

## Cope, Sean

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**From:** Anne Schofield [REDACTED]  
**Sent:** Wednesday, April 14, 2021 9:30 PM  
**To:** Cope, Sean  
**Subject:** Re: CPC AP 21-00036

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Sean,

Thanks for the reply. I wish to comment on the situation on Winding Ridge Terrace. I have deep concerns about having short term rentals in a family neighborhood. My experience has been that short term renters often feel they have no responsibility to the neighborhood and behave accordingly. Instead of transient individuals, a home is better served with the owner or a long term renter occupying the residence and being a part of the neighborhood with all the responsibilities that go with that. Short term rentals do not improve a neighborhood. I request that short term rentals not be permitted in our neighborhood.

Anne Schofield  
[REDACTED]

On Fri, Apr 9, 2021 at 3:50 PM Cope, Sean <[Sean.Cope@coloradosprings.gov](mailto:Sean.Cope@coloradosprings.gov)> wrote:

Good afternoon,

The Planning Commission will be reviewing an appeal to a Notice of Violation and Order that was served. The Notice was served concerning a violation of City Code 7.5.1701 Section B. 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. It appears the current Short Term Rental permit is invalid due to a recent change of ownership." A change of ownership occurred in July 2020 that invalidated the permit.

Hopefully this helps. Please feel free to give me a call if you have any questions. Sean

### **SEAN COPE**

Senior Code Enforcement Officer

Neighborhood Services Division

City of Colorado Springs

(719) 444-7891 office

(719) 499-4051 mobile

[Sean.cope@coloradosprings.gov](mailto:Sean.cope@coloradosprings.gov)



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**From:** Anne Schofield [REDACTED]  
**Sent:** Friday, April 9, 2021 11:24 AM  
**To:** Cope, Sean <[Sean.Cope@coloradosprings.gov](mailto:Sean.Cope@coloradosprings.gov)>  
**Subject:** CPC AP 21-00036

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Sean,

Can you please provide some additional information/details about the above file number. I received a notice about it (and checked the online database) but need more information to determine what the city is reviewing and what my response might be.

Thanks, Anne Schofield

## Cope, Sean

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**From:** Brenda Purdy [REDACTED]  
**Sent:** Wednesday, April 14, 2021 8:33 PM  
**To:** Cope, Sean  
**Subject:** 1425 Winding Ridge Terrace Order to Abate

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I live down the street from 1425 Winding Ridge Terrace and I am in favor of enforcing the Order to Abate. I am unable to make the hearing but would like my viewpoint heard.

This property is being illegally rented and we would like that to stop. Our street is a very close-knit neighborhood and this property being a short term rental degrades the quality of life for our neighbors. This non-owner occupied short-term rental was transferred to an LLC which goes against city ordinances and we believe the city should enforce their ordinance against this property.

Safety and security are issues because of properties like this. There have been two shootings at other short-term rentals in Colorado Springs recently. And at this property there have been multiple instances of dangerous fires burning and large parties during the pandemic. If the city refuses to enforce the Order of Abatement, it seems the city would have some liability if an accident at the property caused someone injury or worse.

We live in a safe neighborhood where we know - and look out for - our neighbors. This property should be occupied by a family that will be a part of the neighborhood and a part of the Colorado Springs community and not a haven for strangers with no long-term interest in the area. Please enforce the Order to Abate on 1425 Winding Ridge Terrace.

Thank you,  
Brenda Feilke  
[REDACTED]

**Cope, Sean**

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**From:** [REDACTED]  
**Sent:** Wednesday, April 14, 2021 2:16 PM  
**To:** Cope, Sean  
**Subject:** Order To Abate (File No. CPC AP 21-00036)

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Dear Mr. Cope,

I am writing to express my comment on the Appeal of a Notice at Order to Abate for a Short-Term Rental located at 1425 Winding Ridge Terrace. I strongly encourage The City Planning Commission to deny the appeal and uphold the Order To Abate. The non-occupant property owner is clearly in violation of the City Ordinance. Short-term rentals are lodging businesses and are incompatible with neighborhood cohesion; and in this case as with many, present potential safety risks to the neighboring properties and permanent residents. In addition STR's remove critical housing stock from our city. Thank you for your consideration.

Sincerely,

Curt Wyeno

[REDACTED] 80919

Sent from Surface

## Cope, Sean

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**From:** Gregory Butler [REDACTED]  
**Sent:** Wednesday, April 14, 2021 12:12 PM  
**To:** Cope, Sean  
**Subject:** 1425 Winding Ridge Terrace Order to Abate

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Hello Sean,

I am a neighbor of the above address (I live at [REDACTED] Colorado Springs, CO 80919). I would like to ask the City to uphold the Notice of Violation and Order to Abate so that this property (1425 Winding Ridge Ter) can no longer be used as a non-owner occupied STR.

The noise and lack of concern by numerous renters over the last few years has become a nuisance to all of us neighbors. The quality of life has decreased as a result of the misuse of this home and property. There are many children in the neighborhood who are also affected by the activity that is seen at this house- Drug use, excessive noise, burning of bonfires (event on red flag days) and lack of concern for neighbors.

Please help us get back to the days when we can have a neighbor that lives in and takes pride in his home and neighborhood.

We appreciate your support!

Sincerely,  
Gregory Butler



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## Cope, Sean

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**From:** Kristen Greensides [REDACTED]  
**Sent:** Wednesday, April 14, 2021 9:06 PM  
**To:** Cope, Sean  
**Subject:** STR Order to Abate 1425 Winding Ridge Terrace

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Hello Mr. Cope,

I wanted to write you today in support of upholding the Notice of Violation and the Order to Abate at the property located at [1425 Winding Ridge Terrace](#).

I believe that short term rentals need to be very strictly monitored and regulated in neighborhoods, owner-occupied and not managed/owned by LLCs. In the case of this particular property, it is my understanding that it has been sold to an LLC and is no longer owner-occupied. This creates many issues, some of which are local laws being ignored or unenforced, such as renters at this property feeding wildlife, leaving out trash cans for multiple days, having uncovered fires during fire bans, large gatherings during COVID restrictions and renting during COVID rental restrictions.

Having these non-owner occupied short term rentals in neighborhoods reduce neighborhood cohesion, remove housing stock from families who want to live here and contribute to our economy, and put neighbors in bad situations where they have invested in their homes.

Thank you for your time.

Sincerely,  
Kristen Greensides

## Cope, Sean

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**From:** LAURAL MIA [REDACTED]  
**Sent:** Wednesday, April 14, 2021 2:33 PM  
**To:** Cope, Sean  
**Subject:** Notice of Violation and Order to Abate at 1425 Winding Ridge Terrace

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Good afternoon Sean,

We live at 1360 Winding Ridge Terrace and would like to address the Notice of Violation regarding the 1425 address. When my husband and I bought our current residence over a year ago, we were both unaware of the short term rental property at the address in question. We are extremely opposed to allowing a short term rental property in our neighborhood for several reasons. The first one being that allowing unknown persons renting on our street is unsafe. Allowing multiple, random people/families into our neighborhood without any sort of vetting is not acceptable. Large gatherings of random people that are unknown can lead to serious issues and place homeowners in danger. I believe there was an incident in the Northgate neighborhood not too long ago where a large party occurred at a short term rental home that resulted in a shooting death. Secondly, trash cans are left out for days (bear ordinances not followed), strong marijuana smoking outside on the property, deer feeding and snow covered walkways are never shoveled. Lastly, the neighbors to the right and left of this said property should not have to endure late night gatherings, marijuana smoking and random people/families next door to them at all hours of the day. Part of living in this beautiful neighborhood is enjoying our outside decks with our own family and friends without having to deal with a revolving door of random people. I believe that most every owner in this neighborhood knows one another and if we had a problem with our neighbors, we would address it with him or her appropriately. Having a short term rental property owned by an LLC, especially anonymous membership, makes it impossible for the homeowners to bring any issues to the homeowners attention. Additionally, we feel strongly that short term rental properties bring home values down. Our home is a huge investment and we don't feel that our property value should be decreased because some LLC is trying to make a few extra dollars at our neighbors expense. I am a retired law enforcement officer and my husband is currently a law enforcement officer who feel that the city must and should enforce both municipal and city codes regarding short term rental properties.

Thank you for your time and consideration in this matter.

Regards,  
Lori and KW Wong

Sent from my iPhone

## Cope, Sean

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**From:** Deborah Swain [REDACTED]  
**Sent:** Wednesday, April 14, 2021 6:08 PM  
**To:** Cope, Sean  
**Subject:** 1425 Winding Ridge Terrace Zoning Violation

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Dear Mr. Cope,

We are contacting you to request that the Order to Abate for this property be upheld. This property has operated as a business in a residential neighborhood for several years. As neighbors, we are concerned about several issues this business creates. As we are in an extremely vulnerable area for wildfires, we have witnessed instances where there has been risky behavior regarding burning an open fire on the deck, as well as continual smoking in that area around the trees. We have also been concerned for the disregard renters have for the wildlife. There have been many instances of feeding the deer. We have also witnessed a guest that had no control over a dog that harassed a doe and fawn to the point of the doe trying to attack the dog.

It is our understanding that this property is operating under an illegal permit. We, as well as our neighbors ask that the order to abate be upheld.

Thank you very much for your consideration in this issue.

Sincerely,  
Robert and Deborah Swain

Sent from my iPad



**Cope, Sean**

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**From:** Scott Greensides [REDACTED]  
**Sent:** Wednesday, April 14, 2021 8:16 PM  
**To:** Cope, Sean  
**Subject:** CPC AP 21-00036 - 1425 Winding Ridge Notice to Abate

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Good evening Mr. Cope,

We recently received a notice in the mail that there is a hearing tomorrow regarding the short term rental property at 1425 Winding Ridge.

I fully support the cities decision to send a notice to abate at this property and do not believe this should be appealed. Short term rentals have their place and when managed by the private home owner, can integrate seamlessly into a neighborhood. This is generally because the private owner cares about the neighbors, the neighborhood, and the property.

However, when these properties are owned by an LLC, they become a business entity operating in a neighborhood. The concerns of neighbors can be ignored and it becomes clearly for profit. At this particular property, renters routinely bring fireworks from their home states and set them off on holidays. Since this is a heavily wooded neighborhood, this makes all the neighbors uncomfortable. Especially with the Waldo Canyon evacuation still fresh in everyone's mind.

These renters routinely interact with the wildlife in the neighborhood. They feed the deer by hand and treat them like a pet. This has had a noticeable impact on the deer population. We can not have a picnic in our yard without deer walking up and expecting a handout. We have even been out in the yard with our kids, with no food, and the deer will come within a foot or two expecting food. They have gotten aggressive and will not back down. We have had to take drastic measures to get the deer to leave us alone.

I personally have not reached out to the LLC but it's my understanding that other neighbors have and have received no response to these concerns. This would be less likely to happen with a private owner. I hope that the commission upholds the decision to stop this short term rental.

Thank you,  
Scott

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Scott L. Greensides  
[REDACTED]