 children that is simply not the case. Our plan is to add 2 additional children and still maintain an available slot for our Grandson. This is a major consideration for going to a larger home daycare. The house is not going to have any additional construction so the house will be what you see today. It will not take on a “commercial” look and feel. It will remain the same.

To expand on the condition of the house. Initially I received a comment that house is in disrepair. I will address this now. Over the last 3 years we have made vast improvements. Recently we put on new siding.

The condition of the house is not in disrepair and has improved continually, over the last 2 years.

In reference to the cars: there are 2 cars that will be leaving the property. The Subaru and White Honda CRX are the 2 vehicles. We have tried to find a buyer for the Subaru and have not been able to sell it. We have been wanting to rebuild the Subaru but instead we have chosen to send it to either Goodwill. The white CRX is my youngest son’s car, and he has recently decided to sell it as well. So that would free up parking for our 1 employee to be able to park in the driveway. We have no timetable at this point. The Blue Subaru will be picked up on May 19<sup>th</sup> or 20<sup>th</sup>. Not sure the timetable for the CRX.

I will now address the camper. I looked at the City Ordinance and while I thought the camper was parked on the side of the house. I was told it was still considered to be in the front yard. I do not have room in the back yard since that is where our children play. Our priority is the children’s safety so it will not be parked in the backyard. Talking to the zoning folks I am looking to extend the fence on the side of the house where the camper is currently located. This will hide the camper from view and will only come out when I am going to use it. This will prevent an eye sore to the local community. The other option is to put it on an improved surface.

The boat is being moved, and the shed is going to be improved as soon as the Summer is in full swing. But will not affect the kids in any way as it is locked and out of their play area.

In reference to the fencing and gate. The gate was taken down to accommodate the new siding. The weather has not been favorable to putting up a new gate. The new gate will be put up within the next few weeks. **\*\*\*NOTE\*\*\*** Even without the gate there have been concerns that the children will be able to get out of the backyard while the gate is being rebuilt. The regular daycare only includes one side of our back yard. All kids are contained within the **left** side of the yard and can only get out of the backyard with the assistance of an adult. 1)Between the shed and fence and deck is a 6 feet wooden fence that will prevent them from leaving. 2)On the deck area there is also a gate that only an adult can unlatch.

I would like to address the traffic that could come with a larger home day care. At best the larger daycare will include 3 additional cars. When we asked for a larger daycare, the biggest reason was to be able to maintain a slot for our grandson who spends a great deal of time with us. Right now, we have 6 kids plus 2 that are older after school children. As that is the number of kids on my state license. Our plan was to only add 2 additional kids. We currently have 3 families that have siblings. That is our main 6 kids. We have tried to keep families with siblings so they can stay together. This is one of the biggest advantages for HOME DAYCARES! Centers would never allow for that. It has been proven younger children learn much faster if they are among older children. Also, older children learn more responsibility and compassion while playing with younger children. If we are given consent to go to a large home day care we also are considering another set of siblings. So, we would add 1 more car for traffic and not 3. With all the commercial traffic (Amazon, Door Dash and Uber), I don't think 1-3 cars is a large increase to traffic for our neighborhood. All our parents stagger the drop off and pickup so there are rarely more than 2 cars at the same time.

Best regards,

Lee and Debi Logan

**Grandma's Garden Home Daycare and Preschool**











