

ENF23-09813

Menu Reports Help

File Date: [10/09/2023](#)

Assigned To: [Michael Flynn](#)

Application Status: [Closed – Voluntary Compliance](#)

Description of Work: [STR PREPARING FOOD. FULL COMPLAINT ATTACHED.](#)

Case Detail: [Detail](#)

Case Type: [Enforcement Case](#)

Address: [6060 BRIARCLIFF RD. COLORADO SPRINGS, CO 80918](#)

Owner Name: [GREGORY DONNA ROBBIN GREGORY KEVIN CHASE](#)

Owner Address: [6060 BRIARCLIFF RD. COLORADO SPRINGS, CO 80918](#)

Application Name:

Parcel No: [6317401007](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	RANDALL KNIZE		Complainant		Active

No record(s) updated by expression.

Custom Fields: CONCERN TYPES

Housing Concerns (Tenants, Unsafe Living Conditions)	Junk (Scrap Metal, Furniture, Appliances, Tires, Etc.)
Maintenance of Adjacent Rights of Way	Oversize and/or RV Parking on Private Property
Temporary Signs and/or Signs in the Right of Way	Trash and Sanitation
Graffiti	Abandoned/Inoperable Vehicles on the Street
Ice/Snow on Sidewalks	Other Violations

VIOLATIONS

[Violation Status](#) [Complied Date](#) [Violation Date](#) [Category](#) [Code Section](#) [Code Description](#) [Conditions Observed](#) [Appeal Provisions](#)

VEHICLES

[Impound Date](#) [Reason for Impound](#) [Impound Authority](#) [Vehicle Year](#) [Vehicle Make](#) [Vehicle Model](#) [Vehicle Color](#) [Vehicle Plate](#) [Vehicle VIN](#) [Notes](#)

CITATIONS

[Citation Date](#) [Citation Number](#) [Citation Issued By](#) [Notes](#)

WARRANTS

[Warrant Issued Date](#) [Warrant Executed Date](#) [Executed By](#) [Notes](#)

ADMINISTRATIVE APPEALS

[Appeal Date](#) [Appeal Details](#) [Appeal Decisions](#) [Appeal Comments](#)

LIENS

[Lien Assessment Number](#) [Invoice Number](#) [Invoice Amount \(Money\)](#) [Amount Paid \(Money\)](#) [Amount Due \(Money\)](#) [Date Paid](#) [Date Recorded by CE](#) [Date Rec](#)

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Investigation		In Violation	10/13/2023	Michael Flynn
	Enforcement		Violation(s)...	04/16/2024	Michael Flynn
	Final Processing		Closed – Vol...	04/16/2024	Michael Flynn

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
-------------------	------	----------------	--------	------------	----------	-----------

Case Comments:	View ID	Comment	Date
----------------	---------	---------	------

Initiated by Product: AV360

Total Fine Assessed: [\\$0.00](#)

Total Fine Invoiced: [\\$0.00](#)

Balance: [\\$0.00](#)

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
--------------------------------	-----------------	----------------	-----------	--------	----------

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
	Reinspection	11/13/2023	Michael Flynn	Violation(s) Ab...	After additional research being co...
	Non-Noticed Initial In...	10/13/2023	Michael Flynn	No Notice	At 1002 hours, I received a return...

INSPECTION NOTES:

Oct 13, 2023

At 1002 hours, I received a returned phone call from female homeowner (Donna at 805-689-1256) and discussed with her the complaint and the necessary changes needed to be made moving fwd regarding her short-term rental as she did advise that chocolate croissants were provided to her guests and she was unaware that was a violation of the short-term rental agreement. She advised she would no longer provide food as she wanted to be in-compliance and did not want to cause any problems and thanked me for the phone call and information. I will re-inspect the listing in two weeks and check for any indication of food still be prepared at the property. MF

Nov 13, 2023

After additional research being conducted, I did not observe any advertisement of food for this short-term listing. Case Closed. MF

Code Enforcement Main - VMB

From: Hiben, Carli B
Sent: Monday, October 9, 2023 7:51 AM
To: Code Enforcement Main - VMB
Cc: Wasinger, Thomas W.
Subject: 6060 Briarcliff Rd
Attachments: Scanned from a Xerox Multifunction Printer.pdf

Hello! We received the attached complaint related to the STR at 6060 Briarcliff Rd. They are preparing food for their guests (page 2).

Thank you,
Carli

-----Original Message-----

From: xerox@coloradosprings.gov <xerox@coloradosprings.gov>
Sent: Monday, October 9, 2023 7:42 AM
To: Hiben, Carli B <Carli.Hiben@coloradosprings.gov>
Subject: Scanned from a Xerox Multifunction Printer

CAUTION! Attachments can be used to spread malware. If you were not expecting this attachment, contact the sender and verify the content before opening.

Sent by: Local User [xerox@coloradosprings.gov]

Multifunction Printer Name: GCAB-PN703

CAUTION! Attachments can be used to spread malware. If you were not expecting this attachment, contact the sender and verify the content before opening.

I am writing you to complain about the Colorado Springs short term rental program.

I have lived at 6060 Briarcliff Rd, on the northeast side of the city, since 1998. I bought the house in a strictly residential, non-commercial zone. I live with my wife and 11 year old daughter. It has been very quiet and secluded, which is one of the reasons why I bought the property.

My neighbor at 6060 Briarcliff has been operating a STR for the last 4 years or so. This STR situation had created fairly unique problems for us concerning safety and disturbances for myself and my family.

My neighbor and I have flag lots with a shared common driveway, so that we both have to drive on each others property to enter and exit. The driveway also had a blind spot at the top for both entering and exiting. The driveway is steep (18% grade), long (165 feet) and narrow (10 feet). My wife came close to having an accident with a guest on the driveway.

My neighbor has continuously done STRs about 4 nights a week through Air BNB. These hotel guests are almost always new and different every night. I have absolutely no knowledge of who they are nor their background (I can also assume my neighbor has no similar knowledge). No one contacted my family concerning operating a STR so close to our dwelling.

Concerning our safety. The STR guests park within 15 feet of my driveway parking space and 25 feet from my garage. I have to worry about total strangers so close to my property. I have to worry about driving up and down my driveway by strangers who have never been on such a steep and narrow (only about several feet of clearance for one car). Due to the blind driveway, there is a car or pedestrian accident waiting to happen. Since the driveway is partly owned by my family, I would be legally liable for problems on the driveway. Accidents can happen on the driveway, particularly in bad weather, which can restrict me from getting to work. I also have to worry about using protective measures since so many strangers are so close to our property almost every day and night. Having a large new influx of strangers cannot lead to increased safety and anything can happen.

Furthermore, at night, cars on the driveway illuminate our sleeping rooms, which wake us up. This also disturbs my dog which can also wake us up.

Also, our neighbor is offering food and drinks to their STR guests. I have attached and highlighted these offerings, which are in violation of city ordinances.

Finally, I have been told that this particular STR situation will affect the resale of our house, since potential buyers would not want to put up with this situation.

I would like to make a formal complaint concerning STR in general and our situation in particular. I request that the city and city council take actions to alleviate our problems. I request that the city revoke our neighbors STR license for violating the prohibition on offering food.

Randall Knize

6070 Briarcliff Rd, 719-333-4165

Air BNB 6060 Briarcliff Website Comments showing food being served (underlined).

Owners statement: "What's for breakfast: Freshly Baked Chocolate Croissants"

Guest comments from May to Aug 2023 (underlined food comments)

robbin was so attentive!! we loved our visit. when we had questions on where to go or how to get there she offered her help. she left us goodies and made our stay so wonderful. we hope to come back one day!

If I could give Robbin MORE than 5 Stars, I would! We've booked through Airbnb, VRBO, etc many times. This was the best! It's close to restaurants, shopping, churches but you're still surrounded by nature. The host, Robbin, was super quick in answering any questions we had. Surrounded by trees, and with a private jacuzzi (with a view of Pikes Peak) it couldn't have been more perfect. Even my husband commented on how soft the sheets were. There's a beautiful claw foot tub, ready to go with bath soaking salts, bubble bath, fluffy towels and even cute rubber duckies! Mr Biscuits, the host's cat was super friendly and sweet. The last morning, Robbin made us (from SCRATCH) chocolate croissants that were the best we've ever had. I'd highly recommend staying here.

Robbinn is definitely a Superhost. She puts so many thoughtful touches into her listing. She even provided us with yogurt with fruit and pastries for our early departure. I highly recommend her space. While we did have time to enjoy the hot tub, unfortunately we did not get to soak in the claw foot tub. It's the cutest bathroom I've ever seen!

The space is almost exactly as described except more beautiful in person. Photos can't do justice to the view of the mountains or the romantic feel of the airbnb space. The hosts left little notes around the space that ranged from a warm welcome to tips about the space. Robbin was very responsive any time we had a question & was very accommodating. There are special touches of thoughtfulness all throughout the space & during our time there from the amenities to suggestions of activities. Sunset at this airbnb is breathtakingly gorgeous & with a croissant and coffee in hand in the morning, it's simply an amazing experience. 10/10 recommend

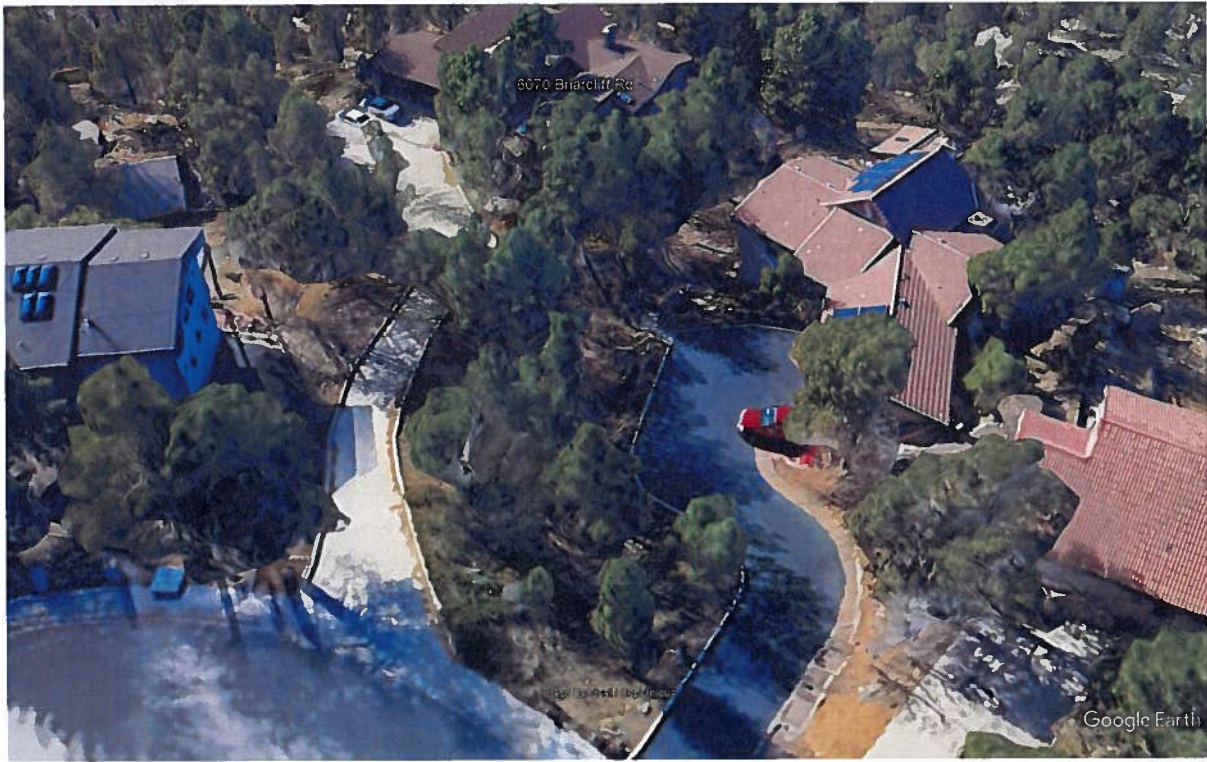
The view from hot tub to the mountains was outstanding. The place was very clean and Robin was very thoughtful with all the amenities she said would be there. She even made us a very nice breakfast one of the mornings.

Robbin was an amazing host! Super communicative from the start and throughout our stay. She made us feel right at home, even dropping croissants off for a delicious breakfast. Beautiful view with peaceful surroundings. Close to everything! We would recommend a stay here to anyone, and will be back ourselves!

The jacuzzi was warm and inviting and was exactly what we had wanted to do for the past 10 years ha (had a lot of babies in that time). Her hand written notes were so direct and helpful and just a personal touch of what you hope for. I felt like I was staying with old friends by the ambiance and personal touches. Cold beverages on ice, mine and my husbands name on everything, a towel warmer and a great surprise was we forgot our fan that we always sleep with. When we got in bed we saw a machine called Snooze that was a white noise fan machine!!! It was perfect!! Hand delivered pastries and the under stairs coffee and tea bar with mini fridge was just adorable. So happy with this little paradise.

Pictures of the driveway and property showing length and narrowness.







6060 garage is on the left, 6060 house upper left and red line in front of garage is 20 feet.

