

Ely, Glenn C

From: G. Allen English, II <al.english@lpl.com>
Sent: Thursday, March 21, 2019 10:24 AM
To: Hester, Morgan; Ely, Glenn C
Subject: RE: 6040 Castlewood Lane

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Glenn Ely told me yesterday that enforcement cannot go into a rental property to count noses and ID's. That does not leave much in the way of enforcement as it relates to compliance. If you don't do it and code enforcement doesn't do it, then who is actually responsible for enforcement. You just told me in your e-mail that more than 5 unrelated occupants is in violation of code. So, who is responsible for enforcement? Once there is a violation, who takes action? Keep in mind that compliance of all laws, codes and ordinances is one of the requirements of permit issuance.

This morning the bus shows up driving north and stopped and let out approximately 7 males.. He then left and drove by a few minutes later in the other direction(south.) A few minutes later the bus drove by again in the north direction. Finally, at about 7:45 AM , the bus parked in front of the house again (headed south) and over the course of the next 35 minutes, "22 " people exited the house and loaded onto the bus. I left my driveway in front of the bus at about 8:15AM and observed that the bus was travelling in excess of the 25mph speed limit. In addition, the bus did not come to a complete stop at the intersection of Castlewood Lane and Vickers. HMMM. More violations.

Again, 35 minutes is too long for him to park in a residential neighborhood. He is only allowed long enough to load and/or unload.

Last night the bus shows up again and parked for over an hour in front of the house.. I called the police since it is illegal to park a 35,000 lb plus commercial vehicle on a residential street. The bus left before an officer showed up so I called the police to cancel the call.

I will forward an email that I sent John Suthers yesterday regarding the issuance of short term rental permits. I and some other neighbors would like to have some input when it is time for renewal on 01/22/20. If there is a history of documented violations there should be recourse for the neighborhood.

The last few days makes me feel like I'm living across the street from the Marriott.

Please advise me of any solutions you may have

I've outlined a number of violations so what do I do now? It is not my job to contact the owner and inform them of any violations. My function is to notify the city officials of any violations.

G. Allen English II, MBA

LPL Financial

Financial Consultant

5350 Tomah Drive, Ste. 1900

Colorado Springs, CO 80918

719-528-6823

al.english@lpl.com

LPL Financial Member FINRA/SIPC

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From: Hester, Morgan [mailto:Morgan.Hester@coloradosprings.gov]

Sent: Thursday, March 21, 2019 8:23 AM

To: G. Allen English, II <al.english@lpl.com>

Subject: RE: 6040 Castlewood Lane

Good morning, Mr. English,

Thank you for your email.

You are correct, when regarding how many people can reside in a dwelling unit, our Code defines "family" as no more than 5 unrelated individuals.

"7.2.201: DEFINITIONS ENUMERATED

FAMILY: As used in this Zoning Code, an individual, two (2) or more persons related by blood, marriage, adoption, or similar legal relationship, or a group of not more than five (5) persons who need not be so related, plus domestic staff employed for services on the premises, living together as a single housekeeping unit in one dwelling unit. The definition of "family" shall apply regardless of whether any member of such group receives outside services for mental, emotional, or physical disability."

Please note that the key is 'unrelated' as, for example, 10 family members could be rent the unit together.

When the ordinance went into effect on January 2 of this year, Council requested the creation of two full time positions – mine, as the Program Coordinator to review and issue permits, and the second of a Code Enforcement Officer to ensure not only are those with short term rental properties have permits but that permit holders are in compliance. All issues need to be channeled to that division as they will investigate. I believe you have their contact number, but to consolidate all information so you can refer back to this email, Code Enforcement's main number is 719-444-7891.

When you and I spoke last Friday, I believe you said you have the contact information for 6040 Castlewood, but to be sure, their 24-hour emergency contact is Tanya Mitchell 719-322-5556. We require that this number be provided on applications and that the individual be able to get to their property within the hour in the event an issue arises such as a situation(s) that is disruptive to the neighborhood.



Morgan Hester, AICP

Program Coordinator

Phone: (719) 385-5177

Email: morgan.hester@coloradosprings.gov

City of Colorado Springs

30 South Nevada Avenue, Suite 105

Colorado Springs, CO 80901

From: G. Allen English, II [<mailto:al.english@lpl.com>]
Sent: Wednesday, March 20, 2019 1:25 PM
To: Hester, Morgan <Morgan.Hester@coloradosprings.gov>
Subject: 6040 Castlewood Lane

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Glenn Ely sent me a couple of links this morning re short term rental permits. In reviewing these documents, I have a question about something I read under the heading "other considerations" that states in line 6 that "properties must remain compliant with all planing, zoning, building and other city codes" and in line 7 " All short term rentals shall abide by all applicable noise, housing and public health ordinances of the city and with all other City fire and safety ordinances."

I recently talked to planning about occupancy in areas zoned as ours is and I was told that I could have no more than 5 non related persons occupying my home at any given time.

The question I have is whether or not the rules pertaining to the short term rental agreement supercedes the current firm ordinance.

I bring this to mind as on numerous instances, we have witnessed as many as 11 people leaving the house in the morning.

In fact, last night at about 9:30, a Red Carpet tour bus pulled up in front of my house and unloaded its passengers and then left. This morning the bus returned and loaded up the "guests". We stopped counting at 12 and there were still people in the house.

So, the question remains. What are the rules? I'd very much like to find out the answer. Thank You

G. Allen English II, MBA

LPL Financial

Financial Consultant

5350 Tomah Drive, Ste. 1900

Colorado Springs, CO 80918

719-528-6823

al.english@lpl.com

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Ely, Glenn C

From: Hester, Morgan
Sent: Thursday, March 21, 2019 11:52 AM
To: Ely, Glenn C
Subject: FW: short -term rental permits

And another FYI.

Morgan
719-385-5177

From: G. Allen English, II [mailto:al.english@lpl.com]
Sent: Thursday, March 21, 2019 10:25 AM
To: Hester, Morgan <Morgan.Hester@coloradosprings.gov>
Subject: FW: short -term rental permits

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This is the e-mail I sent to Suthers yesterday.

G. Allen English II, MBA

LPL Financial

Financial Consultant

5350 Tomah Drive, Ste. 1900

Colorado Springs, CO 80918

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al.english@lpl.com

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From: G. Allen English, II
Sent: Wednesday, March 20, 2019 11:16 AM
To: 'jsuthers@springsgov.com' <jsuthers@springsgov.com>
Subject: short -term rental permits

I am concerned about an incident that recently happened in our neighborhood. I have lived at 6035 Castlewood Lane for over 25 years. It is quiet and well established area in Erindale just west of Academy. The home across the street recently sold and was purchased by Tanya Mitchell. In December we noticed a lot of traffic coming and going into this property. group of people would stay for a few days and the next week it would be a different group. The owner and spouse rang my doorbell right around Christmas to introduce themselves and to inform us that they purchased 6040

Castlewood Lane with the express purpose of using it as a vacation rental. my wife was upset and told the Mitchell's what she thought about their intent. She told them that their "guests" parked wherever they pleased to include the blocking of my driveway. At times, there were as many as 5 cars parked at that location. I am not so sure that this does not violate some parking code. They would also park pointed in the wrong direction.

We contacted code enforcement and was told that they were, according to code, not allowed to house more than 5 unrelated renters. At times there have been as many as 11 people staying there. According to code enforcement, they were in violation.

We then called planning and were told that they were granted a short term rental permit sometime in mid-January. This is strange since they had it rented at different times over the Christmas holidays and before permit issue date. Is this not another code violation.

The part that I find disturbing is that someone like this can come into an established, quiet 45 year old neighborhood , apply for and receive a short term rental permit without any notice to or without the permission of the affected residents. There was no discussion and we only found out about after the fact. It's a little late to do anything at that point. Now that we have "hotel" in our neighbor, I'm sure that it will have a negative impact on the property prices in our neighborhood. We also really don't like the number of strangers in the neighborhood. After all, we found a dead body in our backyard 4 years ago. That's why I'm a little leary about strange people.

Then last night , a Red Carpet tour bus pulled up in front of my house , unloaded passengers and then left. The bus returned this morning and loaded passengers and then left. We stopped counting passengers after the 12th one. Is this not a code violation as defined by code enforcement?\

It just isn't right that there is no discussion or notice in obtaining a short term rental permit. I find it hard to believe that this was the intent of the code.

A number of code violations have occurred and nothing happens. I e-mailed code enforcement last week and have yet to hear from them. I want to talk to them to determine the definition of "short term" is and whether or not we have an opportunity to rebuke and oppose the issuance of any extension of their permit.

A little guidance would be appreciated. THX!

G. Allen English II, MBA

LPL Financial

Financial Consultant

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Ely, Glenn C

From: G. Allen English, II <al.english@lpl.com>
Sent: Monday, April 08, 2019 2:36 PM
To: Ely, Glenn C
Cc: Hester, Morgan
Subject: RE: 6040 Castlewood Lane

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A new group of "guests" checked in on 04/04 and checked out the morning of 04/06. There ere 5 cars with 11 adults and 5+ children. *believe that this is not in accordance with code.*

This group left at about 10:30AM on 04/06 and another group showed up 15 minutes later. There were originally 6 cars and more than 8 "guestssssssssss'.

JUST KEEPING YOU UPDATED

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Ely, Glenn C

From: G. Allen English, II <al.english@lpl.com>
Sent: Friday, May 03, 2019 12:36 PM
To: Ely, Glenn C
Cc: Hester, Morgan
Subject: 6040 Castlewood Lane

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Here is a little update on the short term rental program , as it relates to this property. On 04/27 & 04/28 the home was rented and there were a minimum of 12 people staying there on both nights. I believe that this is a code violation . THX!

G. Allen English II, MBA

LPL Financial

Financial Consultant

5350 Tomah Drive, Ste. 1900

Colorado Springs, CO 80918

719-528-6823

al.english@lpl.com

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Ely, Glenn C

From: G. Allen English, II <al.english@lpl.com>
Sent: Wednesday, May 22, 2019 1:33 PM
To: Hester, Morgan; Ely, Glenn C
Subject: 6040 Castlewood Lane

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

FYI: The home at 6040 Castlewood Lane was rented on May 14th and 15th. There were four cars there and there were more than eight people that stayed there. Not compliant with code. THX!

G. Allen English II, MBA

LPL Financial

Financial Consultant

5350 Tomah Drive, Ste. 1900

Colorado Springs, CO 80918

719-528-6823

al.english@lpl.com

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Ely, Glenn C

From: G. Allen English, II <al.english@lpl.com>
Sent: Friday, May 31, 2019 3:25 PM
To: Ely, Glenn C; Hester, Morgan
Subject: 6040 Castlewood Lane short term rental permit

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Another "group" of guests arrived on 05/22/19. There were 4 cars and in excess of 8 people that stayed in the rental. FTI. THX

G. Allen English II, MBA

LPL Financial

Financial Consultant

5350 Tomah Drive, Ste. 1900

Colorado Springs, CO 80918

719-528-6823

al.english@lpl.com

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Ely, Glenn C

From: G. Allen English, II <al.english@lpl.com>
Sent: Tuesday, June 04, 2019 9:21 AM
To: Ely, Glenn C; Hester, Morgan
Subject: 6040 Castlewood lane
Attachments: SecureMessageAtt.html

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Ely, Glenn C

From: G. Allen English, II <al.english@lpl.com>
Sent: Monday, June 10, 2019 10:14 AM
To: Ely, Glenn C; Hester, Morgan
Subject: 60140 castlewood lane

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Guests rented this property on Friday, June 7, 2019 and stayed two nights. There were 4 cars and there were more than ten people staying there. FYI!

G. Allen English II, MBA

LPL Financial

Financial Consultant

5350 Tomah Drive, Ste. 1900

Colorado Springs, CO 80918

719-528-6823

al.english@lpl.com

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Ely, Glenn C

From: G. Allen English, II <al.english@lpl.com>
Sent: Tuesday, June 11, 2019 11:10 AM
To: Ely, Glenn C; Hester, Morgan
Subject: 6040 castlewood lane

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New "guests" checked in the afternoon of 06/10/19 and arrived with "6" cars and the party consists of at least "15" people. Is this still in compliance with all codes, ordinances and laws? I saw a piece on KRDO and later found it in print discussing " Controversial short-term renta ordinances cosidered Monday by city council Monday".

The piece discussed complaints file by neighborhood residents.

I would assume that you consider my e-mails as complaints.

My big question I what happens when permit renewal time comes. If they have been out of compliance numerous time during the year, is the permit renewal just a formality or does hteir compliance have any bearing as to renewal?

Upon checking, I found out that their permit is dated 01/22/18 , but they were renting it out as early as November. Is that in compliance? They agreed to comply with all code, ordinance and laws applicable to Colorado Springs.

THX!

G. Allen English II, MBA

LPL Financial

Financial Consultant

5350 Tomah Drive, Ste. 1900

Colorado Springs, CO 80918

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Ely, Glenn C

From: G. Allen English, II <al.english@lpl.com>
Sent: Monday, June 17, 2019 11:09 AM
To: Ely, Glenn C; Hester, Morgan; Knight, Don
Subject: 6040 castlewood lane

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New "guests" checked in on Thursday, June 13, 2019 and stayed two nights. They had two large vans with New Mexico plates. We counted "18" people but we think it could be as many as 22. Is this not some sort of a violation?

Mosy of them carried in sleeping bags.

G. Allen English II, MBA

LPL Financial

Financial Consultant

5350 Tomah Drive, Ste. 1900

Colorado Springs, CO 80918

719-528-6823

al.english@lpl.com

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Ely, Glenn C

From: G. Allen English, II <al.english@lpl.com>
Sent: Friday, June 21, 2019 9:58 AM
To: Ely, Glenn C; Hester, Morgan; Knight, Don
Subject: FW: 6040 castlewood lane - update

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This is an update of the 06/17/19 email. The actual number of "guests" stands at 13! THX!

G. Allen English II, MBA

LPL Financial

Financial Consultant

5350 Tomah Drive, Ste. 1900

Colorado Springs, CO 80918

719-528-6823

al.english@lpl.com

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From: G. Allen English, II
Sent: Monday, June 17, 2019 11:17 AM
To: 'Ely, Glenn C' <Glenn.Ely@coloradosprings.gov>; 'Hester, Morgan' <Morgan.Hester@coloradosprings.gov>; 'dknight@springsgov.com' <dknight@springsgov.com>
Subject: 6040 castlewood lane

New "guests checked in on Saturday afternoon of June 15, 2019. There are 4 cars and the headcount is "12". You may have noticed that I have now included City Councilman Knight so as to keep him apprised of the situation. Aain, is this not some sort of violation? Why have these violations not been addressed with some corresponding action applied to the permit holder?

G. Allen English II, MBA

LPL Financial

Financial Consultant

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Colorado Springs, CO 80918

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Ely, Glenn C

From: Ely, Glenn C
Sent: Monday, June 24, 2019 7:01 AM
To: 'RICHARD MILLER'
Subject: RE: FW: Form submission from: Code Enforcement Complaint Form

Mr. Miller,

Thank you for your feedback. I have added it to the case for this property.

Regards,

Glenn Ely

Code Enforcement Officer
Planning & Development Department
Neighborhood Services Division
P.O. Box 1575, Mail Code 1525
Colorado Springs, CO 80901-1575
719-499-4251
Glenn.Ely@coloradosprings.gov



From: RICHARD MILLER [mailto:magnum1105@comcast.net]
Sent: Saturday, June 22, 2019 11:38 PM
To: Ely, Glenn C
Subject: RE: FW: Form submission from: Code Enforcement Complaint Form

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Mr Ely

So the Mayor and the City Council approved the ordinance? Why wasn't this put on the ballot for the public to decided--looks as if the City is again exceeding its authority when it fails to consider or seek community approval--wrong answer and wrong approach--

v/r

Dick Miller

On June 21, 2019 at 7:18 AM "Ely, Glenn C" <Glenn.Ely@coloradosprings.gov> wrote:

Mr. Miller,

"STR-0149" is the short term rental (STR) permit number issued to the property. The permits are issued by the City Planning Department. The mayor does not sign STR permits. City Council and the mayor approved the ordinance allowed properly permitted STRs to operate in residential neighborhoods.

Regards,

Glenn Ely

Code Enforcement Officer

Planning & Development Department

Neighborhood Services Division

P.O. Box 1575, Mail Code 1525

Colorado Springs, CO 80901-1575

719-499-4251

Glenn.Ely@coloradosprings.gov



From: RICHARD MILLER [mailto:magnum1105@comcast.net]
Sent: Thursday, June 20, 2019 9:37 PM
To: Ely, Glenn C
Subject: Re: FW: Form submission from: Code Enforcement Complaint Form

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Dear Mr Ely

Thank you for the email response. Who enacted this STR-0149? DID THE MAYOR SIGN IT? Afar as the CSPD there is no oversight nor are they enforcing the law-- Frankly the dispatch is a joke--

v/r

Dick

On June 17, 2019 at 8:44 AM "Ely, Glenn C" <Glenn.Ely@coloradosprings.gov> wrote:

Mr. Miller,

Thank you for using the online complaint system.

The City of Colorado Springs enacted a new ordinance effective December 31, 2018, to allow short term rentals (STRs) in residential areas. The property owner applied for and was issued STR-0149 permit on 1/25/19. It is not a violation of city code to operate a properly permitted STR in a residential zone. I have included a link below to the city website section on STRs, which includes the application process and the ordinance, in case you would like to read more.

<https://coloradosprings.gov/planning-and-development/page/short-term-rentals>

I certainly appreciate your public safety concerns, which are under the purview of CSPD. The non-emergency CSPD dispatch number is 444-7000.

Regards,

Glenn Ely

Code Enforcement Officer

Planning & Development Department

Neighborhood Services Division

P.O. Box 1575, Mail Code 1525

Colorado Springs, CO 80901-1575

719-499-4251

Glenn.Ely@coloradosprings.gov



From: Colorado Springs [mailto:webmaster@springsgov.com]

Sent: Saturday, June 15, 2019 2:01 PM

To: Code Enforcement Main <CodeEnforcement.Main@coloradosprings.gov>

Subject: Form submission from: Code Enforcement Complaint Form

Submitted on Saturday, June 15, 2019 - 2:01pm

Submitted by anonymous user: 73.203.62.234

Submitted values are:

Type of Issue:

- Housing concerns - tenants - unsafe living conditions
- Short Term Rental
- Other

==Address for the Complaint/Problem==

Address: 6040 Cartlewood Ln

City: Colorado Springs

State: Colorado

Zip Code: 80918

Today's Date: Sat, 06/15/2019

Your Name: Richard L. Miller

Your Telephone Number: 7192008863

Your Email Address: Magnum1105@comcast.net

Detailed Description of the Violation(s):

It appears that this single family home has now been turned into a B&B like home. Multiple and different occupants are living at the residence from various out of town and out of state occupants. According to the neighbors it appears that there are a number of different individuals who come all hours of day and night. It also appears that this is a business establishment located within a residential neighborhood designed for single family occupancy. To add insult to injury, there are often large travel vans or multiple cars parked on and near the residence for weeks.

If it is not a public safety issue then it certainly is a violation of the City Code having a place of business located in a designated residential, single family housing areas.

v/r

RICHARD L. MILLER

The results of this submission may be viewed at:

<https://coloradosprings.gov/nodc/58851/submission/173676>

Ely, Glenn C

From: G. Allen English, II <al.english@lpl.com>
Sent: Monday, July 01, 2019 2:00 PM
To: Ely, Glenn C; Hester, Morgan; Knight, Don
Subject: 6040 castlewood lane

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

New guests checked in this afternoon. There were "5" cars with "10" as well as multiple children. n Saturday night there wer "9" cars t this residence but "4" of them left arounf 10:00 PM. THX!

G. Allen English II, MBA

LPL Financial

Financial Consultant

5350 Tomah Drive, Ste. 1900

Colorado Springs, CO 80918

719-528-6823

al.english@lpl.com

LPL Financial Member FINRA/SIPC

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Ely, Glenn C

From: G. Allen English, II <al.english@lpl.com>
Sent: Monday, July 01, 2019 2:22 PM
To: Ely, Glenn C; Hester, Morgan; Knight, Don
Subject: 6040 castlewood lane

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

New "guests" checked in on the afternoon of Sunday, June 30, 2019. There were '3" cars with "6" adults and multiple children that arrived.

G. Allen English II, MBA

LPL Financial

Financial Consultant

5350 Tomah Drive, Ste. 1900

Colorado Springs, CO 80918

719-528-6823

al.english@lpl.com

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Ely, Glenn C

From: G. Allen English, II <al.english@lpl.com>
Sent: Monday, July 08, 2019 12:44 PM
To: Ely, Glenn C; melisa.preciado@lpl.com; Knight, Don
Subject: FW: 6040 castlewood lane
Attachments: IMG_1555.jpg; ATT00001.txt

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

This is a picture of the tour bus that this group recently livered "guests" in. They also used it as a shuttle a few times and even parked the bus on our street. This is another violation.

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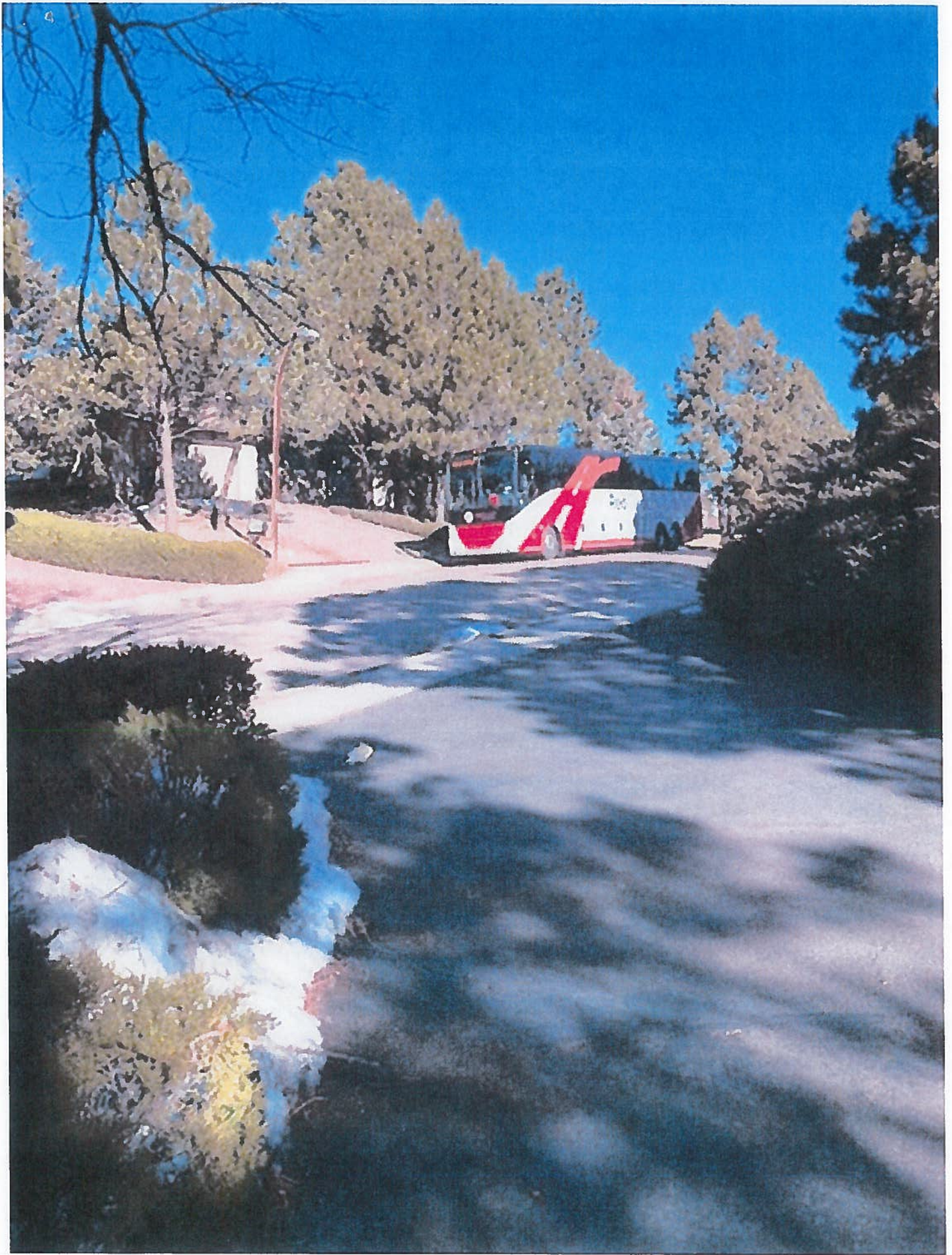
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-----Original Message-----

From: JanEnglish [<mailto:bigred80918@gmail.com>]
Sent: Monday, July 08, 2019 10:43 AM
To: G. Allen English, II <al.english@lpl.com>
Subject:

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Eiy, Glenn C

From: G. Allen English, II <al.english@lpl.com>
Sent: Friday, July 12, 2019 12:46 PM
To: Ely, Glenn C; Hester, Morgan; Knight, Don
Subject: FW: Cars a b&b house
Attachments: IMG_1613.jpg; ATT00001.txt

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

We had "guests" check in last night at 6040 castlewood lane and as you can tell from the attached photo, there are "5" cars parked there. At last count we counted at least "12" adultd. Again, this is in violation of the ordinance whether it be the current one or the proposed one that is being discussed.

My issue is the same as that of Councilman Knight's. Why have there not been any enforcement of the code as it relates to penalties for violating ordinances. I have emailed numerous violations and no action has been taken. I have read the ordinance and it very cleaqrly lays out penalties to be imposed in the event of violations. Not only have I reported occupancy violations but I have also notified you about leash law violations, parking violation, etc. That is not to mention that they were renting out this home at least two months prior to their permit isuanc on 01/22/19. Is that also not a violation? Where are the suspensions that the ordinance calls for and orders? What is the purpose of having laws but no enforcement? PLEASE ADVISE! THX!

G. Allen English II, MBA

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Financial Consultant

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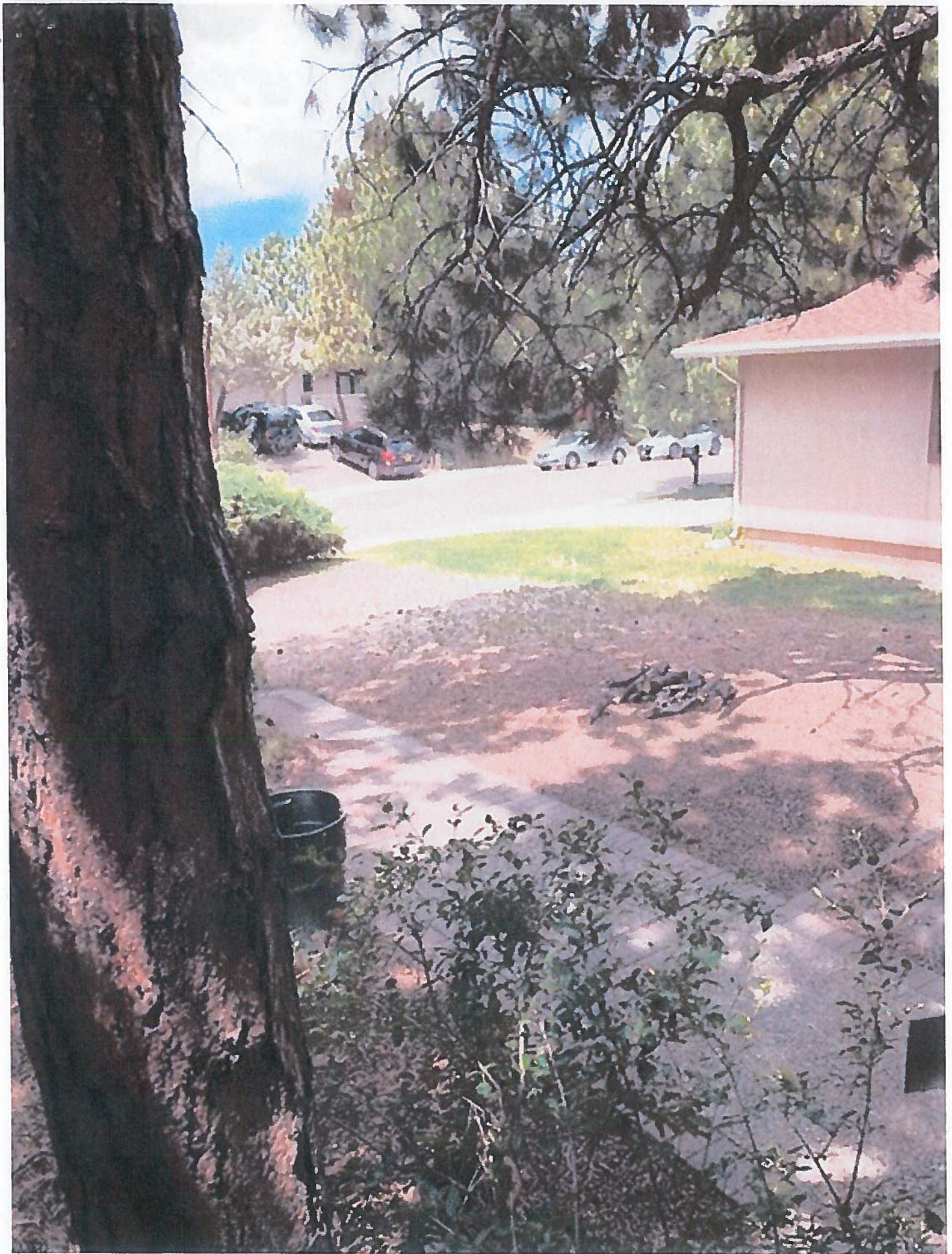
-----Original Message-----

From: JanEnglish [<mailto:bigred80918@gmail.com>]
Sent: Friday, July 12, 2019 12:16 PM
To: G. Allen English, II <al.english@lpl.com>
Subject: Cars a b&b house

There are at least 8 men

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Ely, Glenn C

From: G. Allen English, II <al.english@lpl.com>
Sent: Monday, July 15, 2019 9:56 AM
To: Ely, Glenn C; Hester, Morgan; Knight, Don
Subject: 6040 castlewood lane

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

More "guests" checked on Sunday afternoon, 07/14/19. There are "3" cars with a total of "12" people as well as "1" unleashed dog.

These are two more distinct code violations My question today is the same as it was in my e-mail of 07/12/19.. This has been going on for "8" months and there has not been any action at all on the part of planning or code enforcement. Given the number of violations in this period paired with the appropriate suspensions, this owner would have and should have been closed more than he was open. What does it take to provide enforcement? He continues to violate the law unchecked. What is the purpose of passing codes, ordinances and laws when there is no enforcement. Please advise! THX!

G. Allen English II, MBA

LPL Financial

Financial Consultant

5350 Tomah Drive, Ste. 1900

Colorado Springs, CO 80918

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al.english@lpl.com

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Ely, Glenn C

From: G. Allen English, II <al.english@lpl.com>
Sent: Tuesday, July 16, 2019 11:12 AM
To: Ely, Glenn C; Hester, Morgan; Knight, Don
Subject: FW: July 16– 4 suvs
Attachments: IMG_1614.jpg; ATT00001.txt

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

I stand corrected on my e-mail from yesterday. There are (4) SUV's (see attached photo) parked at this address and the head count to at least (14). It would seem a little difficult to sleep that many people in a (4) bedroom house. This a recurring problem and I would be led to believe that there is a violation of the fire code. THX!

G. Allen English II, MBA

LPL Financial

Financial Consultant

5350 Tomah Drive, Ste. 1900

Colorado Springs, CO 80918

719-528-6823

al.english@lpl.com

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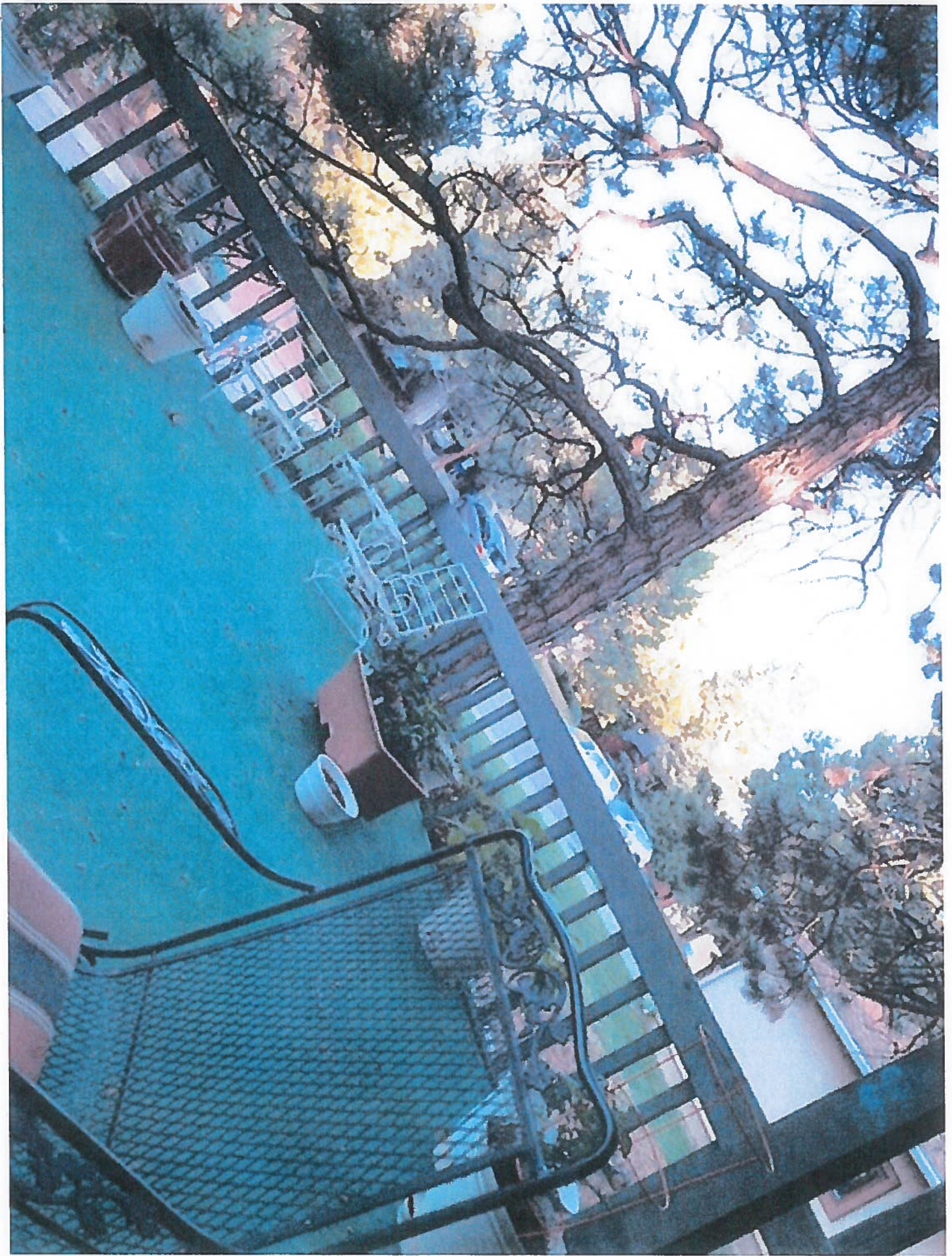
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-----Original Message-----

From: JanEnglish [mailto:bigred80918@gmail.com]
Sent: Tuesday, July 16, 2019 6:35 AM
To: G. Allen English, II <al.english@lpl.com>
Subject: July 16– 4 suvs

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Ely, Glenn C

From: G. Allen English, II <al.english@lpl.com>
Sent: Monday, July 22, 2019 10:10 AM
To: Ely, Glenn C; Hester, Morgan; Knight, Don
Subject: 6040 castlewood lane

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

More "guests" checked in on Friday 07/19/19).. There were "3" cars but there were "14" "guests". If you think the house was crowded, you should have seen "5" adults cram into a small subcompact. It's the same story, continued violations but there still haven't been any suspensions. I have to abide by the rules and laws that are established. Why should the owners of this house not abide by the rules that he had to attest to in order to obtain a permit? I would also question the violation of the fire code with that many "guests" sleeping in a four bedroom house. When will something be done? THX!

G. Allen English II, MBA

LPL Financial

Financial Consultant

5350 Tomah Drive, Ste. 1900

Colorado Springs, CO 80918

719-528-6823

al.english@lpl.com

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Ely, Glenn C

From: G. Allen English, II <al.english@lpl.com>
Sent: Monday, July 29, 2019 1:24 PM
To: Ely, Glenn C; Hester, Morgan; Knight, Don
Subject: 6040 castlewood lane

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

New "guests" arrived Friday 07/26/19 and included "4" cars and "18" yes that's correct "18" people . This group of people epitomizes all that is wrong about AIRbnb. This group took the patio table and moved it into the garage and that area was set up as a card game table along with , what I assumed was an alcohol location.

This group had eight cars parked in front of the house an Friday night and that number grew to nine cars on Saturday night.

The number of people also expanded to about "28" on Saturday , as best as I could count.

This group was by far the loudest of any group so far. We also caalled CSPD due to the fact there was a car blocking a driveway but it was moved prior to any officers arriving.

So. How many violations were there? How will these violations be handled? Laws are made for a purpose for the good of society and the community but they are nothing more than lip service if no one will enforce them. The neighbors that I talk to are upset due to the fact that the City refuses to enforce the rules as written in the ordinance.

This group made me feel that I was at a KOA campground and not a quiet residential street. I now see that quite a few of the neighbors are meting one on one on the sidewalk to discuss this PROBLEM. My feeling is that we will unite in some fashion. THX!

G. Allen English II, MBA

LPL Financial

Financial Consultant

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Colorado Springs, CO 80918

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Ely, Glenn C

From: G. Allen English, II <al.english@lpl.com>
Sent: Tuesday, July 30, 2019 11:20 AM
To: Ely, Glenn C; Hester, Morgan; Knight, Don
Subject: 6040 castlewood lane.

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

We had "guests" check in on Sunday afternoon 07/28/19 and dis so just as the cleaning lady was driving off. There are "3" cars and "17" people. I believe that this in violation of the code as well as the spirit of the AIRbnb. This is not a camp ground for reunions. These are primarily people that don't want to pay the price that it would take to accommodate size of their group in a hotel. Rather , they can do a three or four way split fort the \$200 per night fee for this house./

This is clearly another ordinance violation and is subject to apermit suspension. Is there any action to be taken? THX!

G. Allen English II, MBA

LPL Financial

Financial Consultant

5350 Tomah Drive, Ste. 1900

Colorado Springs, CO 80918

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Ely, Glenn C

From: G. Allen English, II <al.english@lpl.com>
Sent: Monday, August 05, 2019 11:01 AM
To: Ely, Glenn C; Hester, Morgan; Knight, Don
Subject: 6040 castlewood lane

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

On Saturday, 08/03/19 , "9" "guests" and three dogs checked in to the AIRbnb. Again this is over the limit.

G. Allen English II, MBA

LPL Financial

Financial Consultant

5350 Tomah Drive, Ste. 1900

Colorado Springs, CO 80918

719-528-6823

al.english@lpl.com

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Ely, Glenn C

From: G. Allen English, II <al.english@lpl.com>
Sent: Monday, August 05, 2019 11:05 AM
To: Ely, Glenn C; Hester, Morgan; Knight, Don
Subject: 6040 castlewood lane
Attachments: 20190804_152005.jpg

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

This vehicle was parked at 6040 castlewood lane for a period of time.

G. Allen English II, MBA

LPL Financial

Financial Consultant

5350 Tomah Drive, Ste. 1900

Colorado Springs, CO 80918

719-528-6823

al.english@lpl.com

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From: al english [mailto:huskeral1@gmail.com]
Sent: Monday, August 05, 2019 10:57 AM
To: G. Allen English, II <al.english@lpl.com>
Subject:

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Ely, Glenn C

From: G. Allen English, II <al.english@lpl.com>
Sent: Monday, August 05, 2019 11:36 AM
To: Ely, Glenn C; Carol Thomas (marathanrunner@yahoo.com); Knight, Don
Subject: 6040 castlewood lane

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

I wanted to give you an update as to what happened last week. I did an on camera interview last week in the front yard of my home. When we finished, the camera man mentioned that he needs some additional shots of 6040 castlewood lane.

We all went down to my driveway and soon thereafter we were approached by one of the female "guest" currently renting the AIRbnb. She wanted to know why we were filming "her" house. The reporter simply told her that they were filming a news piece about AIRbnb's. The lady was concerned about the invasion of her privacy and that this filming was very unnerving and very unsettling. After several episodes of this she became belligerent and I asked her to leave.

Not even 10 minutes later the owner of the property, Tanya Mitchell, pulls up in front of my house, got out of her vehicle and was waving. We went down into the driveway and she proceeded to justify her actions, that everything she did was within the law. She assured me that all of her renters were indeed related or relatives and that this does not violate the law. I asked her if she asked at the time of reservation if her renters and all parties were related. She answered in the negative. So, if

she doesn't ask, she doesn't know. I know for a fact that a number of these groups were not related. She also explained that she had a lot of money invested and disclosed that it was family money. She also proceeded to explain that her family of six could not afford to rent hotel rooms when they stayed out of town.

I explained to her that the purpose of the AIRbnb was not to have 20 people staying in the house.

This back and forth went on for about 20 minutes

I find this unacceptable behavior. Obviously the renter called the owner when she left my driveway. I really don't appreciate being accosted at my home by this individual as she tries to poor mouth her situation and trying to convince me that she is performing a community service.

We had a prior commitment and had to leave. That ended the conversation.

THX!

G. Allen English II, MBA

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Financial Consultant

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Colorado Springs, CO 80918

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Ely, Glenn C

From: G. Allen English, II <al.english@lpl.com>
Sent: Wednesday, August 07, 2019 3:41 PM
To: Ely, Glenn C; Carol Thomas (marathanrunner@yahoo.com); Knight, Don
Subject: 6040 castlewood lane
Attachments: IMG951663.jpg

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Some new "guests" are moving in and look what they have parked in front of the house. Is this a code violation? I know that it is a covenant violation. Any enforcement? THX!

G. Allen English II, MBA

LPL Financial

Financial Consultant

5350 Tomah Drive, Ste. 1900

Colorado Springs, CO 80918

719-528-6823

al.english@lpl.com

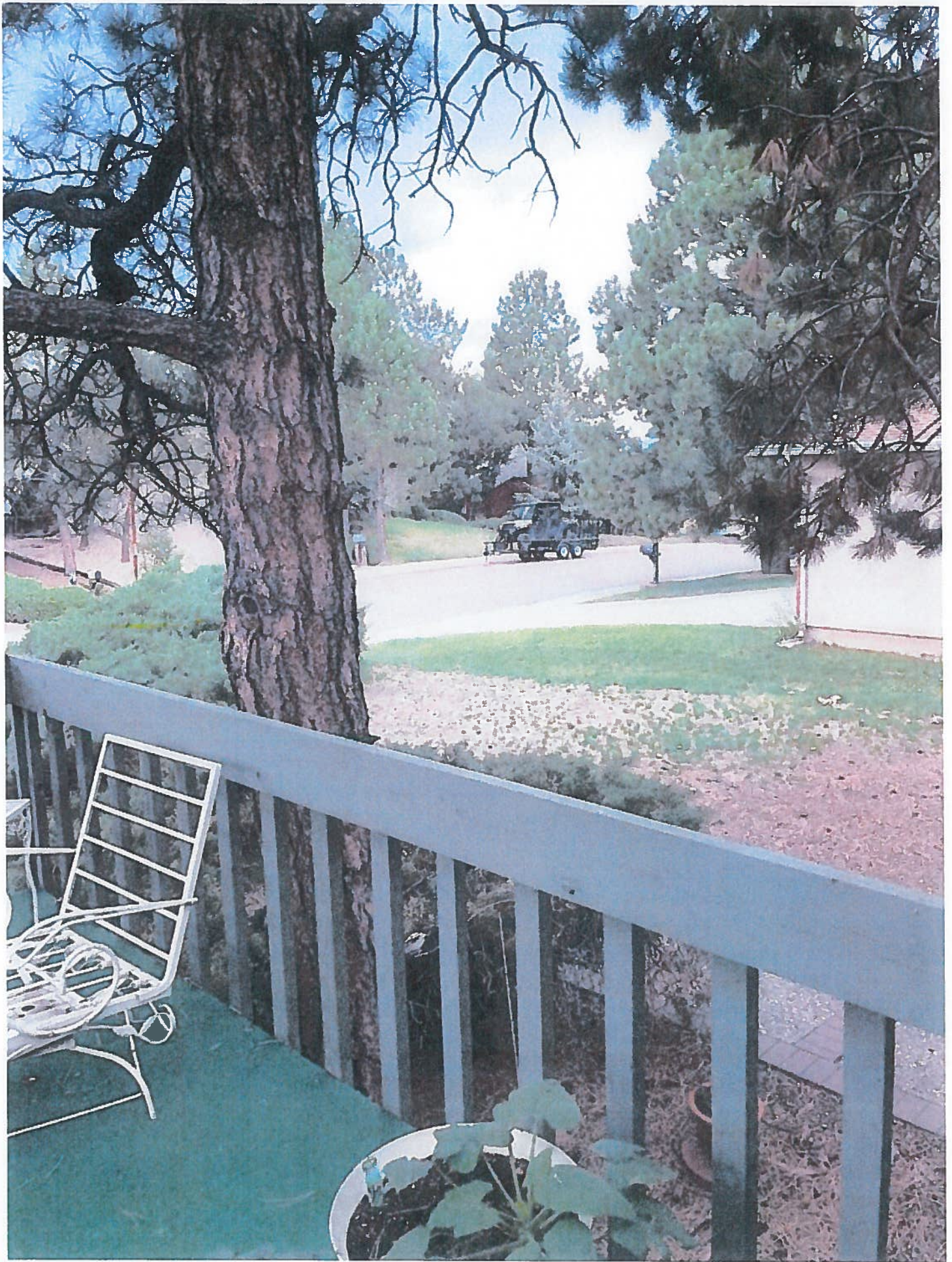
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From: al english [<mailto:huskeral1@gmail.com>]
Sent: Wednesday, August 07, 2019 3:07 PM
To: G. Allen English, II <al.english@lpl.com>
Subject:

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Ely, Glenn C

From: Ely, Glenn C
Sent: Thursday, August 08, 2019 9:13 AM
To: 'G. Allen English, II'
Subject: RE: 6040 castlewood lane

Mr. English,

From SpringsView, the public city map on the city website
<https://gis.coloradosprings.gov/Html5Viewer/?viewer=springsview>. No email addresses are included.

Short-Term Rental  

Property Address: 6040 Castlewood Ln

Primary Emergency Contact Name: Tanya Mitchell

Primary Emergency Contact Phone: 719-322-5556

Details

Property Address
6040 Castlewood Ln

Parcel ID
6317113033

Primary Emergency Contact Name
Tanya Mitchell

Primary Emergency Contact Phone
719-322-5556

Secondary Emergency Contact Name
Steven Mitchell

Secondary Emergency Contact Phone
719-800-1223

Glenn Ely

Code Enforcement Officer
Planning & Development Department
Neighborhood Services Division
P.O. Box 1575, Mail Code 1525
Colorado Springs, CO 80901-1575
719-499-4251 (Mobile)
719-385-5773 (Office)
Glenn.Ely@coloradosprings.gov



From: G. Allen English, II [<mailto:al.english@lpl.com>]
Sent: Thursday, August 08, 2019 8:44 AM
To: Ely, Glenn C
Subject: RE: 6040 castlewood lane

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

do you have tanya mitchell's email?

G. Allen English II, MBA

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From: Ely, Glenn C [<mailto:Glenn.Ely@coloradosprings.gov>]
Sent: Thursday, August 08, 2019 8:01 AM
To: G. Allen English, II <al.english@lpl.com>
Subject: RE: 6040 castlewood lane

Mr. English,

Vehicles on the street are under the purview of the Police Department. You can reach the CSPD non-emergency dispatch number at 444-7000. It is up to CSPD to determine if there are any violations or required enforcement.

Covenant violations are a civil matter and are not handled by Code Enforcement or CSPD.

Regards,

Glenn Ely
Code Enforcement Officer
Planning & Development Department

Neighborhood Services Division
P.O. Box 1575, Mail Code 1525
Colorado Springs, CO 80901-1575
719-499-4251 (Mobile)
719-385-5773 (Office)
Glenn.Ely@coloradosprings.gov



From: G. Allen English, II [<mailto:al.english@lpl.com>]
Sent: Wednesday, August 07, 2019 3:41 PM
To: Ely, Glenn C; Carol Thomas (marathanrunner@yahoo.com); Knight, Don
Subject: 6040 castlewood lane

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Some new "guests" are moving in and look what they have parked in front of the house. Is this a code violation? I know that it is a covenant violation. Any enforcement? THX!

G. Allen English II, MBA

LPL Financial

Financial Consultant

5350 Tomah Drive, Ste. 1900

Colorado Springs, CO 80918

719-528-6823

al.english@lpl.com

LPL Financial Member FINRA/SIPC

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From: al english [<mailto:huskeral1@gmail.com>]
Sent: Wednesday, August 07, 2019 3:07 PM
To: G. Allen English, II <al.english@lpl.com>
Subject:

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Ely, Glenn C

From: G. Allen English, II <al.english@lpl.com>
Sent: Saturday, August 10, 2019 10:38 AM
To: Ely, Glenn C; Hester, Morgan; Knight, Don
Subject: 6040 castlewood lane
Attachments: 20190810_062526.jpg

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

These new "guests" checked in the afternoon of 08/09/19 and as you can see there are "7" cars and somewhere between 15 and 20 "guests" I will absolutely guarantee you that they were not all related. They are in obvious violation of the occupancy code. The problem is, "what is my recourse"?. I can't call code enforcement as it is a weekend. I have polled most of the residents on our street and none of them are happy. In this polling, I found out that there are two additional homes supposedly converting to AIRbnb. They do this because we don't have an HOA to prevent the establishment of an AIRbnb from happening. THX!

G. Allen English II, MBA

LPL Financial

Financial Consultant

5350 Tomah Drive, Ste. 1900

Colorado Springs, CO 80918

719-528-6823

al.english@lpl.com

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From: al english [mailto:huskeral1@gmail.com]

Sent: Saturday, August 10, 2019 9:01 AM

To: G. Allen English, II <al.english@lpl.com>

Subject:

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Ely, Glenn C

From: G. Allen English, II <al.english@lpl.com>
Sent: Monday, August 12, 2019 9:26 AM
To: Ely, Glenn C; Hester, Morgan; Knight, Don
Subject: 6040 castlewood lane
Attachments: 20190810_193811.jpg

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

As an update to the "guests" that checked in on 08/09/19, there were actually "8" cars parked overnight for three nights and not "7" and the headcount was somewhere between 16 and 20 people.

Saturday night was akin to a frat party with people coming and going constantly. There were as many as "13" cars parked in front of the house a lot of the time. Look how the "guest" in the attached photo parked.

The only saving grace is that the evening thunderstorm Saturday night kind of broke the party up early as it had gotten fairly noisy earlier in the evening. I feel sorry for the people in houses that back up to 6040. They really catch the brunt of the noise.

Now, instead of living across the street from a motel, I live across the street from a frat party house that makes me feel like I'm on a college campus.

Again, I will absolutely guarantee you that these people were not all related. What recourse do I have?

This whole process of AIRbnb's was not very well thought by the city officials. They are catering to these "tourists" at the expense of long-time tax-paying citizens.

This is not how I imagined my tax money being spent. From a revenue perspective, I think the city would be better off if these folks stayed in motels instead of disrupting neighborhoods.

As I did some of my polling, I found out that there may be 2 more AIRbnb's in our neighborhood. They center around areas that have no HOA.

THX!

G. Allen English II, MBA

LPL Financial

Financial Consultant

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Colorado Springs, CO 80918

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From: al english [mailto:huskeral1@gmail.com]

Sent: Monday, August 12, 2019 8:53 AM

To: G. Allen English, II <al.english@lpl.com>

Subject:

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Ely, Glenn C

From: G. Allen English, II <al.english@lpl.com>
Sent: Monday, August 12, 2019 9:31 AM
To: Ely, Glenn C; Hester, Morgan; Knight, Don
Subject: 6040 castlewood lane
Attachments: 20190810_185313.jpg

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

There were 4 more cars that showed showed up later!

G. Allen English II, MBA

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Colorado Springs, CO 80918

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From: al english [<mailto:huskeral1@gmail.com>]

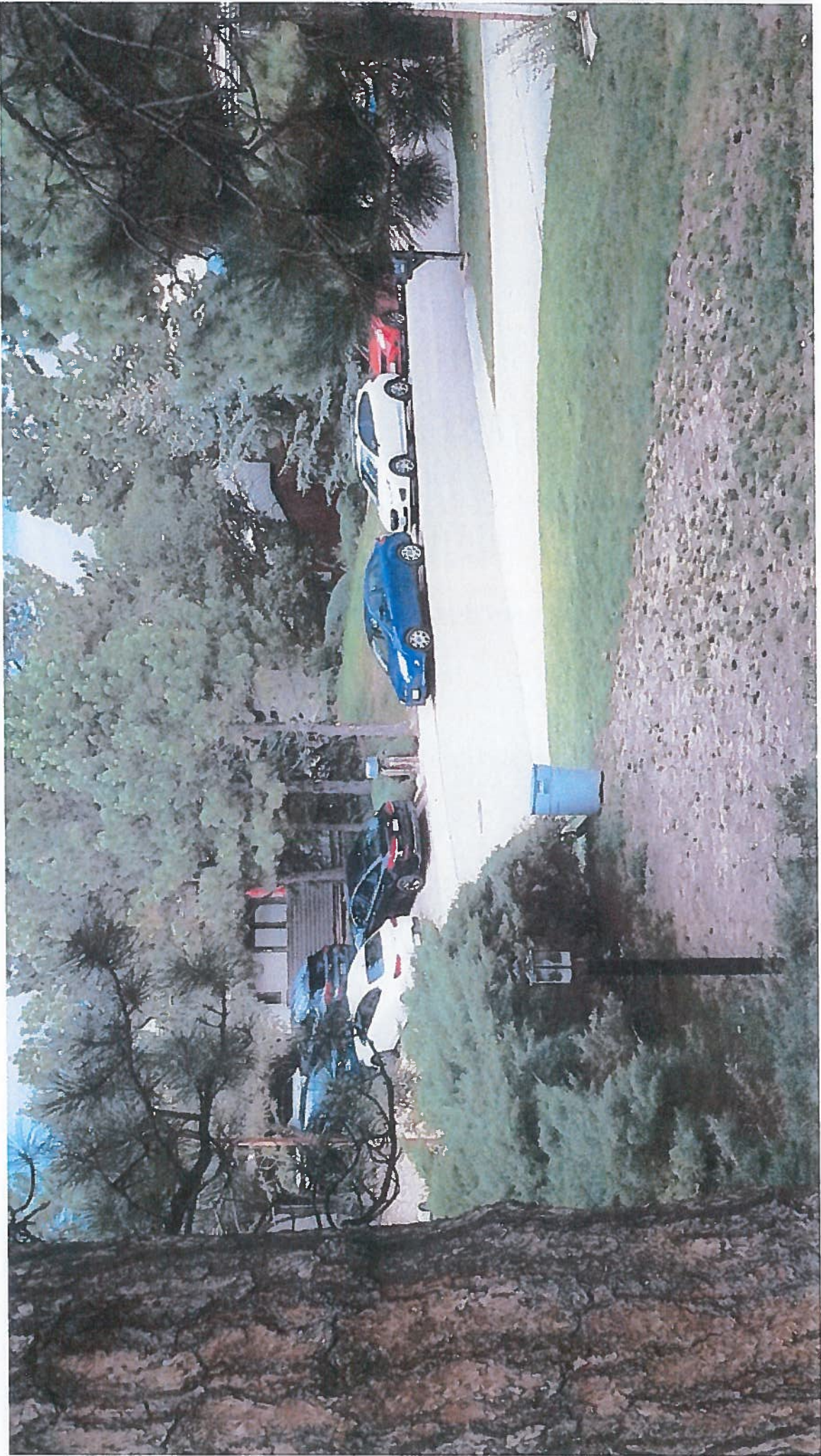
Sent: Monday, August 12, 2019 8:53 AM

To: G. Allen English, II <al.english@lpl.com>

Subject:

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Ely, Glenn C

From: G. Allen English, II <al.english@lpl.com>
Sent: Tuesday, August 13, 2019 9:18 AM
To: Ely, Glenn C; Hester, Morgan; Knight, Don
Subject: 6040 castlewood lane.

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

In talking to a few neighbors recently, I was informed that another AIRbnb has been approved on our street. and a third one is also considering converting.

In doing so, our quiet, mature neighborhood has turned into the likes of a KOA Campground or a frat row on a college campus.

I spoke with two couple last night that live on Applewood Ridge Court. They live directly behind the house at 6040 Castlewood Lane and thus are more exposed to the noise issue than any one else.

One of these neighbors forwarded me some text exchanges that she had with the owner, Tanya Mitchell. Here are some conversationms.

Neighbor - your new tenants are shooting some kind of gun in the back yard. It may be a pellet or bb gun.

Owner response - Thank you for letting us know if it happens again.. I'm out of the countryso time zones are diferent.

The owner shows very little concern about this activity and took no action due to time zone differences. I believe it should hav e been addressed with more concern.

Another example -

Neighbor - Your guests tonight are doing a lot of yelling and chanting. It's a very exciting game of foosball. Could you ask them to quiet down a bit.

Owner response - Hi... Before I texr them to not play foosball so loud... could you send me video so I can see if it's out of hand.

Again, the show very little , I any, concern about the neighbor's situation and in fact calls her out by requesting video. If it wasn't "out of hand"

she would not have made the request. The neighbor did send video and the owner said that she texted the tenants.

These neighbors have repeatedly asked the tenants to be a little more quiet but to no avail.

This an ongoing and growing problem and I don't know what the solution is. I can't call code enforcement at 10:00 on Saturday night and expect to have anything.

The issue is also raised again about the occupancy rule. One neighbor overheard tensnts at the party Saturday night introducing themselvess to one another.

Ther 18 to 20 people were not "related".

The group that I work with would like the opportunity to express our concerns to city council. THX!

G. Allen English II, MBA

LPL Financial

Financial Consultant

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Colorado Springs, CO 80918

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Ely, Glenn C

From: G. Allen English, II <al.english@lpl.com>
Sent: Tuesday, August 13, 2019 10:29 AM
To: Knight, Don; Ely, Glenn C; Hester, Morgan
Subject: FW:
Attachments: 20190810_185313.jpg

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

How would you like to live across the street from this constantly?

G. Allen English II, MBA

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From: al english [<mailto:huskeral1@gmail.com>]

Sent: Monday, August 12, 2019 8:53 AM

To: G. Allen English, II <al.english@lpl.com>

Subject:

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Ely, Glenn C

From: Knight, Don
Sent: Wednesday, August 14, 2019 1:09 PM
To: G. Allen English, II; Ely, Glenn C; Hester, Morgan; Friedman, Samuel
Cc: allcouncil@springsgov.com
Subject: RE: 6040 castlewood lane.

Allen,

We discussed your issue and others at our Work Session on Monday. Given the full agendas already for our next two meetings, we will be holding a town hall on STRs at our Sept 24th. That will be at City Hall starting at 10 am, but I am asking Sam Friedman to keep you posted on the exact agenda as we might not get to it until after our lunch break.

Don Knight
Colorado Springs City Council, District 1
107 N Nevada Ave, Ste 300
Colorado Springs, CO 80901
719-385-5487
719-368-0729 (cell)

From: G. Allen English, II <al.english@lpl.com>
Sent: Tuesday, August 13, 2019 9:18 AM
To: Ely, Glenn C <Glenn.Ely@coloradosprings.gov>; Hester, Morgan <Morgan.Hester@coloradosprings.gov>; Knight, Don <Don.Knight@coloradosprings.gov>
Subject: 6040 castlewood lane.

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

In talking to a few neighbors recently, I was informed that another AIRbnb has been approved on our street. and a third one is also considering converting.
In doing so, our quiet, mature neighborhood has turned into the likes of a KOA Campground or a frat row on a college campus.

I spoke with two couple last night that live on Applewood Ridge Court. They live directly behind the house at 6040 Castlewood Lane and thus are more exposed to the noise issue than any one else.

One of these neighbors forwarded me some text exchanges that she had with the owner, Tanya Mitchell. Here are some conversationms.

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Owner response - Thank you for letting us know if it happens again.. I'm out of the countryso time zones are diferent.

The owner shows very little concern about this activity and took no action due to time zone differences. I believe it should hav e been addressed with more concern.

Another example -

Neighbor - Your guests tonight are doing a lot of yelling and chanting. It's a very exciting game of foosball. Could you ask them to quiet down a bit.

Owner response - Hi... Before I text them to not play foosball so loud... could you send me video so I can see if it's out of hand.

Again, the show very little concern about the neighbor's situation and in fact calls her out by requesting video. If it wasn't "out of hand"

she would not have made the request. The neighbor did send video and the owner said that she texted the tenants.

These neighbors have repeatedly asked the tenants to be a little more quiet but to no avail.

This an ongoing and growing problem and I don't know what the solution is. I can't call code enforcement at 10:00 on Saturday night and expect to have anything.

The issue is also raised again about the occupancy rule. One neighbor overheard tenants at the party Saturday night introducing themselves to one another.

There 18 to 20 people were not "related".

The group that I work with would like the opportunity to express our concerns to city council. THX!

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Ely, Glenn C

From: G. Allen English, II <al.english@lpl.com>
Sent: Saturday, August 17, 2019 9:38 AM
To: Ely, Glenn C; Hester, Morgan; Knight, Don
Subject: Emailing: airbnb
Attachments: airbnb.pdf

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

As I have been working on the AIRbnb problem, I now find out that we now have a total of (3) just on our street. he attached ads for those (3) show a total capacity of 41 people and there aren't many more than that that populate the entire street.. One shows a capacity of "20"? One ad states "wooded oasis".. Another advertises "QUIET" updated Colorado farm house. And another one states "pinewood oasis" situated in and "established " neighborhood.

It's bad enough to have one let alone three of these on one street. The bigger impact is that of occupancy. These add 41 strangers to our neighborhood and the only reason that they are there is because we do not have an HOA, as most HOA's prohibit the AIRbnb establishment.

I asked Tayna Mitchell why she didn't do this in her neighborhood, her response was that she couldn't because they have an HOA and it's not allowed. Consequently, these people look specifically for homes that do not have an HOA.

I still do not understand why this ordinance was created. It is not any benefit to community or neighborhood. And, please tell me what advantage there is to the City.

Your message is ready to be sent with the following file or link attachments:

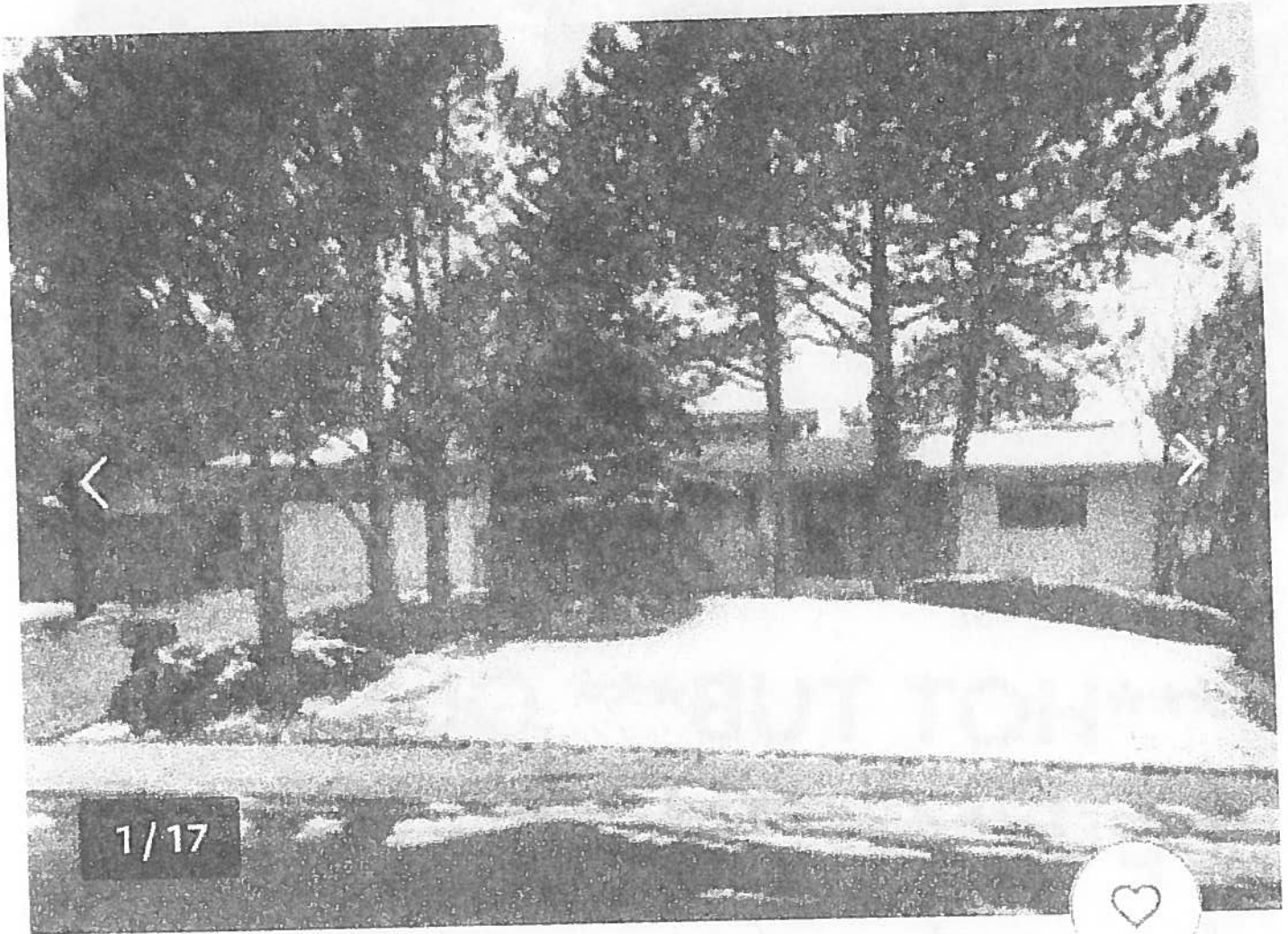
airbnb

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

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Colorado Springs, CO, USA

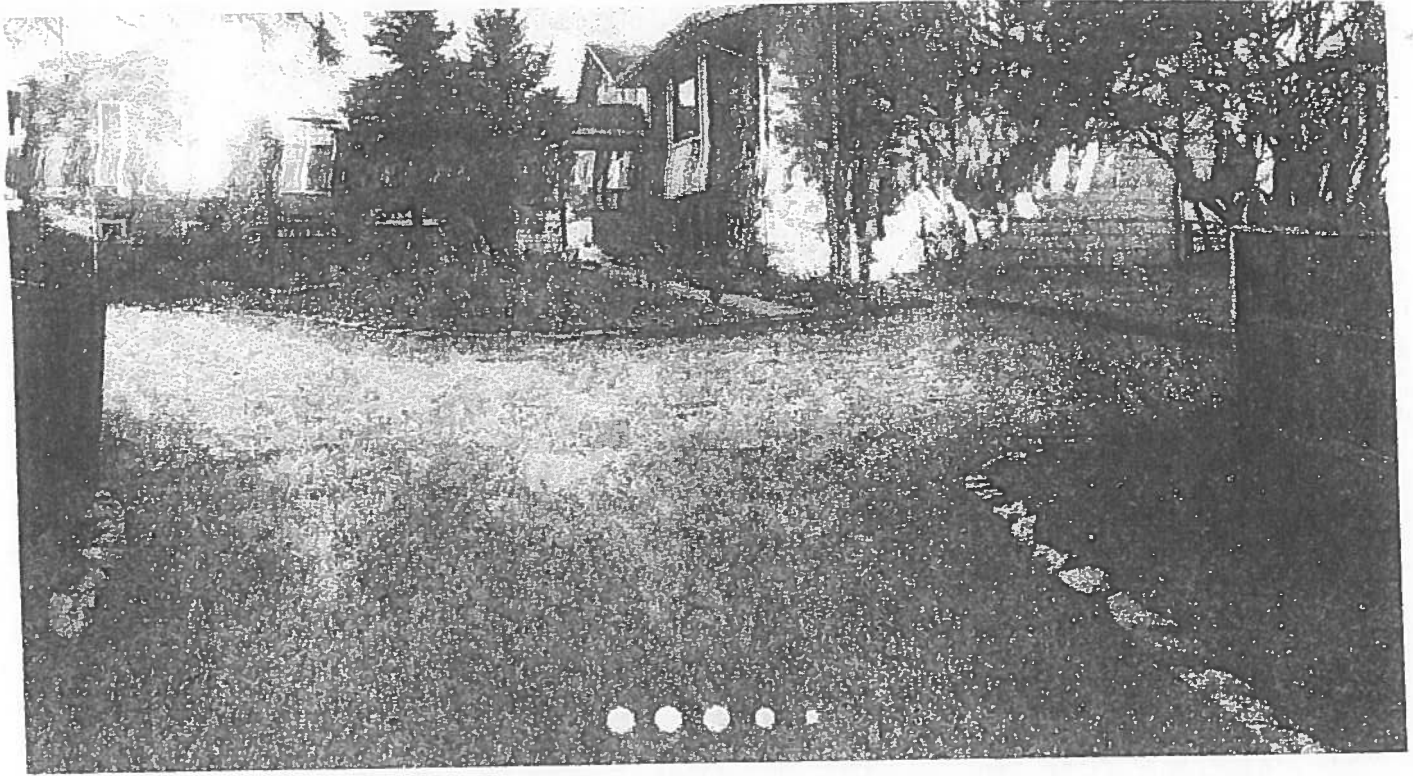


Wooded Oasis Sleeps 20! Hot tub In Heart of Colorado Springs

★★★★☆ 6 Reviews

Excellent 4.7/5 · Good for families

⚡ \$258 per night



ENTIRE HOUSE

HOT TUB Quiet, updated Colorado farm house!

Colorado Springs, Colorado,
United States
Hosted by Michelle



 Entire house

11 guests · 5 bedrooms · 6 beds · 3 baths

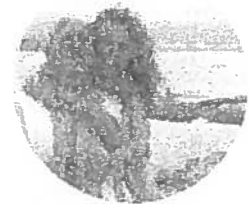


ENTIRE HOUSE

Pinewood Oasis in the City

Colorado Springs, Colorado,
United States

Hosted by Jessica



 Entire house

10 guests · 4 bedrooms · 5 beds · 3 baths

This home is situated in an established

Ely, Glenn C

From: G. Allen English, II <al.english@lpl.com>
Sent: Saturday, August 17, 2019 9:58 AM
To: Ely, Glenn C; Hester, Morgan; Knight, Don
Subject: 6040 castlewood lane

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

New "guests checked in the afternoon of 08/16/19. There are currently "3" cars and at least 10 to 12 young males. I will also guarantee you that they are not all related as it is very apparent. Is thiws also not a code violation?

This group is there to party, plain and simple. It started early Friday evening and carried on until at least 2:00 AM. Their yelling and hollering woke me up fro a deep sleep at 1:30AM. I live across the stree and they still woke me up.

I also know that the residents at 1750 Applewood Rldge Court are having the same issue with these "guests" as well as others that have stayed there.

U reqally hate to call CSPD but I will if it continues tonight. I won't also hesitate to text Tanya Mitchell in the middle of the night and wake her up.

G. Allen English II, MBA

LPL Financial

Financial Consultant

5350 Tomah Drive, Ste. 1900

Colorado Springs, CO 80918

719-528-6823

al.english@lpl.com

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Ely, Glenn C

From: G. Allen English, II <al.english@lpl.com>
Sent: Sunday, August 18, 2019 9:49 AM
To: Ely, Glenn C; Hester, Morgan; Knight, Don; nicolem.mail@gmail.com
Subject: 6040 castlewood lane.

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

In reference to the "guests" that occupied this house on Friday night, I received a text from the owners of the home at 1750 Applewood Ridge Court and she texted the owner, Tanya Mitchell about the noise at 11:30PM, 11:44PM and 12:10AM and received no response until 7:30AM on Saturday morning. She eventually called CSPD but I don't know if they responded to the call.

That is not the way that this is supposed to work. The owner is to supply a 24-hour emergency contact number and is supposed to be responsive to complaints. After all, it is her property and she is responsible for it. Not returning text complaints about noise until eight hours later is not acceptable.

Tanya has told me in the past to call her and not CSPD and that she would take care of it. If she doesn't respond until eight hours later, what else would you suggest that we might do? THX!

G. Allen English II, MBA

LPL Financial

Financial Consultant

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Colorado Springs, CO 80918

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al.english@lpl.com

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Ely, Glenn C

From: G. Allen English, II <al.english@lpl.com>
Sent: Sunday, August 18, 2019 9:31 AM
To: Ely, Glenn C; Hester, Morgan; Knight, Don; nicolem.mail@gmail.com
Subject: 6170 castlewood lane
Attachments: IMG_3545.jpg

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

This is 6170 castlewood lane and it recently was converted to an AIRbnb. I returned from Denver on Saturday night around 11:00PM and drove by this house on my way home. what I witnessed was incredible. There were at least "20" cars parked around this house above and beyond what the normal parking pattern is. This really clogged up the thru street traffic.

We counted approximately "45" people in the house.

These AIRbnb's have turned into nothig more than party houses and I don't believe that this was the intent of city council when they created this ordinance.

They have created a monster. Once again it is a matter of occupancy. THX!

G. Allen English II, MBA

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Colorado Springs, CO 80918

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From: al english [<mailto:huskeral1@gmail.com>]

Sent: Friday, August 16, 2019 7:09 PM

To: G. Allen English, II <al.english@lpl.com>

Subject:

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ENTIRE HOUSE

Pinewood Oasis in the City

Colorado Springs, Colorado,
United States
Hosted by Jessica



 Entire house

10 guests · 4 bedrooms · 5 beds · 3 baths

This home is situated in an established

\$205 / NIGHT

[Check availability](#)

STAFF USE ONLY

PERMIT NUMBER - STR: 0955

VALID THROUGH: 8.29.2020



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT SHORT TERM RENTAL PERMIT APPLICATION

Questions? www.coloradosprings.gov/STR or (719) 385-5905

SHORT TERM RENTAL (30 DAYS OR LESS) APPLICATION REQUIREMENTS:

This application should be submitted to the Land Use Review Division, 30 S. Nevada Ave. Suite 105, Colorado Springs, CO 80903. This application must be completed in full and accompanied by the following information and updated within 3 days in the event of changes:

- 1. Completed Permit Application
- 2. \$119 check payable to the City of Colorado Springs, payments can be taken by card as well (no Amex or Discover)
- 3. Proof of City Sales Tax License (A sales tax license is **not required** if short term rental is posted only on AirBnB)
- 4. Completed Self-Inspection Checklist signed by property owner
- 5. Proof of at least \$500,000 in liability insurance (Proof can be provided by hosting platform contract acknowledging insurance coverage through the platform i.e. AirBnb/VRBO, policy information, or other documentation)
- 6. Proof of listing on hosting platform i.e. AirBnb/VRBO
- 7. The Planning & Community Development Department may require **additional information** for this application as needed.

If you are renting out/listing two (2) separate units on a property (e.g. unit in your back yard, and a room within your house) you will need two (2) separate permit applications and will need to pay two (2) separate permit fees.

In the permitting of such use, or in the renewal of a permit, the Manager, Planning Commission or City Council shall have authority to require such reasonable conditions as necessary to protect the public health, safety and general welfare and to ensure that the use, value and qualities of the neighborhood surrounding the proposed location will not be adversely affected.

PROPERTY OWNER INFORMATION

Name: Timothy and Jessica Peatross Telephone: 719-510-1728

Address of Short Term Rental: 6170 Castlewood Ln. City Colorado Springs

State: CO Zip Code: 80918 Property Tax Schedule Number: 63171-13-009

E-mail: tjpeatross@yahoo.com

CHECK ALL THAT APPLY:

- This is my primary residence.
- I do not live at this property. My Primary address is listed below.
I live in this residence half of the year and travel the other half of the year. (e.g. Living in Arizona for part of the year)
- I will be present during a majority of the rental period (I will be living on the property)
- I will not be present during a majority of the rental period (I will be living on a different property)
- I am renting out an accessory dwelling unit. (e.g. converted garage, mother-in-law suite, cottage)
- I am renting the whole house.
- I am renting rooms within the house. (If renting multiple rooms you must be in a zone that allows for multiple units)

Primary Address: 1413 11th ST SW City minot

State: ND Zip Code: 58701

APPLICANT CONTACT INFORMATION:

Complete this section if the applicant is not the property owner.

Name: _____ Telephone: _____

E-mail: _____

PROPERTY OWNER AUTHORIZATION FOR SUBMITTAL & CORRESPONDENCE

Complete this section if the applicant is not the property owner.

I hereby authorize _____ to file this application to the City of Colorado Springs for processing.

Signature of Property Owner Date

LOCAL EMERGENCY CONTACT:

During the term that the Short Term Rental is occupied, the following person must be available 24 hours a day 7 days a week and able to respond to an emergency on the property within one (1) hour. This can be the property owner.

REQUIRED CONTACT:

Primary Emergency Contact Name: Michelle Knebel Telephone: 719-573-5442
Secondary Telephone: 719-1648-2973
Address: 5060 Diamond Dr. City Colo. Spgs
State: Co Zip Code: 80917 E-mail: cheezemi@gmail.com

By checking this box I am aware that I am the primary local 24 hour emergency contact for this Short Term Rental property and am able to respond within one (1) hour to this property in case of an emergency. I also acknowledge that my contact information will be publically available.

Michelle Knebel _____
Signature of Primary Local Emergency Contact Date

RECOMMENDED SECONDARY CONTACT:

Secondary Emergency Contact Name: _____ Telephone: _____
Secondary Telephone: _____
Address: _____ City _____
State: _____ Zip Code: _____ E-mail: _____

By checking this box I am aware that I am the secondary local 24 hour emergency contact for this Short Term Rental property and am able to respond within one (1) hour to this property in case of an emergency. I also acknowledge that my contact information will be publically available. **THIS NUMBER SHOULD DIFFER FROM THE PRIMARY'S.**

Signature of Secondary Local Emergency Contact Date

PERMIT STANDARDS AND REVIEW CRITERIA (see Ordinance 18-112 for more information)

Planning & Development may approve or modify and approve an application for a Short Term Rental permit if the following standards and criteria are met. Initial on the line next to the following statements confirming your understanding of the following criteria:

no Sleeping quarters for short term tenants shall not be in non-residential areas within buildings or accessory structures (e.g. shed, garage, etc.) that do not contain finished living space; or in commercial (office/retail) or industrial (warehouse) spaces; or outdoors (e.g. tent, etc.); or in a recreational vehicle.

no Limit one short-term rental unit within each lawful dwelling unit located on a property, up to a maximum of four (4) short term rental units per property; or in the event of condominiums or buildings held in similar common ownership, each owner shall be limited to two (2) short term rental units per property. Entities under common control shall be considered a single owner for the purpose of evaluating ownership of dwelling units.

no A sales tax license shall be obtained from the City's sales tax office. (A sales tax license is **not required** if short term rental is posted only on AirBnB)

no The owner must maintain weekly residential trash collection services. Outdoor trash bins must be screened from public view or kept inside of a structure or garage.

no The owner shall maintain and provide proof of property liability insurance in the amount of not less than \$500,000, or provide proof that property liability coverage in an equal or higher amount is provided by any and all hosting platforms through which the owner will rent the short term rental unit. Proof of liability insurance is not required if short term rental reservations are handled exclusively by hosting platforms (websites) that extend liability coverage of not less than \$500,000 under terms acceptable to the Manager.

no Short term rental units must remain compliant with all planning, zoning, building and other City codes. If a dwelling unit (apartment/suite) is located within an apartment building then the entire property (including other dwelling units) must be compliant and not subject to Code Enforcement.

no All short-term rental tenants shall abide by all applicable noise, housing and public health ordinances of the City and with all other City fire and safety ordinances.

no Parking in private driveways shall be utilized first with overflow parking on the street where permitted. Parking on-site in non-driveway areas (i.e. front yard areas, parkways and rear-yards) is prohibited.

no No meals shall be prepared for or served to the renter by the owner or the owner's agents.

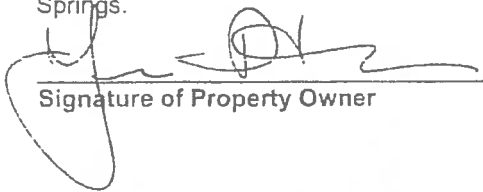
no Use of the short-term rental home for any commercial or large social events or gatherings, such as weddings, is prohibited.

no The City issued permit with all local contact information and emergency safety information shall be prominently displayed within the short term rental unit.

no The City issued permit number shall be used in all rental marketing materials.

OWNER / APPLICANT ACKNOWLEDGEMENT OF RESPONSIBILITIES:

The signature(s) below certifies that the information provided on this form is in all respects true and accurate to the best of my (our) knowledge and belief. I agree that I have received a copy of the Zoning Ordinance requirements concerning Short Term Rentals, understand the described regulations and agree to abide by them. I also understand that should the Short Term Rental become a nuisance, hazard or unreasonably interfere with the quiet enjoyment of other people's premises, in accordance with 7.5.1707, that this Short Term Rental Permit will be revoked by the City of Colorado Springs.



Signature of Property Owner

8/16/19

Date

Signature of Applicant (if applicable)

Date

ADDITIONAL SHORT TERM RENTAL INFORMATION:

FORMAL REVIEW TIME PERIOD

- If submitted in person at the Land Use Review Office (30 S. Nevada Colorado Springs, CO 80903 Ste. 105) between the hours of 8am and Noon Monday-Friday the permit will be issued over the counter. Permits received outside of these hours will be processed within three (3) business days. Applications may also be submitted via email to ShortTermRentals@coloradosprings.gov and payment can be taken over the phone by calling (719) 385-5905.

RENEWALS

- The Short Term Rental unit permit is valid for one (1) year from the date of issuance. The permit may be renewed for additional one (1) year periods upon receiving an updated application (if information has changed) and the \$119 permit fee.

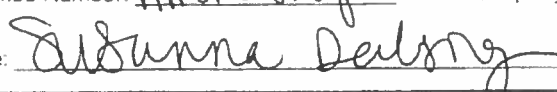
PERMIT REQUIREMENTS

- The permit does not run with the property but is issued to the specific owner. The permit shall not be transferred or assigned to another individual, person, entity, or address. The permit does not authorize any person, other than the person named therein, to operate a short-term rental home on the property.

PUBLIC NOTIFICATION

- Staff recommends notifying adjacent neighbors if you are operating a short term rental to provide them with the Good Neighbor Guidelines and emergency contact information. Sample notification template is available on the Colorado Springs website.

STAFF REVIEW:

Payment Received Yes / No Cash Check CC Date: 8.19.19 Date Permit Issued: 8.19.19
Insurance: Hosting site Other ACORD Self-Reporting Checklist: Yes / No
Sales Tax License Number: Airborne only Property Zoning: R1-6 HS
Staff Signature: 



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
SHORT TERM RENTAL SELF-INSPECTION

Questions? www.coloradosprings.gov/STR or (719) 385-5905

Owner Name: Timothy and Jessica Peatross Date: Aug 15, 2019

Address of Short Term Rental: 6170 Castlewood Ln, Colo. Springs, Co 80918

SALES TAX ACKNOWLEDGEMENT

Please check one of the following.

- I am only hosting my short term rental on AirBnB and have therefore not provided a Sales Tax License number. (AirBnB collects sales tax on the City's behalf)
- I am hosting my short term rental on multiple websites and have provided a Sales Tax License number.

GENERAL INFORMATION ACKNOWLEDGED

Owner to initial each line.

- JP The tenants will be provided a parking diagram or verbal description verifying the location of all parking spaces available for the short term rental and the diagram will be posted in a prominent location within the short term rental. The designated parking spaces will be available for use by short-term rental tenants.
- JP Operation of the short term rental will comply with Good Neighbor Guidelines; the Good Neighbor Guidelines will be provided to tenants in the rental agreement and by posting it in a prominent location within the short term rental.
- JP The approved permit for the short term rental will be posted in the interior of the dwelling adjacent to the front door.
- JP I (we) have read and understand Colorado Springs Municipal Code regulating Short Term Rental Units (Title 17, Chapter 7)
- JP I have checked with my HOA or Neighborhood Association regulations and have ensured that a Short Term Rental is allowed in the area.

(Please complete next page)

EXTERIOR SAFETY

- House number visible from the street.
- All deck and stair rails and guards are attached and capable of supporting imposed loads.
- All exits unobstructed and clear and maintained that way at all times.
- Window wells serving basement sleeping rooms be provided with escape ladders and operable windows so as to allow for secondary egress from the room in the event of a fire. (2015 IFC 1030.1)

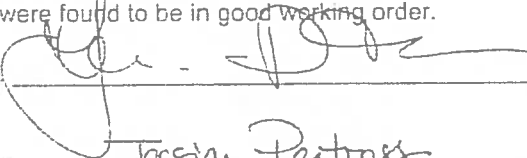
INTERIOR SAFETY

- ABC 2.5 lb. fire extinguisher in plain view within 6 feet of the oven/stove if gas appliances are installed and must be certified annually.
- Smoke alarm should be installed and maintained in each sleeping room and immediately outside each sleeping room such as in a corridor, hallway or great room serving the individual sleeping rooms. (2015 IFC 907.2.11.2)
- Carbon monoxide detector installed and maintained within 15 feet of sleeping rooms.
- Stairs are free of tripping hazards.
- Hallways unobstructed and clear and maintained that way at all times.
- At least one working bathroom with water closet, lavatory, and shower or bathtub.
- Bathroom and kitchen electrical outlets should be GFI protected. (IBC)
- All occupied rooms have working electrical outlets and lighting fixtures without extension cords.
- Extension cords are not used as permanent wiring. (2015 IFC 605.5)
- Exposed wiring, etc. shall be eliminated. (2015 IFC 605.1)
- Check completed for general fire hazards: exposed wiring, presence of extension cords on appliances, clean dryer ducts, etc.
- Heating and water heating system maintained and operational.
- Building permits and final approvals have been received for remodeling work.

I (we) understand that providing false information in this application shall be a violation of the City of Colorado Springs Municipal Code, and shall be grounds to deny the application, void the approval, and revoke a Short Term Rental Unit permit issued for the property. OR

I hereby certify under penalty of perjury pursuant to the laws of the State of Colorado that the above items have been checked and were found to be in good working order.

Owner (Sign):



Owner (Print):

Jessica Peatross



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
8/16/2019

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY Stroup Insurance Services, Inc. 500 N. Circle Drive #207 Colorado Springs CO 80909		PHONE (A/C, No, Ext): (719) 636-5166	COMPANY Safeco Insurance PO Box 91016 Chicago IL 60680-1016	
FAX (A/C, No): (719) 473-6694	E-MAIL ADDRESS: service@stroup-ins.com			
CODE: 32000200	SUB CODE:			
AGENCY CUSTOMER ID #: 00004276		LOAN NUMBER		POLICY NUMBER OY8029734
INSURED Timothy & Jessica Peatross 1413 11th St SW Minot ND 58701		EFFECTIVE DATE 08/16/2019	EXPIRATION DATE 08/16/2020	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:				

PROPERTY INFORMATION

LOCATION/DESCRIPTION 6170 Castlewood Ln Colorado Springs, CO 80918-3325

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Dwelling	\$291,900	\$1,000
Premises Liability	\$500,000	
Medical	\$5,000	
Personal Property	\$100,000	


REMARKS (Including Special Conditions)

--

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

NAME AND ADDRESS Airbnb	MORTGAGEE	ADDITIONAL INSURED
	LOSS PAYEE	
LOAN #		
AUTHORIZED REPRESENTATIVE Doug Stroup/CSR 		

Ely, Glenn C

From: Nicole <nicolem.mail@gmail.com>
Sent: Monday, August 19, 2019 9:20 AM
To: G. Allen English, II
Cc: Hester, Morgan; Knight, Don; Ely, Glenn C
Subject: Re: 6040 castlewood lane.

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Thank you for relaying my issue to the city. It is very frustrating.

This was her response the next morning when I text her about a group of men yelling, hooting and hollering at their party Nextdoor, she thinks I'm probably exaggerating because they should be able to use the back yard.

The problem is that she has large groups stay there and they throw parties. Backyard or in the house, it keeps us up because they are grown adults drunkenly screaming at any hour of the night.

Using the back yard is not the problem it's having a business that advertises for large groups in our neighborhood.

I did call the police, because she does not solve the noise issue. But a formal complaint goes against the renters and then I'm going to court with new people each time and a informal complaint does not get investigated because its a low priority to our police force (as it should be).

This is ridiculous!

I hope she will look into a noise barrier, I doubt it will solve anything but it seems like my only hope for relief from the short term rental next door unless the city will help us!



Tanya And Steve >

Saturday 7:26 AM

I am following the laws and paying not only property taxes on the home, but lodging taxes. My guests have the right to use the backyard. I have asked them to keep it down when you have asked me in the past. But when you've requested they not talk so loud or that they are laughing too loud... it makes me wonder if I should be asking them?

I wonder if there is some noise barrier we could get, maybe a taller fence that would keep any talking and laughing from

coming to your yard or at

Nicole Neff
(360) 801-0899

Sent from my iPhone

On Aug 19, 2019, at 8:47 AM, G. Allen English, II <al.english@lpl.com> wrote:

G. Allen English II, MBA

LPL Financial

Financial Consultant

5350 Tomah Drive, Ste. 1900

Colorado Springs, CO 80918

719-528-6823

al.english@lpl.com

LPL Financial Member FINRA/SIPC

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From: G. Allen English, II

Sent: Sunday, August 18, 2019 9:49 AM

To: 'Ely, Glenn C' <Glenn.Ely@coloradosprings.gov>; 'Hester, Morgan' <Morgan.Hester@coloradosprings.gov>; 'dknight@springsgov.com' <dknight@springsgov.com>; 'nicolem.mail@gmail.com' <nicolem.mail@gmail.com>

Subject: 6040 castlewood lane.

In reference to the "guests" that occupied this house on Friday night, I received a text from the owners of the home at 1750 Applewood Ridge Court and she texted the owner, Tanya Mitchell about the noise at 11:30PM, 11:44PM and 12:10AM and received no response until 7:30AM on Saturday morning. She eventually called CSPD but I don't now I they responded to the call.

That is not the way that this is supposed to work. The owner is to supply a 24-hour emergency contact number and is supposed to be responsive to complaints.

After all, it is her property and she is responsible for it. Not returning text complaints about noise until eight hours later is not acceptable.

Tanya has told me in the past to call her and not CSPD and that she would take care of it. If she doesn't respond until eight hours later, what else would you suggest that we might do? THX!

G. Allen English II, MBA

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Ely, Glenn C

From: G. Allen English, II <al.english@lpl.com>
Sent: Monday, August 19, 2019 11:10 AM
To: Ely, Glenn C; Hester, Morgan; Knight, Don; nicolem.mail@gmail.com
Subject: FW: 6040 castlewood lane.

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

I just read the attached email that Nicole sent to you and I totally agree with her that this is ridiculous. What are we supposed to do? We don't get any results from code enforcement, the CSPD or Tanya Mitchell.

If you look at the AIRbnb ads that I sent to you, you will note that they advertise "wooded oasis sleeps 20", "entire house - 10 guests", "entire house - 11 guests".

They are advertising for large groups and there is absolutely no mention of "related parties". By definition of the current code, they are in violation of the current occupancy code which states, "no more than 5 unrelated persons." shall occupy. These ads are looking for "bodies" related or not. How do you address this form of code violation? It is an occupancy issue. The last two weekends have been nothing but loud and noisy drunken parties. I really do not believe that this was the original intent when city council passed this ordinance. THX!

G. Allen English II, MBA

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From: Nicole [mailto:nicolem.mail@gmail.com]
Sent: Monday, August 19, 2019 9:20 AM
To: G. Allen English, II <al.english@lpl.com>
Cc: morgan.hester@coloradosprings.gov; dknight@springsgov.com; glenn.ely@coloradosprings.gov
Subject: Re: 6040 castlewood lane.

Thank you for relaying my issue to the city. It is very frustrating.

This was her response the next morning when I text her about a group of men yelling, hooting and hollering at their party Nextdoor, she thinks I'm probably exaggerating because they should be able to use the back yard.

The problem is that she has large groups stay there and they throw parties. Backyard or in the house, it keeps us up because they are grown adults drunkenly screaming at any hour of the night. Using the back yard is not the problem it's having a business that advertises for large groups in our neighborhood. I did call the police, because she does not solve the noise issue. But a formal complaint goes against the renters and then I'm going to court with new people each time and a informal complaint does not get investigated because its a low priority to our police force (as it should be). This is ridiculous!

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Nicole Neff
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From: G. Allen English, II

Sent: Sunday, August 18, 2019 9:49 AM

To: 'Ely, Glenn C' <Glenn.Ely@coloradosprings.gov>; 'Hester, Morgan' <Morgan.Hester@coloradosprings.gov>; 'dknight@springsgov.com' <dknight@springsgov.com>; 'nicolem.mail@gmail.com' <nicolem.mail@gmail.com>

Subject: 6040 castlewood lane.

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Ely, Glenn C

From: G. Allen English, II <al.english@lpl.com>
Sent: Wednesday, August 21, 2019 11:18 AM
To: Knight, Don; nicolem.mail@gmail.com; Hester, Morgan; Ely, Glenn C
Subject: FW: Nashville short-term rental violations piling up at Metro Codes department

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

This is an article about the issues that Nashville is having with AIR bnb's and some of them have a familiar ring. I read more and more articles like this daily. I don't agree with some of the AIRbnb advocate claim that the establishment of these houses raises property values. I don't believe it will raise property values for anyone except that of the owner. The AIR bnb presence most assuredly won't raise my property values.

Also, the resounding complaints that a lot of these articles address are those of occupancy limits. This is the same concern that Colorado Springs has. It just seems to me that a few people are profiteering from this ordinance at the expense of current residents..THX!

G. Allen English II, MBA

LPL Financial

Financial Consultant

5350 Tomah Drive, Ste. 1900

Colorado Springs, CO 80918

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al.english@lpl.com

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From: al english [<mailto:huskeral1@gmail.com>]
Sent: Tuesday, August 20, 2019 8:55 PM
To: G. Allen English, II <al.english@lpl.com>
Subject: Nashville short-term rental violations piling up at Metro Codes department

<https://www.tennessean.com/story/news/2019/08/20/nashville-violations-involving-airbnb-short-term-rentals-pile-up/2054467001/>

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Ely, Glenn C

From: G. Allen English, II <al.english@lpl.com>
Sent: Monday, August 26, 2019 11:14 AM
To: Knight, Don; Hester, Morgan; Ely, Glenn C
Subject: 6040 castlewood lane

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

New "guests" checked in on the afternoon of Wednesday, 08/21/19 with two cars and 11 people. The crowd expanded in the evening to 8 cars and more than 20 people. But, after a rowdy evening, the group was back to 11.. A message was ent to Tanya Mitchell but the reply was rather non chalant. I am sill mystified as to what our recourse is. THX!

G. Allen English II, MBA

LPL Financial

Financial Consultant

5350 Tomah Drive, Ste. 1900

Colorado Springs, CO 80918

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Ely, Glenn C

From: Knight, Don
Sent: Monday, August 26, 2019 12:26 PM
To: Wysocki, Peter; Nester, Denny
Cc: G. Allen English, II; Hester, Morgan; Ely, Glenn C; Waters, Bret M.; Greene, Jeff H.
Subject: RE: 6040 castlewood lane

Peter and Denny,

This is obviously a social event in violation of the current ordinance. As this is not the first time, what are we doing please?

Don Knight
Colorado Springs City Council, District 1
107 N Nevada Ave, Ste 300
Colorado Springs, CO 80901
719-385-5487
719-368-0729 (cell)

From: G. Allen English, II <al.english@lpl.com>
Sent: Monday, August 26, 2019 11:14 AM
To: Knight, Don <Don.Knight@coloradosprings.gov>; Hester, Morgan <Morgan.Hester@coloradosprings.gov>; Ely, Glenn C <Glenn.Ely@coloradosprings.gov>
Subject: 6040 castlewood lane

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

New "guests" checked in on the afternoon of Wednesday, 08/21/19 with two cars and 11 people. The crowd expanded in the evening to 8 cars and more than 20 people. But, after a rowdy evening, the group was back to 11.. A message was sent to Tanya Mitchell but the reply was rather nonchalant. I am still mystified as to what our recourse is. THX!

G. Allen English II, MBA

LPL Financial
Financial Consultant
5350 Tomah Drive, Ste. 1900
Colorado Springs, CO 80918
719-528-6823
al.english@lpl.com

LPL Financial Member FINRA/SIPC

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Ely, Glenn C

From: G. Allen English, II <al.english@lpl.com>
Sent: Friday, September 06, 2019 10:51 AM
To: Knight, Don; Hester, Morgan; Ely, Glenn C
Subject: 6040 castlewood lane

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FYI: The "guests" put out two trash tubs as well as numerous bags at the curb on Monday but it did not get picked up until some time Wednesday.

I do not believe that is a responsible or respectful action. We have a number of bears in our area and the trash is an attractant. Not a good move.

Homeowner should more responsible. THX!

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LPL Financial

Financial Consultant

5350 Tomah Drive, Ste. 1900

Colorado Springs, CO 80918

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Ely, Glenn C

From: G. Allen English, II <al.english@lpl.com>
Sent: Tuesday, September 10, 2019 9:13 AM
To: Ely, Glenn C; Hester, Morgan; Knight, Don; nicolem.mail@gmail.com
Subject: 6040 castlewood lane

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New "guests" checked in on Friday, 09/06/19. There were "6" cars and I lost count of people after "14". Another violation as defined in the STR agreement. but no action will be taken. Maybe they were all related.

Also there was youth football from a Methodist Church group that stayed at 6t170 Castlewood Lane. I'm sure the whole football team were related to each other. Again, another violation but to what avail?

These are both obvious violations of the owners agreement. How do we effectively report these so that the owners are correctly dealt with?

THX!

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Colorado Springs, CO 80918

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al.english@lpl.com

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Ely, Glenn C

From: G. Allen English, II <al.english@lpl.com>
Sent: Sunday, September 15, 2019 1:27 PM
To: Ely, Glenn C; Hester, Morgan; Knight, Don; nicolem.mail@gmail.com
Subject: FW: Honolulu cracking down on short-term rental law violators - Honolulu, Hawaii news, sports & weather - KITV Channel 4

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

FYI!

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Financial Consultant

5350 Tomah Drive, Ste. 1900

Colorado Springs, CO 80918

719-528-6823

al.english@lpl.com

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From: al english [<mailto:huskeral1@gmail.com>]

Sent: Sunday, September 15, 2019 11:36 AM

To: G. Allen English, II <al.english@lpl.com>

Subject: Honolulu cracking down on short-term rental law violators - Honolulu, Hawaii news, sports & weather - KITV Channel 4

<https://www.kitv.com/story/41045928/honolulu-cracking-down-on-shortterm-rental-law-violators>

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Ely, Glenn C

From: G. Allen English, II <al.english@lpl.com>
Sent: Wednesday, September 18, 2019 2:40 PM
To: Ely, Glenn C; Hester, Morgan; Knight, Don
Subject: FW: Airbnb owner responds to City of Boise short-term rental policy proposals | KBOI

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Colorado Springs is not the only place that AIR bnb's and VRBO's create issues. It never hurts to see what other cities do. THX!

G. Allen English II, MBA

LPL Financial

Financial Consultant

5350 Tomah Drive, Ste. 1900

Colorado Springs, CO 80918

719-528-6823

al.english@lpl.com

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From: al english [<mailto:huskeral1@gmail.com>]

Sent: Tuesday, September 17, 2019 9:38 PM

To: G. Allen English, II <al.english@lpl.com>

Subject: Airbnb owner responds to City of Boise short-term rental policy proposals | KBOI

<https://idahonews.com/news/local/airbnb-owner-responds-to-city-of-boise-short-term-rental-policy-proposals>

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Ely, Glenn C

From: G. Allen English, II <al.english@lpl.com>
Sent: Tuesday, September 24, 2019 9:16 AM
To: Ely, Glenn C; Hester, Morgan; Knight, Don; Michael Applegate
Subject: 6040 castlewood lane

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New "guests" arrived on 09/13/19 with a 9 passenger van and 1 car . There were at least "8" males in the group and I would bet that they are not related.

This is yet another violation of the city housing code. What do we do about enforcement? THX!

G. Allen English II, MBA

LPL Financial

Financial Consultant

5350 Tomah Drive, Ste. 1900

Colorado Springs, CO 80918

719-528-6823

al.english@lpl.com

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Ely, Glenn C

From: G. Allen English, II <al.english@lpl.com>
Sent: Tuesday, September 24, 2019 9:18 AM
To: Ely, Glenn C; Hester, Morgan; douglashome@comcast.net; Michael Applegate
Subject: FW: Landlords Often Oppose Short-Term Rentals. These Developers Court Them. - WSJ

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FYI!

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From: al english [mailto:huskeral1@gmail.com]

Sent: Tuesday, September 24, 2019 6:39 AM

To: G. Allen English, II <al.english@lpl.com>

Subject: Landlords Often Oppose Short-Term Rentals. These Developers Court Them. - WSJ

<https://www.wsj.com/articles/landlords-often-oppose-short-term-rentals-these-developers-court-them-11569317400>

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