

<p>CITY OF COLORADO SPRINGS, STATE OF COLORADO Manager – Neighborhood Services Division Address: 30 S. Nevada Ave. Suite 103, Mail Code 155 Colorado Springs, CO 80901</p> <hr/> <p>TO: TANYA MITCHELL 8540 RYEWOOD TRAIL COLORADO SPRINGS, CO 80919</p> <p>OR OTHER PERSON WITH AN INTEREST IN THE PROPERTY KNOWN AS: 6040 CASTLEWOOD LANE COLORADO SPRINGS, CO 80918</p> <p>RESPONDENT</p> <hr/> <p>Colorado Springs Code Enforcement Case: 1901874</p>	<hr/> <p>Tax Schedule Number 6317113033</p>
<p>NOTICE TO SHOW CAUSE SHORT TERM RENTAL PERMIT #STR-0149 REVOCATION</p>	

WHEREAS, it has been made to appear to the Manager – Neighborhood Services Division, City of Colorado Springs, State of Colorado that TANYA MITCHELL (“Respondent”) the recorded owner of 6040 CASTLEWOOD LANE, COLORADO SPRINGS, COLORADO 80918, has violated the Code of the City of Colorado Springs 2001, as amended (“City Code”) §7.5.1706A: All short term tenants shall abide by all applicable noise, housing, and public health ordinances of the City and with all other City fire and safety ordinances; and §7.5.1706D: Use of the short term rental for any commercial or large social events or gatherings, such as weddings, is prohibited in that:

- I. On or about March 22, 2019 a complaint of a large “Red Carpet” tour bus parked on the street in front of the aforementioned property was received by Colorado Springs Police Department. Colorado Springs Neighborhood Services received a complaint of 22 guests staying at this property.
- II. On or about June 13, 2019, Colorado Springs Neighborhood Services received a complaint alleging “18+ Guests” and 2 large vans at this property.
- III. On or about June 29, 2019, Colorado Springs Neighborhood Services received a complaint alleging 9 cars at this property, of which 4 left at 10pm.
- IV. On or about July 1, 2019, Colorado Springs Neighborhood Services received a complaint alleging 10 adults, 5 cars, and multiple children at this property.

- V. On or about July 12, 2019, Colorado Springs Police Department received a complaint alleging loud chanting and cheering occurring at this property at 10:40pm.
- VI. On or about July 26, 2019, Colorado Springs Police Department received a complaint alleging a vehicle was blocking the driveway at 12:40pm at this property.
- VII. On or about July 27, 2019, Colorado Springs Neighborhood Services received a complaint alleging 28 guests staying at this property.
- VIII. On or about August 9, 2019, Colorado Springs Neighborhood Services received a complaint alleging 7 cars and 15-20 guests at this property.
- IX. On or about August 9, 2019, Colorado Springs Neighborhood Services received a complaint alleging 8 cars and 16-20 guests staying at this property.
- X. On or about August 10, 2019, Colorado Springs Neighborhood Services received a complaint alleging that there was a large “Frat Party” at the property on August 9, 2019.
- XI. On or about August 16, 2019, Colorado Springs Police Department received a complaint alleging loud noise at this property.
- XII. On or about August 17, 2019, Colorado Springs Neighborhood Services received a complaint alleging 12 guests and 3 cars at this property with a party lasting until 2:00am.
- XIII. On or about August 21, 2019, Colorado Springs Neighborhood Services received a complaint alleging 8 cars and 20+ people staying at this property.
- XIV. A cursory search on October 1, 2019 of reviews listed on AirBnB for the property listed at 6040 Castlewood Lane, Colorado Springs includes a review from Shayla in August 2019 stating:



Shayla
August 2019

Tanya was such a thoughtful host and really made sure to answer all of our questions and accommodate our plans for our wedding trip where we brought our family and friends to Colorado with us all the way from West Virginia. The house is gorgeous and close to so much in the Springs. Loved it all!

- XV. A cursory search on October 1, 2019 of reviews listed on AirBnB for the property listed at 6040 Castlewood Lane, Colorado Springs includes a review from Wendy in June 2019 stating:



Wendy
June 2019

What a spacious, beautiful home away from home! Loved the gift basket of local fares. Wonderful, secluded neighborhood with quick access to nearby attractions (ie Garden of the Gods, Airforce Academy and more). Tanya was quick to respond to our needs and requests. I would recommend this place to anyone that is looking for a multi-family gathering. The wonderful kitchen fed multiple people! The cooler nights made for a great cross-breeze through the house. Thank you, Tanya for the amazing experience!

- XVI. A cursory search on October 1, 2019 of reviews listed on AirBnB for the property listed at 6040 Castlewood Lane, Colorado Springs includes a review from Shelby in March 2019 stating:



Shelby
March 2019

Such a great space! The hot tub is amazing, the kitchen was spacious (cooked spaghetti for 45 people- how many other places can you do that?) Honestly I would really recommend. And Tanya is such a gracious and attentive host!



Response from Tanya:
Thank you for the kind review
March 2019

XVII. A cursory search on October 1, 2019 of reviews listed on AirBnB for the property listed at 6040 Castlewood Lane, Colorado Springs includes a review from Anne in August 2019 stating:



Anne
August 2019

We rented this house for our Seattle Survivor SAKE dragon boat team while competing at the Club Crew National Championships. This was our first big trip as a team and we stayed 6 nights. The space is very comfortable and can accommodate a large group! There was enough space for everyone to congregate for team meals and meetings and also places where people could find a quiet place to nap, read, or just take in the lovely surroundings. The teammates leading meals had a "dream kitchen" to work in with tools, storage and counter space. The long dining table area was perfect for our team meals and the living room is a great space for our meetings. The house has a very pleasant ambiance where we could interact with one another graciously and take care of each other. The beds and baths are spacious and the neighborhood is a lovely, quiet place to be, yet close enough to shops.

NOW THEREFORE, you are hereby **ADVISED** that your presence is requested before the Planning Commission of the City of Colorado Springs for a hearing to show cause for revocation of Short Term Rental Permit #STR-0149.

Thursday October 17, 2019 at 8:30am
City Council Chambers
107 N Nevada Avenue
Colorado Springs, Colorado 80903

If you have any questions regarding this NOTICE, please contact Neighborhood Services Manager, Mitchel Hammes at (719) 385-5583 or via email at mitchel.hammes@coloradosprings.gov

Dated this 2nd Day of October 2019.

Mitchel Hammes
Neighborhood Services Manager

CERTIFICATE OF SERVICE

I hereby certify that I have served the foregoing NOTICE TO SHOW CAUSE - SHORT TERM RENTAL PERMIT #STR-0149 REVOCATION pursuant to the Code of the City of Colorado Springs 2001, as amended §7-5-1707B by:

Owner/Operator Name: Tanya Mitchell
Primary Address: 8540 Ryewood Trail, Colorado Springs, CO 80919
Short Term Rental Address: 6040 Castlewood Lane, Colorado Springs, CO 80918

By:
Glenn Ely
Code Enforcement Officer