

CITY OF COLORADO SPRINGS, STATE OF COLORADO Code Enforcement Administrator Address: 30 S Nevada Ave, Mail Code 730 Colorado Springs, CO 80903	
<hr/> TO: 1425 WINDING RIDGE TERRACE LLC 1425 WINDING RIDGE TER COLORADO SPRINGS CO, 80919-1061 AND OCCUPANTS OR OTHER PERSON WITH AN INTEREST IN THE PROPERTY KNOWN AS: 1425 WINDING RIDGE TER COLORADO SPRINGS CO, 80919-1061 RESPONDENT	<hr/> Tax Schedule Number 7311103038 Case Number 2010054
NOTICE OF VIOLATION AND ORDER TO ABATE	

WHEREAS, it has been made to appear to the Code Enforcement Administrator, City of Colorado Springs, State of Colorado that 1425 WINDING RIDGE TERRACE LLC, owner of 1425 WINDING RIDGE TER, COLORADO SPRINGS CO, 80919 (“Respondent”), has violated the Code of the City of Colorado Springs 2001, as amended (“City Code”) §7.5.1702.B: SHORT TERM RENTAL UNIT PERMIT REQUIRED, as follows:

- I. On November 13, 2020, Code Enforcement received a complaint regarding change of property ownership, in violation of the short-term rental ordinance for the property located at 1425 WINDING RIDGE TER, COLORADO SPRINGS CO, 80919 (“Respondent”), zoned PUD HS (Planned Unit Development with a Hillside Overlay) Single-Family Residential.

- II. On March 10, 2021, Neighborhood Services conducted research to determine property ownership for 1425 WINDING RIDGE TER, COLORADO SPRINGS CO, 80919. This research of public records, recorded with El Paso County Assessor, indicate change of property ownership occurred on July 17, 2020. This is in violation of the Code of the City of Colorado Springs 2001, as amended (“City Code”) §7.5.1702.B: SHORT TERM RENTAL UNIT PERMIT REQUIRED.

Respondent is in violation of City Code § 7.5.1702.B: SHORT TERM RENTAL UNIT PERMIT REQUIRED: which states; “The short term rental unit permit does not run with the property, but is issued to the specific owner of the property. The permit shall expire upon sale or transfer of the property. The permit shall not be transferred or assigned to another individual, person, entity, or address but may be managed by a third party on behalf of the owner.”

YOU ARE HEREBY ADVISED that abatement of these violations is your responsibility.

NOW THEREFORE, you are hereby advised to bring the property into compliance by ceasing short-term rentals at this property; meet the standards and apply for an owner occupied short term rental permit; or change the rental duration to long-term (30-days or more). Failure to make these changes within **10-days** of this notice will result in the initiation of short-term rental revocation process as outlined in City Code §7.5.1707.

Suspension or revocation or non-renewal of a permit may be in addition to any remedy provided for in this chapter, including but not limited to, the remedies provided in section §7.5.1005 of this article. (Ord. 18-112) of the Code of the City of Colorado Springs 2001, as amended, to include civil action in the District Court for injunctive relief to abate violations of this Zoning Code and the Subdivision Code of this chapter.

IF YOU WISH TO CONTEST this Notice of Violation and Order to Abate, you must file an appeal in accordance with City Code §7.5.906 within 10 days of receipt of this Notice of Violation and Order to Abate. Appeals shall be filed with the Planning and Development Department, located at 30 S. Nevada Ave., Suite 701 Colorado Springs, CO 80903.

If you have any questions regarding this NOTICE, please contact Senior Code Enforcement Officer Sean Cope at (719) 499-4051 or via e-mail at sean.cope@coloradosprings.gov

DONE THIS 10th day of March 2021.

FOR THE CODE ENFORCEMENT ADMINISTRATOR



Sean Cope #5671, Senior Code Enforcement Officer