

**From:** David Eaton <david@axis.org>  
**Sent:** Friday, July 1, 2022 11:58 AM  
**To:** Hiben, Carli B <Carli.Hiben@coloradosprings.gov>  
**Subject:** 2525 N Cascade Ave

**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!**

Hi Carli,

I live at 2423 N Tejon St. I don't mind having a short-term rental at 2525 N Cascade. That house was a dump until whoever bought it painted it and started maintaining it quite nicely.

David

**David Eaton**

From: Jeremy Auyer <jwauyer@gmail.com>  
Sent: Sunday, July 3, 2022 10:09 AM  
To: Hiben, Carli B <Carli.Hiben@coloradosprings.gov>  
Subject: CPC AP 22-00107 Comment

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 Carli:

Regarding the notification we received for file number CPC AP 22-00107, we would like to officially submit the following comment:

We live at 114 E Harrison and were aware of the house at 2525 N Cascade Ave prior to when the current owners bought it.

They have done a fantastic job of renovating the inside and outside of the property, updating a very old house to be modern and livable.

We have not had any issue with the current owners, even though we are aware that they are utilizing it for short term rentals.

We find that short term rentals are much better than long term rentals because of the positive economic impact, and because short term renters usually treat a property better.

We would encourage the city to grant this property the permits needed as it will benefit the city, as well as our neighborhood.

If we can be of any more assistance regarding this file, we would be more than willing to speak to the committee.

Thank you,  
Jeremy and Caitlin Auyer

**From:** Erica Jensen <erica80907@gmail.com>  
**Sent:** Thursday, July 7, 2022 5:16 PM  
**To:** Hiben, Carli B <Carli.Hiben@coloradosprings.gov>  
**Subject:** CPC AP 22-00107

**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!**

I apologize if I've sent this to you in error. If so, please let me know who I need to contact.

I live at 2429 N Cascade. I do NOT want a short term rental at the 2525 & 2527 N Cascade location.

I understand it's already been denied but they've appealed.

Again, please uphold the denial.

Thank you,  
Erica Jensen

**From:** Lori K Calva <lorikwilliamsrn@gmail.com>  
**Sent:** Tuesday, July 12, 2022 6:52 PM  
**To:** Hiben, Carli B <Carli.Hiben@coloradosprings.gov>  
**Subject:** Fwd: CPC AP 22-00107

**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!**

Good evening.

This email is in regards to the request to appeal the denial of the Short Term Rental (STR) Application application for 2525 and 2527 N Cascade St.: I am a homeowner on the block.

I feel allowing this property to legally obtain an STR license would put an undue burden on the neighborhood due to increased traffic up and down a dead-end alleyway. This was never intended for through traffic, but only the use of a handful of homes on Cascade and Tejon St. for access to driveways and garages. If each property has 2 bedrooms, the normal amount of occupants per Air B@ B and VRBO would be 6-8 people each. You can tell by the pictures, the property has already built in a very large parking lot to accommodate all the cars they expect to get.

This would add considerable traffic up and down a very narrow street (Van Buren) as this is the only way to access the alleyway. Cars parked on the street are already at risk for collision as one car has to pull over to pass, not to mention the added inconvenience to the property owners who need to use this alleyway to access their homes and garage. Street parking on Cascade is risky and already at maximum. Please take all this into consideration as you decide the fate of this property in regards to allowing STR.

Thank you





















**From:** MYRNA MOLDENHAUER <myrnamol@comcast.net>  
**Sent:** Wednesday, July 13, 2022 4:24 PM  
**To:** Hiben, Carli B <Carli.Hiben@coloradosprings.gov>  
**Cc:** RealtorArchitect@gmail.com  
**Subject:** Development Proposal 2525 & 2527 N. Cascade Ave.

**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!**

Myrna F. Moldenhauer  
2523 N. Cascade Ave.  
Colorado Springs, CO.  
719-475-9284

Dear Sirs:

My comments are late as we have been dealing with the death of our brother and been out of town since Monday.

I am writing in support of the Development Proposal at 2525 & 2527 N. Cascade Ave.

The property was in a very run down state before it was purchased and used as a short term rental.

There have only been improvements done which have raised the value of the whole neighborhood.

The renters have all been good causing no problems. I have had an amicable relationship with the owners.

They are responsible land lords. I hope they can stay in the neighborhood.



Respectfully,

Myrna F. Moldenhauer

[myrnamol@comcast.net](mailto:myrnamol@comcast.net)