



THE PLANNING & DEVELOPMENT DEPARTMENT APPEAL TO CITY PLANNING COMMISSION

Complete this form if you are appealing an **Administrative** decision to City Planning Commission.

APPELLANT CONTACT INFORMATION:

Appellants Name: Chyenne Ueland Telephone: 719-339-2390
Address: 10956 Ashurst Way City Highlands Ranch
State: CO Zip Code: 80130 E-mail: uelandholdings@gmail.com

PROJECT INFORMATION:

Project Name: STR Denial Appeal (STR-1246)
Site Address: 116 S. Fourteenth Street Apt#1 Colorado Springs, CO 80904
Type of Application being appealed: Short Term Rental Permit Application Denial
Include all file numbers associated with application: _____
Project Planner's Name: Carli Hiben
Hearing Date: _____ Item Number on Agenda: _____

YOUR APPEAL SUBMITTAL SHOULD INCLUDE:

1. Completed Application
2. \$176 check payable to the City of Colorado Springs
3. Appeal Statement.
 - See page 2 for appeal statement requirements.

Submit **all** 3 items above to the **Land Use Review office (30 S Nevada, Suite 105, Colorado Springs, CO 80903)**. Appeals are accepted for 10 days after a decision has been made. Submittals must be received no later than 5pm on the due date of the appeal. Incomplete submittals and / or submittals received after 5pm or outside of the 10 day window will not be accepted. If the due date for the submittal falls on a weekend or federal holiday, the deadline is extended to the following business day.

If you would like additional assistance with this application please contact the Land Use Review office at 385-5905.

APPELLANT AUTHORIZATION:

The signature(s) below certifies that I (we) is(are) the authorized appellant and that the information provided on this form is in all respects true and accurate to the best of my (our) knowledge and belief. I(we) familiarized myself(ourselves) with the rules, regulations and procedures with respect to preparing and filing this petition. I agree that if this request is approved, it is issued on the representations made in this submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval.

Chyenne Ueland 11/12/2021
Signature of Appellant Date

THE APPEAL STATEMENT SHOULD INCLUDE THE FOLLOWING

- X If you are appealing a decision made Administratively the following should be included in your appeal statement:
 - 1. Verbiage that includes justification of City Code 7.5.906.A.4
 - i. Identify the explicit ordinance provisions which are in dispute.
 - ii. Show that the administrative decision is incorrect because of one or more of the following:
 - 1. It was against the express language of this zoning ordinance, or
 - 2. It was against the express intent of this zoning ordinance, or
 - 3. It is unreasonable, or
 - 4. It is erroneous, or
 - 5. It is clearly contrary to law.
 - iii. Identify the benefits and adverse impacts created by the decision, describe the distribution of the benefits and impacts between the community and the appellant, and show that the burdens placed on the appellant outweigh the benefits accrued by the community.

<u>CITY AUTHORIZATION:</u>	
Payment: \$ <u>176.00</u>	Date Application Accepted: <u>11/12/2021</u>
Receipt No: <u>40351</u>	Appeal Statement: <u>yes</u>
Intake Staff: <u>CBH</u>	Completed Form: <u>yes</u>
Assigned to: <u>CBH</u>	

Chyenne Ueland's Appeal of the Denial of Her Short Term Rental Permit Renewal

November 12, 2021

On November 2, 2021, Appellant Chyenne Ueland ("Ms. Ueland") received an email (not a formal Notice and Order to Abate) from the Planning and Community Development Department ("the Department") denying her short-term rental license (STR-1246) renewal for the property at 116 S. 14th St. ("the property"). The correspondence indicated that to appeal the denial, a formal written appeal was required by November 12, 2021. Please consider this Ms. Ueland's formal appeal of the Department's denial of her short-term rental license renewal

The November 2, 2021 correspondence from the Department indicates that the renewal request was denied as "the property transferred from [Ms. Ueland's] name to 14th Street Ltd in July 2020" and that such transfer results in the expiration of the Short Term Rental ("STR") permit pursuant to City Code Section 7.5.1702.B. That particular provision 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.

For the reasons discussed herein, Ms. Ueland hereby formally appeals that decision.

Please find below a summary of relevant facts:

- a. The property located at 116 S. Fourteenth St. was purchased by Ms. Ueland and her husband (Jon Ueland) as individuals, on or about June 29, 2018.
- b. In 2019, Ms. Ueland applied for a STR permit for the property. The Department issued a STR permit to Ms. Ueland on October 18, 2019. The permit named Ms. Ueland as the licensee and owner (upon her inquiry, Ms. Ueland was informed by the Department that her husband Jon Ueland did not need to be listed as owner or licensee).
- c. Ms. Ueland is the parent of a legally disabled child and the extent of her child's disabilities were not fully known prior to Ms. Ueland's initial STR permit application in 2019. Upon learning that her child was legally disabled and would require 24-hour care for the rest of his life, Ms. Ueland conferred with an estate planning attorney in the interest in ensuring that her child's needs would continue to be met upon Ms. Ueland's (and her husband's) demise. The estate planning attorney assisted Ms. Ueland in setting up a special needs testamentary trust to be formed upon Ms. Ueland's death, and funded, in part, by the property.
- d. To facilitate the transfer of the property upon Ms. Ueland's death, Ms. Ueland formed "14th Street Ltd." a single-member LLC created, owned, and managed at all relevant times by Ms. Ueland. (See Articles of Organization attached hereto) Once placed into the LLC, and upon Ms. Ueland's death the property is to automatically be transferred into the special

needs testamentary trust for the purpose of avoiding the need to include the property in a probate case as an asset of her estate.

- e. Consistent with the above, on or about July 9, 2020, Ms. Ueland retitled the property to "14th Street Ltd." via Quit Claim Deed. (See Quit Claim Deed attached hereto) A beneficiary deed was then executed naming the special needs trust as the beneficiary of the LLC upon Ms. Ueland's death. (See Beneficiary Deed attached hereto)
- f. Following the retitling of the property, Ms. Ueland applied for and was granted a renewal of her STR permit in October 2020. (See STR License attached hereto)
- g. In October 2021, Ms. Ueland again applied for a renewal of her STR permit. Her renewal was denied due to the property being titled to 14th Street Ltd.
- h. Throughout this process, the relevant STR permit was never transferred or assigned to another individual, person, or entity, or address.
- i. At all relevant times, Ms. Ueland retained full and exclusive authority and control over the property (with the exception of the time period that the title to the property included Ms. Ueland's husband, Jon).

Ms. Ueland appeals the denial of her renewal request by the Department on account of such denial being (1) against the express intent of the ordinance (2) unreasonable, and (3) erroneous. See *City Code Section 7.5.906.A.4*.

Ms. Ueland submits that each permit issued by the Department is a legally distinct document. This is evidenced by the fact that, following an application to renew a STR permit, the permit holder is issued a new and independent Short Term Rental License (see attached Short Term Rental License dated October 19, 2020). As title to the subject property was not transferred during the life of the relevant permit – the 2020-21 permit issued to Ms. Ueland in October 2020, which is the subject of this inquiry – the Department's denial of Ms. Ueland's ~~November~~ ^{October} 2021 renewal application is erroneous.

Correspondence from the Department indicates that the 2021 STR permit application was denied because "the property transferred from [Ms. Ueland's] name to 14th Street Ltd. in July 2020." However, the 2020 retitling (from Chyenne and Jon Ueland to 14th Street Ltd. LLC) took place during the life of the original permit issued on October 18, 2019 (which, by its own terms, expired on October 18, 2020). Following the retitling of the property in July 2020, Ms. Ueland applied for and was granted a new and distinct permit in October of 2020. During the course of the 2020-21 permit, title of the property remained with 14th Street Ltd. As title of the property did not transfer during the course of the 2020-21 permit, such permit remained valid until its natural expiration at which time Ms. Ueland applied for a new permit (in October 2021).

Pursuant to City Code Section 7.5.1702.B "*permit[s] shall expire upon sale or transfer of the property.*" Consistent with this, the Department appears to take the position that the 2019-20 permit expired upon the retitling of the property which took place in July of 2020. While Ms. Ueland denies that such retitling results in the expiration of the 2019-20 STR permit (see below), Ms. Ueland submits that the Department waived its opportunity to scrutinize Ms. Ueland's compliance

with the applicable terms related to 2019-20 STR permit by issuing a new STR permit to Ms. Ueland in October 2020.

Ms. Ueland submits that the Department had a full opportunity to review the title history related to the subject property before the 2020-21 permit was issued in October 2020. The Department knew, or should have known that the property had been retitled pursuant to a quit claim deed filed on July 2, 2020. (See Quit Claim Deed attached hereto, see also Screen Shot from El Paso County Clerk and Recorder) Despite having access to this information, the Department issued a new permit to Ms. Ueland on October 19, 2020. As there were no transfers of the property during the life of the 2020-21 STR permit, such permit remained valid and in effect until its natural conclusion, at which time Ms. Ueland submitted her application for a new permit. As Ms. Ueland remained in complete compliance with the 2020-21 STR permit, the Department's decision to deny her application for a new permit is erroneous. As the Department knew or should have known that the property had been retitled pursuant to a quit claim deed filed on July 2, 2020 (months before the 2020-21 STR permit was issued) but still issued the 2020-21 permit, the Department is estopped from claiming that such retitling serves as a valid basis to deny Ms. Ueland's application for a 2021-22 permit.

Should the Commission reject Ms. Ueland's above expressed position, Ms. Ueland submits that the intended purpose of City Code Section 7.5.1702.B is to ensure that legal control over the properties being benefited by a STR permit does not transfer away from the individual or entity to whom the permit was initially granted. Such circumstance would have the effect of severing the relationship between the applicant/permit holder and the City of Colorado Springs in a manner that would make it more difficult to ensure compliance with applicable STR regulations. Ms. Ueland's actions do not contravene this intended purpose. Instead, Ms. Ueland simply engaged in necessary and appropriate estate planning for the purpose of ensuring that the needs of her disabled child would be met upon Ms. Ueland's demise.

For all intents and purposes, Ms. Ueland retained full legal ownership and control of the property throughout all relevant time periods. The 14th Street Ltd. LLC is and has always been owned, operated, exclusively controlled by Ms. Ueland.

Through Ms. Ueland's actions there can be no appreciable or conceivable detriment to the community or to the Department. Conversely, the position taken by the Department is adverse to the economic prosperity of the City of Colorado Springs and limits the availability of affordable short-term rentals to Colorado Springs citizens and visitors.

The Department's written statement in a prior matter involving a STR permit renewal denial indicates that it has already created non-codified exceptions to 7.5.1702(B): "When applying the Code, Staff remains consistent in upholding the policy that ANY transfer of ownership results in the expiration of the STR permit automatically with the exception of name changes due to marriage and/or divorce." This exception is not codified or otherwise written outside of the Division's written statement made pursuant to the prior appellate process.

The reason why such exception was created, Ms. Ueland submits, is because a literal reading of the Code leads to absurd results. For example, if Ms. Ueland were to divorce, re-marry and retitle the property into the name of both her and her subsequent spouse, the Department's position, if followed, would result in the expiration of her STR permit. This is certainly not the intent behind City Code Section 7.5.1702.B. For the purpose of City Code Section 7.5.1702.B, the change of

ownership from Ms. Ueland individually to an entity owned and controlled by Ms. Ueland is tantamount to a legal name change.

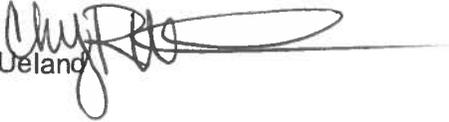
Furthermore, Ms. Ueland's position in this matter is substantially similar to Appellant Tara Sorenson's position in Ms. Sorenson's recent appeal of the denial of her own STR permit renewal request (involving 1950 & 1952 Woodburn Street). On September 28, 2021, the Colorado Springs City Council voted to uphold Ms. Sorenson's appeal and reverse the denial of her STR permit renewal request as long as Ms. Sorenson could substantiate (to the Department's satisfaction) that the business entities in which the relevant property was placed were in fact in the exclusive control of Ms. Sorenson during all relevant times. Similar to Ms. Sorenson, as the business entity and property involved in the present circumstance were, at all relevant times, within Ms. Ueland's exclusive possession and control, Ms. Ueland's appeal should be granted.

For these reasons and others, Ms. Chyenne Ueland respectfully requests that the denial of her STR renewal application be overturned.

Thank you for your time and consideration,

Sincerely,

Chyenne Ueland

A handwritten signature in black ink, appearing to read 'Chyenne Ueland', is written over a horizontal line. The signature is stylized and cursive.



Colorado Secretary of State
 Date and Time: 02/13/2019 10:30 AM
 ID Number: 20191130293
 Document number: 20191130293
 Amount Paid: \$50.00

Document must be filed electronically.
 Paper documents are not accepted.
 Fees & forms are subject to change.
 For more information or to print copies
 of filed documents, visit www.sos.state.co.us.

ABOVE SPACE FOR OFFICE USE ONLY

Articles of Organization

filed pursuant to § 7-90-301 and § 7-80-204 of the Colorado Revised Statutes (C.R.S.)

1. The domestic entity name of the limited liability company is

14th Street Ltd.

(The name of a limited liability company must contain the term or abbreviation "limited liability company", "ltd. liability company", "limited liability co.", "ltd. liability co.", "limited", "LLC", "llc", or "ltd.". See §7-90-601, C.R.S.)

(Caution: The use of certain terms or abbreviations are restricted by law. Read instructions for more information.)

2. The principal office address of the limited liability company's initial principal office is

Street address

116 S. 14th Street

(Street number and name)

Colorado Springs

(City)

CO

(State)

80904

(ZIP/Postal Code)

United States

(Province – if applicable)

(Country)

Mailing address

(leave blank if same as street address)

P.O. Box 1330

(Street number and name or Post Office Box information)

Castle Rock

(City)

CO

(State)

80104

(ZIP/Postal Code)

United States

(Province – if applicable)

(Country)

3. The registered agent name and registered agent address of the limited liability company's initial registered agent are

Name

(if an individual)

Ueland

(Last)

Chyenne

(First)

R

(Middle)

(Suffix)

or

(if an entity)

(Caution: Do not provide both an individual and an entity name.)

Street address

116 S. 14th Street

(Street number and name)

Colorado Springs

(City)

CO

(State)

80904

(ZIP Code)

Mailing address

(leave blank if same as street address)

P.O. Box 1330

(Street number and name or Post Office Box information)

Castle Rock CO 80104
(City) (State) (ZIP Code)

(The following statement is adopted by marking the box.)

The person appointed as registered agent has consented to being so appointed.

4. The true name and mailing address of the person forming the limited liability company are

Name (if an individual) Ueland Chyenne R
(Last) (First) (Middle) (Suffix)

or

(if an entity)
(Caution: Do not provide both an individual and an entity name.)

Mailing address 116 S. 14th Street
(Street number and name or Post Office Box information)

Colorado Springs CO 80904
(City) (State) (ZIP/Postal Code)
United States
(Province - if applicable) (Country)

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

The limited liability company has one or more additional persons forming the limited liability company and the name and mailing address of each such person are stated in an attachment.

5. The management of the limited liability company is vested in

(Mark the applicable box.)

one or more managers.

or

the members.

6. (The following statement is adopted by marking the box.)

There is at least one member of the limited liability company.

7. (If the following statement applies, adopt the statement by marking the box and include an attachment.)

This document contains additional information as provided by law.

8. (Caution: Leave blank if the document does not have a delayed effective date. Stating a delayed effective date has significant legal consequences. Read instructions before entering a date.)

(If the following statement applies, adopt the statement by entering a date and, if applicable, time using the required format.)

The delayed effective date and, if applicable, time of this document is/are _____
(mm/dd/yyyy hour:minute am/pm)

Notice:

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is named in the document as one who has caused it to be delivered.

9. The true name and mailing address of the individual causing the document to be delivered for filing are

Ueland	Chyenne	R	
<small>(Last)</small>	<small>(First)</small>	<small>(Middle)</small>	<small>(Suffix)</small>
116 S. 14th Street			
<small>(Street number and name or Post Office Box information)</small>			
<hr/>			
Colorado Springs	CO	80904	
<small>(City)</small>	<small>(State)</small>	<small>(ZIP/Postal Code)</small>	
United States			
<small>(Province – if applicable)</small>	<small>(Country)</small>		

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

- This document contains the true name and mailing address of one or more additional individuals causing the document to be delivered for filing.

Disclaimer:

This form/cover sheet, and any related instructions, are not intended to provide legal, business or tax advice, and are furnished without representation or warranty. While this form/cover sheet is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form/cover sheet. Questions should be addressed to the user's legal, business or tax advisor(s).



EIN Assistant

Your Progress: 1. Identity 2. Authentication 3. Addresses 4. Details **5. EIN Confirmation**

Summary of your information

Please review the information you are about to submit. If any of the information below is incorrect, you will need to [start a new application](#).

Click the "Submit" button at the bottom of the page to receive your EIN.

Organization Type: LLC

LLC Information

Legal name:	14TH STREET LTD
County:	EL PASO
State/Territory:	CO
Start date:	FEBRUARY 2019
State/Territory where articles of organization are (or will be) filed:	CO

Addresses

Physical Location:	10956 ASHURST WAY HIGHLNDS RANCH CO 80130
Phone Number:	719-339-2390
Mailing Address:	PO BOX 1330 CASTLE ROCK CO 80104 UNITED STATES

Responsible Party

Name:	CHYENNE UELAND SOLE MBR
SSN/ITIN:	XXX-XX-0472

Principal Business Activity

What your business/organization does:	REAL ESTATE
Principal products/services:	RESIDENTIAL REAL ESTATE RENTALS

Additional LLC Information

Owns a 55,000 pounds or greater highway motor vehicle:	NO
Involves gambling/wagering:	NO
Involves alcohol, tobacco or firearms:	NO
Files Form 720 (Quarterly Federal Excise Tax Return):	NO
Has employees who receive Forms W-2:	NO
Reason for Applying:	STARTED A NEW BUSINESS

We strongly recommend you print this summary page for your records as this will be your only copy of the application. You will not be able to return to this page after you click the "Submit" button.

Click "Submit" to send your request and receive your EIN.

Once you submit, please wait while your application is being processed. It can take up to two minutes for your application to be processed.



EIN Assistant

1. Your Progress

2. Identity

3. Authenticate

4. Addresses

5. Details

6. EIN Confirmation

Additional Information about your EIN

We suggest you print this page for your records.

When Can You Use Your EIN?

This EIN is your permanent number and can be used immediately for most of your business needs, including:

- Opening a bank account
- Applying for business licenses
- Filing a tax return by mail.

However, it will take up to two weeks before your EIN becomes part of the IRS's permanent records. You must wait until this occurs before you can:

- File an electronic return
- Make an electronic payment
- Pass an IRS Taxpayer Identification Number (TIN) matching program.

Next Steps (for LLC)?

If you do not wish to accept the default status of either partnership or disregarded entity, you can file:

- [Form 8832](#) (Entity Classification Election). This form must be completed in a timely manner to receive corporation status. See the instructions for complete information.
- [Form 2553](#) (Election by a Small Business Corporation). This form must be completed in a timely manner to receive S corporation status. See the instructions for complete information.

Acceptance or Non-Acceptance of Election

- The service center will notify the LLC as to the acceptance or non-acceptance of its election. The LLC should generally receive a determination on its election within 60 days after it has filed Form 8832 or Form 2553.
- Do not file Form 1120 (U.S. Corporation Income Tax Return) or Form 1120S (U.S. Income Tax Return for an S Corporation) until you receive notification of your acceptance.

You can download IRS forms, publications, and tax returns at <http://www.irs.gov/formspubs>

Corrections?

If you need to make changes to your organization's information, you must do so in writing and mail the information to the address provided at <https://www.irs.gov/businesses/business-name-change>.

<< Back

Continue >>

Help Topics

[? What is Form 8832?](#)

[? What is Form 2553?](#)

QUIT CLAIM DEED

THIS DEED made this _____ day of _____, between

Jon O. Ueland and Chyenne R. Ueland
of the said County of El Paso and State of Colorado, Grantor
and

14th Street Ltd.,
whose legal address is 116 S Fourteenth St., Colorado
Springs, CO 80904-4005 of the said County of El Paso and
State of Colorado, Grantee:

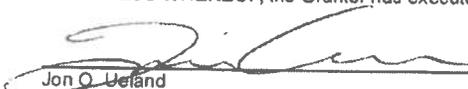
WITNESS, that the Grantor, for and in consideration of the sum of (\$10.00) Ten Dollars and No Cents, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold, conveyed, and QUIT CLAIMED, and by these presents do remise, release, sell, convey and Quit Claim. unto the grantee, his heirs, successors and assigns, forever, all the right title, interest, claim and demand which the grantor has in and to the real property, together with improvements, if any, situate, lying and being in the County of El Paso and State of Colorado, described as follows:

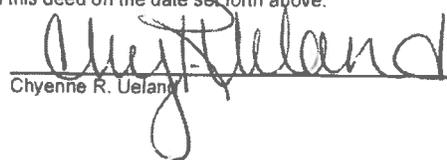
The Northerly 50 feet of Lots 9 and 10 in Block 61 in the TOWN OF WEST COLORADO SPRINGS, now a part of the City of Colorado Springs, County of El Paso, State of Colorado.

also known by street and number as: 116 S Fourteenth St., Colorado Springs, CO 80904-4005

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the grantor, either in law or equity, to the only proper use, benefit and behoof of the grantee, his heirs and assigns forever. The singular number shall include the plural, the plural and the singular, and the use of any gender, shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.


Jon O. Ueland


Chyenne R. Ueland

State of Colorado
County of

The foregoing instrument was acknowledged before me this _____ by Jon O. Ueland and Chyenne R. Ueland.

Witness my hand and official seal.

Notary Public: _____
My commission expires: _____

EXHIBIT "A"
EXCEPTIONS TO TITLE

2018 real estate taxes and all subsequent years, covenants, conditions, restrictions, reservations, easements and rights of way of record, if any.



El Paso County Colorado Clerk and Recorder Web Access

Welcome Visitor.

- Welcome
- Marriage
- Real Estate
- FAQ

Real Estate Document Access

Other Options
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[Refine Search](#)
[Back to Results](#)

- General
- Legal Description
- Related Documents

220098598

Image for this record is not available on this website.

Document Detail

Instrument #: 220098598

Multi Seq: 0

Date Recorded: 07/09/2020 03:47:58 PM

Document Type: QUIT CLAIM DEED

Book:

Page:

Pages in Image: 2

Image:

Grantor

1 UELAND JON O
 2 UELAND CHEYENNE R

Grantee

1 14TH STREET LTD



City of Colorado Springs

Short-Term Rental License

Licensee:

Name: Chyenne E Ueland
Address: 116 S. Fourteenth St

Number of Bedrooms: 1
Maximum Occupancy: 4

Local Emergency Contact:

Please call 911 for life-threatening emergencies

Name: Cheyenne Ueland
Phone Number: 719-339-2390

License Issuance Date: 9/3/2020
License Expiration Date: 9/3/2021

Short Term Rental Permit Number: STR-1003

Issued By: Susanna Dalsing

Establishment Name:

Name: Chyenne E Ueland
Address: 116 S. Fourteenth St



Land Use Review
Approved

10/02/2020
8:20:56 AM
sdalsing

City of Colorado Springs Planning Department has approved the issuance of this Short Term Rental License for this establishment.

The City of Colorado Springs Code requires that any changes to the information on this license be immediately reported to shorttermrentals@coloradosprings.gov

LICENSE MAY NOT BE TRANSFERRED AND DOES NOT CONVEY WITH THE SALE OR TRANSFER OF THE PROPERTY



City of Colorado Springs

Short-Term Rental License

Licensee:

Name: Chyenne R Ueland
Address: 116 S Fourteenth St Apt 1

Establishment Name:

Name: Chyenne R Ueland
Address: 116 S Fourteenth St Apt 1

Number of Bedrooms: 2
Maximum Occupancy: 6

Local Emergency Contact:

Please call 911 for life-threatening emergencies

Name: Cheyenne Ueland
Phone Number: 719-339-2390

License Issuance Date: 10/18/2020
License Expiration Date: 10/18/2021

Short Term Rental Permit Number: STR-1246

Issued By: Susanna Dalsing



Land Use Review
Approved

10/19/2020
12:48:57 PM
sdalsing

City of Colorado Springs Planning Department has approved the issuance of this Short Term Rental License for this establishment.

The City of Colorado Springs Code requires that any changes to the information on this license be immediately reported to shorttermrentals@coloradosprings.gov

LICENSE MAY NOT BE TRANSFERRED AND DOES NOT CONVEY WITH THE SALE OR TRANSFER OF THE PROPERTY

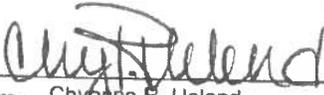
City of Colorado Springs
Short Term Rental License Annual Affidavit
(Non-Owner Occupied)

All rental properties located within the City of Colorado Springs must have a valid short term rental license issued by the City of Colorado Springs and must abide by the city's rental licensing requirements prior to leasing any rental property, or room(s) within a property, to another person or persons (City Code Section 7.5.1704).

According to Ordinance 19-101, short-term rentals that are non-owner occupied are precluded in single-family zoning districts and any new non-owner occupied permits are subject to a 500' buffer to another non-owner occupied permit. An owner occupied permit is defined as the primary place of residency of the owner for not less than 185 days per year.

By signing below, I, Chyenne Ueland (Printed Name), swear under penalty of perjury that I am the owner or beneficiary of the property and **this is not my primary residence** as defined above: 116 S. Fourteenth Street Apt #1 Colorado Springs, CO 80904 (address of STR). I understand that my short term rental license may be revoked at any time if I am found to not be in compliance with City Code Section 7.5.1706.

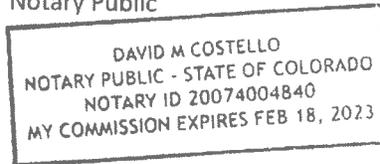
I acknowledge that this Affidavit is a "public record" and if I make a false entry or representation in this Affidavit, then I will commit a violation of City Code Section 9.3.104. I have carefully considered the contents of this Affidavit before signing. I affirm that the contents are true to the best of my knowledge.

Owner Signature: 
Owner Printed Name: Chyenne R. Ueland
Date: 8/24/20

Subscribed and sworn to me before me this 24 day of August, 2020.

My Commission Expires: 2-18-23 

Notary Public



City Staff Signature: _____
Short Term Rental Permit Number: _____
Date: _____

City of Colorado Springs
Short Term Rental License Annual Affidavit
(Non-Owner Occupied)

All rental properties located within the City of Colorado Springs must have a valid short term rental license issued by the City of Colorado Springs and must abide by the city's rental licensing requirements prior to leasing any rental property, or room(s) within a property, to another person or persons (City Code Section 7.5.1704).

According to Ordinance 19-101, short-term rentals that are non-owner occupied are precluded in single-family zoning districts and any new non-owner occupied permits are subject to a 500' buffer to another non-owner occupied permit. An owner occupied permit is defined as the primary place of residency of the owner for not less than 185 days per year.

By signing below, I, Chyenne Ueland (Printed Name), swear under penalty of perjury that I am the owner or beneficiary of the property and **this is not my primary residence** as defined above: 116 S. Fourteenth Street Apt #2 Colorado Springs, CO 80904 (address of STR). I understand that my short term rental license may be revoked at any time if I am found to not be in compliance with City Code Section 7.5.1706.

I acknowledge that this Affidavit is a "public record" and if I make a false entry or representation in this Affidavit, then I will commit a violation of City Code Section 9.3.104. I have carefully considered the contents of this Affidavit before signing. I affirm that the contents are true to the best of my knowledge.

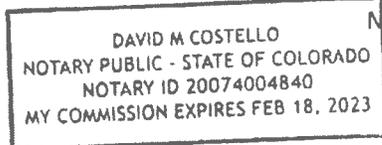
Owner Signature: 

Owner Printed Name: Chyenne R. Ueland

Date: 8/24/2020

Subscribed and sworn to me before me this 24 day of August, 2020.

My Commission Expires: 2-18-23 



Notary Public

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**City of Colorado Springs
Planning Department
Fee Receipt**

[Return to Fee Calculator](#)

<u>Application</u>	<u>Department</u>	<u>Amount</u>	<u>Applicant</u>	<u>AnnexDisc</u>
Appeal of Administrative Decision	Land Use Review	\$176.00		
Total Fees		<u>\$176.00</u>		

Intake Staff:	
Date:	11/12/2021
Planner:	Tamara Baxter
Receipt Number:	40351
Check Number:	001017
Amount:	\$176.00
Received From:	14th Street LTD (STR Appeal - 116 S 14th Street, Apt #1)