

Run Date: 1/9/2025
3:30 PM

Application Summary Sheet

Record Number: ENF24-09310
Record Type: Enforcement/Code/NA/NA
Record Type Alias: Enforcement Case (Do not use for vehicles on city street)
Record Status: In Violation
Application Date: 12/2/2024 12:00:00 AM
Parcel Number: 6313326025
Assigned To: Michael Flynn

Description of Work

Hello,

We received a complaint from a neighbor of 5539 Cody Mesa Ct. They are still renting their STR but their permit expired in October. The link to the listing below shows that the dates are blocked out, but the neighbor is insisting that renters are still there.

https://www.airbnb.com/rooms/732525893409368131?source_impression_id=p3_1723741060_P3Cs6wXP4mUU0yP5

Let me know if you need anything!

Carli

Address Information

Primary	Address Type	Street #	Pre Direction	Street Name	Street Type	Post Direction	Unit/Suite	Level
Y		5539		CODY MESA	CT			
Building	City	State	Zip Code	Plat #				
	COLORADO SPRINGS	CO	80918					

Owner

First Name	Last Name	Full Name	Address 1	Address 2	City	State	Zip	Primary
		DAGNE ESTIFANOS	5539 CODY MESA CT		COLORADO SPRINGS	CO	80918- 2765	Y

Licensed Professional

License #	License Type	Business Name	Address 1	Address 2	City	State	Zip
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[Last Name](#) [First Name](#) [Mobile Phone](#) [Email](#)

Contact

[Contact Type](#) [First Name](#) [Last Name](#) [Organization Name](#) [Recipient](#) [Email](#) [Primary Phone](#)

Complainant PLANNING

[Address 1](#) [Address 2](#) [City](#) [State](#) [Zipcode](#)

COLORADO SPRINGS CO

Custom Fields

[ASI Type](#) [ASI Name](#) [ASI Value](#)

CONCERN TYPES

Description

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Let me know if you need anything!

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CONCERN TYPES

Short Term Rental

CHECKED

VIOLATIONS	1	Appeal Provisions	7.5.908 Appeal IF YOU WISH TO CONTEST this Violation and Order to Abate, you must file an appeal with the City of Colorado Springs Zoning Commission in accordance with 7.5.908 of the City Code, within 10 days of the issuance of this Notice of Violation and Order to Abate. All appeals of zoning enforcement decisions made by the Manager in accordance with this Section 7.5.908 shall be heard by the Planning Commission in accord with Section 7.5.415 (Appeals).
		Category	Short Term Rental Unit
		Code Description	7.3.301(C): RESIDENTIAL USES: C. Short Term Rental: 1. Purpose and Intent: The purpose and intent of the Short-Term Rental Permit is to facilitate the permitting of Short-Term Rental subject to appropriate restrictions and standards and to allow for varied accommodations and experiences for visitors while retaining the character of residential neighborhoods. 2. Permit Required: a. A Short-Term Rental may not operate without a Short-Term Rental Permit from the City pursuant to Section 7.5.510 (Short Term Rental Permit). b. It shall be unlawful for any person to operate any Short-Term Rental without a valid Short-Term Rental, as approved by the Manager.
		Code Section	Unified Development Code

VIOLATIONS	1	Conditions Observed	<p>This property is listed as a Short-Term Rental (STR) on the internet and is actively advertising for such purpose without a city approved short-term rental permit, as required.</p> <p>You are hereby ORDERED to remove all conditions in violation of the short-term rental ordinance. Specifically, CEASE operating your property as a short-term rental without the required permit. REMOVE all short-term rental listings and advertisements from any and all listing sites within 10 days from the date of the issuance of this NOTICE OF VIOLATION AND ORDER TO ABATE.</p> <p>Failure to comply with this Notice of Violation and Order to Abate may result in the issuance of a CRIMINAL SUMMONS pursuant to City Code. You are further advised that failure to comply with this Notice of Violation and Order to Abate may result in the assessment of additional RE-INSPECTION FEES pursuant to City Code §7.5.907(B). §7.5.907(B) "A first-time offender related to a primary residential use shall be assessed a first-time offender reinspection fee of \$100 for the first reinspection, \$250 for a second reinspection, and \$500 for a third and each subsequent reinspection required until compliance is achieved." REINSPECTIONS MAY OCCUR ON A DAILY BASIS.</p>
		Violation Date	12/04/2024
		Violation Status	Open

Fees										
Fee Item	Assessed Amount	Assessed Date	Invoiced Amount	Invoice Number	Balance	Account Code	Allocation	Allo.Type		

Payments										
Payment Date	Payment Amount	Payment Status	Fee Item	Fee Amount	Tran Amount	Tran Date	Invoice Number	Account Code	Allocation	Allo. Type

Workflow										
Workflow Task		Status Date		Task Status		Action By		Assigned To		
Investigation		12/4/2024 12:00:00 AM		In Violation		Michael Flynn				
Workflow Task		Status Date		Task Status		Action By		Assigned To		

Enforcement		Pending Notice	Michael Flynn	
Workflow Task	Status Date	Task Status	Action By	Assigned To
Final Processing				

Inspections

Inspection Type	Scheduled Date	Completed Date	Status	Inspector
Non-Noticed Initial Inspection	12/2/2024 12:00:00 AM	12/4/2024 12:00:00 AM	In Violation-14 Day	Michael Flynn

I received a complaint from Carli (Planning Dept), indicating that this property is operating as a short-term rental with an expired permit (A STRP 24-0047) that expired on Oct 31, 2024. I did research of the property and observed an active listing on AIRBNB at https://www.airbnb.com/rooms/732525893409368131?source_impression_id=p3_1723741060_P3Cs6wXP4mUU0yP5&check_in=2025-06-01&guests=1&adults=1

I also did a premise history search through CSPD and observed a limited number of police-related calls at the property.

I did not observe any other violations at the property.

A N/O was personally delivered to a female housekeeper who advised that the home is used for short term rentals and advised she would get the N/O sent to the property manager/homeowner. N/O also submitted by regular mail to the property owner. MF

Inspection Type	Scheduled Date	Completed Date	Status	Inspector
Reinspection	12/19/2024 12:00:00 AM		Scheduled	Michael Flynn

Inspection Guidesheets

Inspection Date	Inspection Type	Guidesheet Type	Item Status	Status Visible
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Comments

Conditions

Description	Type	Condition Comment	Effective Date	Issued By	Status	Status date
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Activities

Number	Type	Assigned to Staff	Start Date	Due Date
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[Description](#)