

From: Christie Williams <Coloradochristie@outlook.com>
Sent: Thursday, September 9, 2021 3:45 PM
To: Hiben, Carli B <Carli.Hiben@coloradosprings.gov>
Subject: 1046 E. Monroe Street Short Term Rental

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 property should not become a short-term rental. There are enough rentals already in this neighborhood. We do not a short-term rental. We also don't need to start a trend of short-term rentals in this established, quiet neighborhood. Two doors down from this very house is a very old man living his quiet life. The people on the street and area do not need to contend with strangers coming and going. Also, now that Colorado is pot friendly, many of these short-term rentals become pot smoking party houses. We don't need that either. This neighborhood is a highly sought-after area where price per square foot exceeds many parts of Colorado Springs. Let's keep it that way.

Thank you for this consideration.

From: suzanne mirs <suzy727@hotmail.com>
Sent: Tuesday, September 14, 2021 6:00 AM
To: Hiben, Carli B <Carli.Hiben@coloradosprings.gov>
Subject: File number: CPC AP 21-00124 comments

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!

Ms. Hiben,

Thank you for providing the opportunity to appeal the short term rental appeal for the property at 1046 E. Monroe Street 80907. I am against this project and do not want it to move forward. This home is at an intersection with limited street parking. A short term rental of this size will ultimately cause congestion at this intersection. Short term rentals degrade neighborhoods by not allowing friendships and community to develop due to the transient nature of the occupants. Two years ago on July 4th, there was a car jacking that ended in a crash into cars parked at that location. The occupants of the home called police and enlisted other neighbors to track down this criminal who was ultimately apprehended unharmed by Colorado Springs Police.

I do not approve of a short term rental for this location.

Thank you for your time.

Suzanne Mirs

Sent from [Mail](#) for Windows

PUBLIC COMMENT

From: Vito Carmalitano <vito.carmalitano@gmail.com>
Sent: Wednesday, September 15, 2021 8:18 AM
To: Hiben, Carli B <Carli.Hiben@coloradosprings.gov>
Subject: Re: File number: CPC AP 21-00124 comments

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!

Hello,

Thank you again for your prompt reply, and for clarifying what their focus will be on. I support the denial of the application for the referenced property. I also support the the exclusion of non-owner occupied short term rentals from single-family zoning districts. I believe short term rentals, especially non-owner occupied, located in these districts have the potential to degrade the quality of life there, and they may also exacerbate the shortage of housing available to potential long term residents. Additionally, I feel Colorado Springs has an ample supply of commercial venues to support visitors, tourists, and others needing transient lodging, as evidenced by a recently reported 85% occupancy rate (<https://www.visitcos.com/media/press-releases/colorado-springs-summer-2021-tourism-exceeds-expectations/>). Thus, I do not believe there is any offsetting benefit to these potential negative effects for the neighborhoods, or the greater community.

Thank you for your time and consideration.

Best regards,

Vito Carmalitano

PUBLIC COMMENT

Dear STAFF:

We are next door neighbors
to 1046 E. Monroe, at 2304 Paseo Rd.

We enjoyed each & everyone of
the short term rental neighbors.

We met a lot of good people.

P.S. Some of our local neighbors,
could learn from these short
term rental clients.

Yours truly
Roger + Colleen Langendoerfer

From: Linda Thompson <lindacarolthompson1@gmail.com>
Sent: Wednesday, September 15, 2021 3:25 PM
To: Hiben, Carli B <Carli.Hiben@coloradosprings.gov>
Subject: File Number CPC AP 21-00124

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!

Dear Ms. Hiben:

This message is in response to the letter I received from the Land Use Review Division regarding a development proposal, specifically: 1046 E. Monroe Street Short Term Rental Appeal.

As the owner of the property at 1010 E. Monroe Street, my preference is not to have a short-term rental at 1046 E. Monroe Street for two reasons: It undermines the neighborhood, and it sets an undesirable precedent. What makes a neighborhood great and desirable is not only the property but also the people. Those of us who live here know our neighbors, the cars they drive, their pets, and their children, although there aren't many of those. We all have a vested interest. Short-term renters are unknowns, transients.

Within the last couple of weeks, journalist David Brooks, appearing on the *Newshour*, stated that "a generation ago 50, 60 percent [of people] trusted their neighbors." Trust of neighbors is now down to "30 percent, 19 percent of millennials." I would argue that the trust level in this neighborhood is still around 50% because we know one another and have for years.

Approving the short-term rental at 1046 E Monroe sets a precedent that marks this neighborhood as a target for future investors looking for short-term rental property. Should this appeal be approved, we will see trust levels and quality of life diminished.

Respectfully yours,

Linda Thompson

From: Chris Czajka <cczajka@q.com>
Sent: Thursday, September 16, 2021 6:19 AM
To: Hiben, Carli B <Carli.Hiben@coloradosprings.gov>
Subject: CPC AP 21-00124

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!

Ms. Hiben,

I do not support the request of the property owner at 1046 E. Monroe to develop the property as a short term rental. We do not want multiple, unknown occupants cycling through a house that is in close proximity to our elderly neighbors and neighbors with young children. My wife and I have owned our home for 26 years, and value the safety of our neighborhood. I regularly walk our dogs through the neighborhood and do not want to have encounters with multiple strangers at this property. The Jackson St. and Monroe St. neighbors do not want a short term rental property in our neighborhood.

Sincerely,
Christine Czajka
1023 E. Jackson St.

From: Linda Thompson <lindacarolthompson1@gmail.com>
Sent: Wednesday, September 15, 2021 3:25 PM
To: Hiben, Carli B <Carli.Hiben@coloradosprings.gov>
Subject: File Number CPC AP 21-00124

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!

Dear Ms. Hiben:

This message is in response to the letter I received from the Land Use Review Division regarding a development proposal, specifically: 1046 E. Monroe Street Short Term Rental Appeal.

As the owner of the property at 1010 E. Monroe Street, my preference is not to have a short-term rental at 1046 E. Monroe Street for two reasons: It undermines the neighborhood, and it sets an undesirable precedent. What makes a neighborhood great and desirable is not only the property but also the people. Those of us who live here know our neighbors, the cars they drive, their pets, and their children, although there aren't many of those. We all have a vested interest. Short-term renters are unknowns, transients.

Within the last couple of weeks, journalist David Brooks, appearing on the *Newshour*, stated that "a generation ago 50, 60 percent [of people] trusted their neighbors." Trust of neighbors is now down to "30 percent, 19 percent of millennials." I would argue that the trust level in this neighborhood is still around 50% because we know one another and have for years.

Approving the short-term rental at 1046 E Monroe sets a precedent that marks this neighborhood as a target for future investors looking for short-term rental property. Should this appeal be approved, we will see trust levels and quality of life diminished.

Respectfully yours,

Linda Thompson

From: Chris Czajka <cczajka@q.com>
Sent: Thursday, September 16, 2021 6:19 AM
To: Hiben, Carli B <Carli.Hiben@coloradosprings.gov>
Subject: CPC AP 21-00124

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!

Ms. Hiben,

I do not support the request of the property owner at 1046 E. Monroe to develop the property as a short term rental. We do not want multiple, unknown occupants cycling through a house that is in close proximity to our elderly neighbors and neighbors with young children. My wife and I have owned our home for 26 years, and value the safety of our neighborhood. I regularly walk our dogs through the neighborhood and do not want to have encounters with multiple strangers at this property. The Jackson St. and Monroe St. neighbors do not want a short term rental property in our neighborhood.

Sincerely,
Christine Czajka
1023 E. Jackson St.