

City of Colorado Springs
Land Use Review Division
30 S. Nevada Ave., Suite 701
Colorado Springs, CO 80903

Dear Planning Commission Board,

We are writing in response to the petition to revoke/suspend the short term rental permit number: A-STRP-22-0278 at 5135 Wild Rose Lane, Colorado Springs, Co 80918. As owners, we understand the Ordinance 19-101 for an owner occupied short term rental (STR) and have utilized the house in that capacity. We are aware of formal complaints to Neighborhood Services in the past due to our neighbors' general dissatisfaction with STR, but their reasoning is unjustified since no wrongdoing or violations have ever occurred from our guests and the guidelines of an owner occupied permit have been adhered to by the homeowners.

The appellants have expressed their general dissatisfaction with STR from the very first guests and have made formal complaints to Neighborhood Services with baseless claims such as illegal occupancy count, utilizing the house as a non-occupied STR, falling short of the 185-day count, and non-substantiated claims of party/privacy/security violations to the neighborhood. Although the appellants have been making these same complaints since February 2022, they have provided no substantial proof to support any of it. It would seem that if they have had these same complaints from the beginning, they would be able to formulate proof to support their objections. Instead, as homeowners, we have had over a year's track record of no violations or disturbances occurring. We respect the privacy of our neighbors and vet our guests by having strict policies to ensure that.

We were surprised by this latest appeal as this permit has already been audited in the past and determined to meet all STR requirements of an owner occupied permit. Even from the perspective of the appellant in both of their complaint letters, the appellants acknowledge we were occupying the house the months of October, November, December and January and then began some short-term renting in January/February. In the appellant's own writing, we had occupied the house in a capacity of 100-120 days during the first few months of the permit and then began renting it in a small capacity at the beginning of the year. This is the exact definition of compliance of an owner occupied STR permit.

This complaint, as well as the occupancy count, was already investigated by Sean Cope, Senior Code Enforcement Officer in March 2022 and again by City Councilman, Dave Donelson in April when they both interviewed us. We reviewed with them the months we have occupied the house and how we are abiding by the 185-day obligations of our permit. In fact, we are still puzzled why an investigation should have been permitted in early March when the neighbors even stated in their complaint that we were occupying the house into January of 2022. At the very least, Mr. Cope should have informed them that with the information they have provided and

how the appellants acknowledged that the applicants were living in the home for the first 4 months and only needed 65 more days to fulfill the permit, the Planning Department must wait until September 1, 2022 or over 185 days to pass. Furthermore, any additional days resided by the residents would be calculated in that total. It should also be noted that our permit was installed from October 6th, 2021-October 31st, 2022 and extended over a 391 day period, versus the typical 365 days, and an investigation should not have started until 331 days had passed (120 days confirmed occupied October thru January, 26 additional days in October of 2021, and 185 days to expire) to determine if we were occupying the house. Instead, we have been facing baseless claims from the beginning of the neighbor's knowledge of our short term renting.

The Land Use Review Division (LURD) rule states a 185-day minimum requirement, but does not set precedence on how that is achieved before the permit expires. For example, an owner can short term rent every other month, only on the weekends, when they "snow-bird" to Florida, or any variation in between. While it should never be necessary that a property owner have to explain to his neighbors how his 185-day requirements are met, it will be addressed. Our STR permit was originally granted on October 6th, 2021. From the 5-month span of the issue date until February, not a single complaint from our neighbors about renting or occupying our property occurred. Rather, only at the end of February did the complaints begin. This is simply due to the fact that we chose to meet the requirements by occupying our house in the first half of our permit. In the first six months, approximately 80-85% of the necessary days were already met and the remainder was fulfilled by the October 31, 2022 expiration. So it is no surprise to us that the appellants complained that they did not "observe us occupying the house" during the high tourist summer season, as we were already in compliance with the 185-day count.

Furthermore, the appellants seem confused by the definition of an owner occupied STR. Occupancy simultaneously with guests is not the determining factor between owner occupied and non-owner occupied status. With an owner occupied permit, a homeowner logically can "move out of the residence" during the span of time that a guest occupies the home and return when they leave. We have correctly indicated that on the application: *"I will not be present during a majority of the rental period (I will be living on a different property/ traveling)."* With that being said, we abide by the requirement to have a 24-hour point of contact on file with the Planning Department who can respond within 1 hour in the case of an emergency.

A new application guideline was installed on August 8, 2022 and now includes proof of residency requirement of either a valid driver's license, valid vehicle registration, voter registration, or a dependent's school registration. After providing the requested proof, the appellant's claim that this documentation is "unreliable, may be outdated, and does not provide conclusive proof that the applicant has lived at the property for a minimum of 185 days." How can providing the requested documentation for the application in the latest guidelines of proof of residency now be obsolete just six weeks after installation? Furthermore, a contention has been concluded (even before the document has even been retrieved) that we have violated an Affidavit of Occupancy (that is in no condition part of the application) with a mortgage lender. This is furthest from the truth and needs to be addressed. The affidavit in question is irrelevant for the following reasons: 1) the affidavit requires only "one borrower," to participate 2) the loan had been closed over a year ago

and we have no further obligation to it and 3) the affidavit, if still in place, would have expired in October 2022. The Affidavit of Occupancy in question is a non-issue and we should not be subjected to the statement that it violates our attestation.

Finally, we strongly detest the notion that an appellant can make false accusations with no proof to support their claims. The appellants have been calculating a plan since February of 2022, and have given us harassing emails, texts and confrontations and with each encounter that they will put a stop to our STR. Yet, in all this span and multiple complaints to the Planning Department, they cannot provide any substance of proof to support a single adverse effect to the community or can determine how many days we have occupied home. We were even approached in July and informed by the appellant that "every neighbor would be heading to the City Land Use Review Division in September and hand delivering a letter to formally object to a renewal." So, we were not surprised by their latest attempt that occurred in late September.

We are hoping that this issue can be finally resolved and the appellants would finally cease and desist from these unwarranted complaints. The continual negative phone calls, text and emails have been detrimental to our family. It has simply escalated with the latest notion to install video surveillance on our family, and has been the chief reason to protect the privacy and innocence of our children and avoid their advancements. With separation of our houses an acre apart, and no actual covenants on privacy fences, there has not been any violations with regards to trespassing, security, privacy, speeding, excessive noise levels or illegal street parking. All adverse complaints have been pure speculation and have not occurred. We have learned to properly vet our guests and inform them that we will not condone parties, large gatherings, unregistered guests, overnight street parking, driving above the posted speed limit, and anyone congregating outside after 9:30pm. This goes well beyond the Good Neighborhood Guidelines. Finally, the claim that auto and pedestrian traffic has increased well above the vehicle and pedestrian count that a family of nine brings into the neighborhood with gatherings with our friends and family is preposterous.

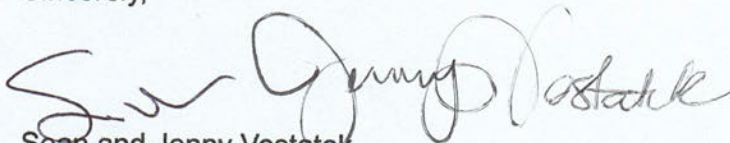
We do not believe that any other applicant has been singled out with excessive requirements and proof beyond what is established in the application process than what has been brought forward by these appellants. It should only be necessary that an applicant provide what is established in the application process and not be requested to produce "additional evidence" with no guidance from LURD as what is considered "actual proof." It appears that the newest guidelines are what is "unreliable, outdated, and do not provide conclusive proof" if an applicant is subjected to this additional scrutiny. Furthermore, to subject an applicant by revoking a permit due to a 185 minimum day count when guidance is not given to any applicant on what "proof is conclusive enough" is a travesty as it allows any neighbor to make false accusations at any time with no recourse to their statements. To claim that any neighbor would know more about a 185 occupancy day count than the actual homeowners is absurd, especially considering the biased nature of some neighbors towards STR properties.

It is apparent that neighbors at Eagle Vista Estates desire STR enforcement, yet their HOA has never had rules in place regarding short term rentals. Instead they look to the city, and their

multiple complaints have led to unnecessary use of our time and energy that have already been resolved with investigations in the past by Sean Cope and City Councilman, Dave Donelson, and others at the Land Use Review Division. Furthermore, it should not be a duty of a neighbor in "policing or surveillance" of a property owner's occupancy count, days in residence, or any other requirements when rules are already established to provide validation by the Planning and Development Commission. A neighborhood should never be turned into a Police State. We have already met the standards in the application, have a strong track record, and now have exceeded them with the additional documentations of proof of primary residency and 185 day occupancy count.

We see no legitimate reason why the permit should be revoked/suspended when the rules set forth have been consistently followed, we occupy the house, LURD has never contacted us with a violation, and none of the "privacy/security/party issues" that the appellants have speculated about have ever resulted in a reported violation or public citation. Attempting to revoke a permit, without any past violations or proof from the appellant, is unwarranted and we are hoping that the Commission will come to the same conclusion as those on the Land Use Review Division that has upheld the position when these same complaints were investigated in the past. Please contact us if there are further questions as we would like to conclude this matter in its entirety.

Sincerely,

A handwritten signature in black ink, appearing to read "Sean and Jenny Vostatek". The signature is fluid and cursive, with the first name "Sean" being more prominent and the last name "Vostatek" following in a similar style.

Sean and Jenny Vostatek
Property Owners, 5135 Wild Rose Lane

Questions for the Planning Committee

1. If the guidelines were just updated on August 8th, 2022, why are the required documents no longer relevant to support primary residence and 185 day count?
2. Why is one applicant subjected to provide further proof of primary residence from the rest of STR permit owners, but no one is willing to guide the applicant on what proof may now be considered conclusive evidence?
3. After a year's track record of no public citations, and no Notice of Violations from the Code Enforcement, why are accusations by the appellant without supporting evidence allowed to proceed towards a possible suspension? The appellants are repeating the same offenses of non-owner occupied and privacy/security/party complaints from a year ago when an investigation showed compliance each time.
4. With no clear definition of how an applicant is to *record and report* the 185 day count (outside of attestation) you are now subjecting an applicant to suspension?
5. Why is an affidavit of occupancy from a mortgage lender now the standard for ordinance 19-101 when it has never been brought forward before our application?

In the updated 2022-2023 guidelines, the applicant is requested to provide two sources of proof of primary residence, but is now told that is not sufficient and is outdated and irrelevant.

By not supporting your own guidelines implemented August 8th, 2022 that have just been updated the following is occurring:

- o Neighbors have the right to tell me that my own house is not my primary residence.
- o Neighbors have the right to tell me when I am home and when I am not.
- o Neighbors have the right to bring up unfounded accusations of what is possible to occur that might result in an adverse effect.
- o Neighbors have the right to invade my privacy to justify camera surveillance on my family.

Dear Carli,

After reviewing the documents, I see some discrepancies that I would like corrected in the Appeal History. On the latest letter dated September 25th, the appellants claim that we "moved out in January 2022," yet the Appeal History states "December." Although I disagree with their "move out" statement, dates do matter, and I understand that if we are going to be "counting days" at the hearing we at least need to have a starting point with each side to come to a common ground. Therefore, it should be stated according to the appellants own word of January 2022.

I am also confused with the statements, "a message was sent to the Vostateks and then to Councilman Dave Donelson..." as it is very unclear what those statements mean. More than a message was sent as an investigation occurred with both Sean Cope and Dave Donelson where each conversed with us about our occupancy count (which was in compliance) and occupying the house with the 185 minimum day ordinance. We discussed the same story as the appellants: that we were occupying the home in the months of October thru January 2022 before beginning to short term rent and we understood that we had remaining days to occupy. They both agreed that residing and short term renting in the manner we were functioning was in compliance with the Ordinance 19-101.

I believe it needs to be stated very clearly that at those dates in March and April, an investigation occurred and the conclusion was that the Vostateks were in compliance with an Owner occupied STR permit and no further action was to be taken by the Vostateks. That's what we were informed of with those conversations and we never had any further contact outside of these events stating that we were not in compliance with an owner occupied permit.

Finally, given that both parties acknowledge occupying the house for the first 4 months of the permit, it should also be noted that the permit extended beyond a typical year and was actually 391 days in length, as opposed to 365, and those additional 26 days need to be included in the calculation. So, if we never further occupied the house beyond those first four months, the first date of non-compliance to the Ordinance would have begun no earlier than September 2022. That would be true, provided that we had no additional days of occupancy to add to the total. However, we were never contacted to provide further information of additional days of residency or any days for that matter during this entire time. As the Appeal History is written now, it appears that we were not in compliance beginning in June, which at the most would have been only roughly 120 days and it contradicts the appellants own letter that states we occupied much longer.

I am hoping we can get these common ground facts properly stated in the Appeal History so that we can resolve this matter.

Sincerely,



Sean Vostatek

Enclosed: Proof of primary residence for owners – valid driver's license, valid vehicle registration, voter registration, dependent's school registration and house deed.

After Recording Return To:
AIR ACADEMY FEDERAL CREDIT UNION
ATTN: FINAL DOCUMENT DEPARTMENT
9810 NORTH UNION BLVD.
COLORADO SPRINGS, CO 80924

LOAN #: 180192 L64

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN 1000840-9909008704-9

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated JANUARY 6, 2012, together with all Riders to this document.

(B) "Borrower" is SEAN F VOSTATEK AND JENNY E VOSTATEK, JOINT TENANTS.

Borrower is the trustor under this Security Instrument.

(C) "Lender" is AIR ACADEMY FEDERAL CREDIT UNION.

Lender is a FEDERAL CREDIT UNION,
THE UNITED STATES OF AMERICA,
BLVD., COLORADO SPRINGS, CO 80924.

organized and existing under the laws of
Lender's address is 9810 NORTH UNION

(D) "Trustee" is the Public Trustee of El Paso County, Colorado.

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated JANUARY 6, 2012. The Note states that Borrower owes Lender *****ONE HUNDRED FIFTY NINE THOUSAND FOUR AND NO/100 ***** Dollars (U.S. \$159,004.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than JANUARY 1, 2022.

(G) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(H) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(I) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- Adjustable Rate Rider
- Balloon Rider
- 1-4 Family Rider
- V.A. Rider
- Condominium Rider
- Planned Unit Development Rider
- Biweekly Payment Rider
- Second Home Rider
- Other(s) [specify]

(J) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

Initials: *SVL JEN*
COEDED 0705

After Recording Return To:
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ATTN: FINAL DOCUMENT DEPARTMENT
9810 NORTH UNION BLVD.
COLORADO SPRINGS, CO 80924



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Initials: *JV GEN*
COEDEED 0705

- (K) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.
- (L) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.
- (M) "Escrow Items" means those items that are described in Section 3.
- (N) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.
- (O) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.
- (P) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.
- (Q) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.
- (R) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower, in consideration of the debt and the trust herein created, irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the COUNTY

El Paso [Name of Recording Jurisdiction]: [Type of Recording Jurisdiction] of
Lot 16, Eagle Vista Estates, County of El Paso, State of Colorado.
APN #: 63200-05-016

which currently has the address of 5135 Wild Rose Lane, Colorado Springs,
Colorado 80918 ("Property Address"): [Street] [City]
[Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record and liens for taxes for the current year not yet due and payable.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the

Initials: *SELGER*
COEDEED 0705

COLORADO

USA

DL



DRIVER LICENSE



Sean Frederick

1 VOSTATEK
2 SEAN FREDERICK
8 5135 WILD ROSE LANE
COLORADO SPRINGS, CO 80918

3 DOB [redacted] 4a Iss [redacted]

4d Customer Identifier [redacted]

5 DD
3558668

15 Sex
M
18 Eyes
BRO
19 Hair
BLK

4b Exp [redacted]

Previous Type
A

16 Hgt
5'-09"
17 Wgt
165 lb

9a Endorsements

12 Restrictions
C

9 Vehicle Classifications
R



TAX AND FEE RECEIPT

L0090623998

COLORADO VEHICLE REGISTRATION

El Paso

L0090623998

Vehicle Type	Vehicle Id	Plate	Tab	Expire
Passenger				05/31/2023
Year Make Model		Fuel Type		Body Style
2012 LINC		Ethanol / Gas		UP
Color	Empty Weight	GVW	GVWR	GVW HIGH
WHITE	6100			
Purchase Date	Fleet Number	Unit Number	HVUT	Carrier
12/15/2012				Miles
Registered Owner				Emission Expire
				5/31/2019
				Dual Registration Type

Vehicle Id	Transaction Date	Credits
	20-Nov-2022	0.00
Registered Owner	VOSTATEK SEAN F	

VOSTATEK SEAN F Dual Id Dual Expire

El Paso 20-Nov-2022



THIEVES HAVE BEEN KNOWN TO USE THE ADDRESS FROM A REGISTRATION CARD TO STEAL FROM THE VEHICLE'S OWNER. FOR ADDED SECURITY, YOU ARE ENCOURAGED TO KEEP ONLY THIS REGISTRATION CARD IN YOUR VEHICLE. IT DOES NOT CONTAIN YOUR ADDRESS.

COLORADO VEHICLE REGISTRATION

El Paso

L0090623998

Vehicle Type	Vehicle Id	Plate	Tab	Expire
Passenger				05/31/2023
Year Make Model		Fuel Type		Body Style
2012 LINC		Ethanol / Gas		UP
Color	Empty Weight	GVW	GVWR	GVW HIGH
WHITE	6100			
Purchase Date	Fleet Number	Unit Number	HVUT	Carrier
12/15/2012				Miles
Registered Owner/Address				Emission Expire
				5/31/2019
				Dual Registration Type

VOSTATEK SEAN F Dual Id Dual Expire

5135 WILD ROSE LN
COLORADO SPRINGS CO 80918-3961

El Paso 20-Nov-2022



0101000105

Total Fees 0.00



COLORADO VEHICLE REGISTRATION

El Paso

L0090583034

Vehicle Type: Passenger
 Year: 2017, Make: FORD, Model: [blank]
 Color: SILVER, Empty Weight: 5900
 Fuel Type: Gas
 GVW, GVWR, GVW HIGH, Bus Type, Title Number: Not Issued
 Purchase Date: 12/26/2016, Fleet Number, Unit Number, HVUT, Carrier, Miles, Emission Expire: 3/31/2024
 Registered Owner: [blank]
 Dual Registration Type: [blank]

Dual Id Dual Expire

El Paso 20-Nov-2022



THIEVES HAVE BEEN KNOWN TO USE THE ADDRESS FROM A REGISTRATION CARD TO STEAL FROM THE VEHICLE'S OWNER. FOR ADDED SECURITY, YOU ARE ENCOURAGED TO KEEP ONLY THIS REGISTRATION CARD IN YOUR VEHICLE. IT DOES NOT CONTAIN YOUR ADDRESS.

TAX AND FEE RECEIPT

L0090583034

Vehicle Id: [blank] Transaction Date: 20-Nov-2022 Credits: 0.00
 Registered Owner: [blank]

COLORADO VEHICLE REGISTRATION

El Paso

L0090583034

Vehicle Type: Passenger
 Year: 2017, Make: FORD, Model: [blank]
 Color: SILVER, Empty Weight: 5900
 Fuel Type: Gas
 GVW, GVWR, GVW HIGH, Bus Type, Title Number: Not Issued
 Purchase Date: 12/26/2016, Fleet Number, Unit Number, HVUT, Carrier, Miles, Emission Expire: 3/31/2024
 Registered Owner / Address: 5135 WILD ROSE LN, COLORADO SPRINGS CO 80918-3961
 Dual Registration Type: [blank]
 Dual Id Dual Expire

El Paso 20-Nov-2022



Total Fees

0.00

0101000104





El Paso County, Colorado

MARK LOWDERMAN, TREASURER

DATE January 8, 2022

PROPERTY TAX STATEMENT
TAXES FOR 2021 DUE 2022

TYPE OF PROPERTY

76745

REAL PROPERTY

SCHEDULE (ACCOUNT) NUMBER

63200-05-016

PROPERTY LOCATION

5135 WILD ROSE LN

PROPERTY DESCRIPTION

LOT 16 EAGLE VISTA ESTATES CO
SPGS

67161

63200-05-016
VOSTATEK JENNY E
5135 WILD ROSE LN
COLORADO SPRINGS CO 80918-3961



TAX DISTRICT	FBC	ACTUAL VALUE	\$ 712,537	ASSESSED VALUE	\$ 50,950
TAX RATE		TAX AUTHORITY		TAX AMOUNT	
0.007120		* EL PASO COUNTY		362.76	
0.000165		EPC ROAD & BRIDGE SHARE		8.41	
0.003929		* CITY OF COLORADO SPRINGS		200.18	
0.000165		EPC-COLORADO SPGS ROAD & BRIDGE SHARE		8.41	
0.041889		COLO SPGS SCHOOL NO 11 - GEN		2,134.24	
0.002165		COLO SPGS SCHOOL NO 11 - BOND		110.31	
0.003490		* PIKES PEAK LIBRARY		177.82	
0.000839		* SOUTHEASTERN COLO WATER CONSERVANCY		42.75	
		EL PASO COUNTY TABOR REFUND		-38.42	
		*TEMPORARY TAX RATE REDUCTION/TAX CREDIT			
0.059762		TOTAL TAX RATE		TOTAL TAXES PAYABLE	\$ 3,006.46

CHECK NO: 848508



Air Academy Federal Credit Union
P.O. Box 62910
Colorado Springs, CO 80962-2910

Account Detail
FROM PRIMARY SHARES

Balance Available
0.00 0.00

Payee JENNY E VOSTATEK

JENNY E VOSTATEK
5135 WILD ROSE LN
COLORADO SPRINGS CO 80918-3961

Ref: ACCOUNT CLOSED

NON-NEGOTIABLE Chk 848508 24 FEB 16 08:17 Br 36-266 Amt 1440.40

In accordance with the Uniform Commercial Code Article 3, Section 3-312, a declaration of loss cannot become enforceable until the 90th day following the date of the check.

DETACH BEFORE DEPOSITING

094926 / M 3595801



COLORADO
Early Colleges

Colorado Early Colleges Online Campus
321 Inverness Dr. S
Englewood, CO 80112
303-872-3391

www.coloradoearlycolleges.org/onlinelearning

Monday, November 28th, 2022

To whom it may concern:

This letter is to certify that _____ is currently enrolled Part-Time at Colorado Early Colleges Online Campus for the 2022-2023 school year under the following address:

5135 Wild Rose Ln.
Colorado Springs, CO 80918

Any further questions or concerns should be directed to CEC Online Campus: 303-872-3391.

Sincerely,

Sarah Whetstone
Director of Admissions
Colorado Early Colleges Online Campus



**CHESTERTON ACADEMY
OF OUR LADY OF WALSINGHAM**

November 18, 2022

Re: Registration letter for Isaac Vostatek

To Whom it May Concern,

**This letter is to confirm that
currently registered as a student in his
of *Walsingham*.**

**5135 Wild Rose Ln, Colorado Springs, Colorado 80919 is
good standing at *The Chesterton Academy of our Lady***

Isaac's projected graduation date is May 26, 2023

**Please feel free to address any questions concerning Isaac's status at the school to me at the contact
information below.**

Thank you

Mark Langley

Headmaster

olwclassical.org

216-215-4382

headmaster@olwclassical.org

ST. GABRIEL
CLASSICAL ACADEMY



Office of Admissions and Enrollment

11/18/2022

To Whom It May Concern,

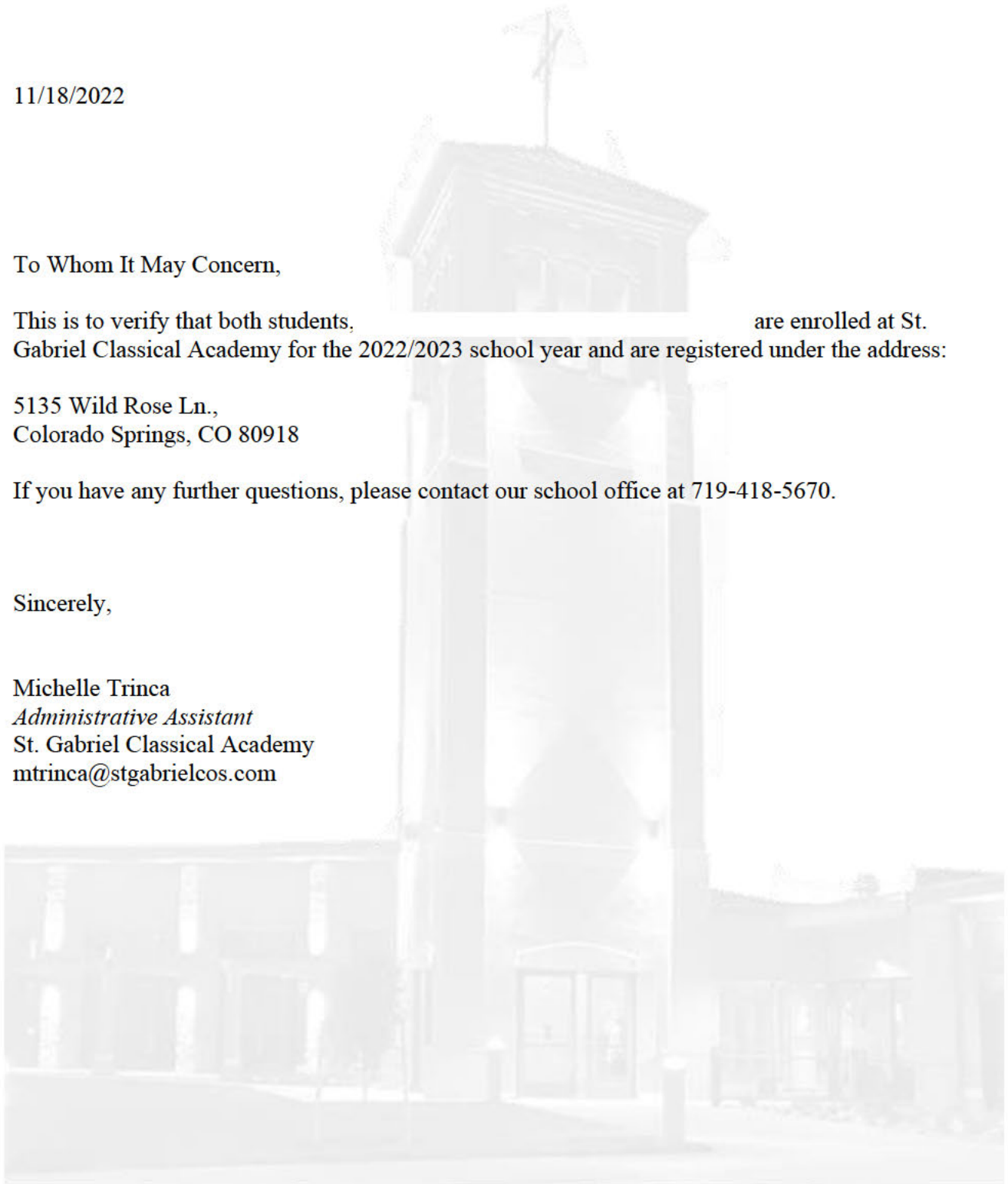
This is to verify that both students, _____ are enrolled at St. Gabriel Classical Academy for the 2022/2023 school year and are registered under the address:

5135 Wild Rose Ln.,
Colorado Springs, CO 80918

If you have any further questions, please contact our school office at 719-418-5670.

Sincerely,

Michelle Trinca
Administrative Assistant
St. Gabriel Classical Academy
mtrinca@stgabrielcos.com





REGINA CAELI™

University-Style Hybrid®

November 30, 2022

To Whom It May Concern,

This is to verify that _____ is enrolled in _____ at Regina Caeli Academy in Littleton, CO. She currently resides at 5135 Wild Rose Ln, Colorado Springs, CO 80918.

Ad Majorem Dei Gloriam,

Nicole E Juba

Nicole E. Juba

Executive Director

Regina Caeli, Corporate Office

1565 Holcomb Bridge Road | Roswell, GA 30076-2517

Vox: 678.878.2500 | Fax: 866.242.1042

<http://rcahybrid.org>

Regina Caeli Academy is a 501(c)(3) charitable organization and your donation may be tax deductible.

Please consult a tax professional. Our tax ID number is 80-0063491.

No goods or services were provided in exchange for this donation.

Colorado Online Voter Registration Confirmation



11/19/2022 01:00 PM

Your eligibility to register to vote

Are you a citizen of the United States of America? Yes No
Are you at least 16 years of age? Yes No
Have you lived in Colorado for at least 22 days immediately before an election in which you intend to vote? Yes No

Your name

VOSTATEK JENNY ELIZABETH _____
(Last name) (First name) (Middle name) (Suffix)

Your identifying information

Your birth year _____ Your gender identity Female Male Other

Your contact information

Your residential address
5135 Wild Rose Ln COLO SPRINGS 80918 El Paso
(Street address) (City or Town) (ZIP Code) (County)

Your mailing address (if different from residential address)
5135 Wild Rose Ln Colorado Springs CO 80918 UNITED STATES OF AMERICA
(Mailing address) (City or Town) (State) (ZIP Code) (Country)

Address where you would like your ballot mailed (if different from your residential or mailing address)
5135 Wild Rose Ln Colorado Springs CO 80918 UNITED STATES OF AMERICA
(Mailing address) (City or Town) (State) (ZIP Code) (Country)

Your phone number _____ Fax number _____

Election information by email

If you select this option, you will receive upcoming election information by email. Email address _____
I want to receive election information by email. Yes No

Your political party affiliation

Your ballot preference, if Unaffiliated

American Constitution Approval Voting Democratic Green Libertarian Republican Unity
All Major Parties' Ballots

Self-affirmation and electronic signature

Warning: A violation of the self-affirmation you are about to make is a criminal act under the laws of this state and will subject you to the penalties provided by law. It is a class 1 misdemeanor to swear or affirm falsely as to your qualifications to register to vote.

I agree to the following statements:

I affirm that I am a citizen of the United States; I have been a resident of Colorado for at least 22 days immediately before an election I intend to vote in; I am at least sixteen years old and I understand that I must be at least seventeen and turning eighteen on or before the date of the next general election to be eligible to vote in a primary election; and at least eighteen to be eligible to vote in any other election. I am not serving a sentence of detention or confinement in a correctional facility, jail or other location for a felony conviction. I further affirm that the residence address I provided is my sole legal place of residence; I certify under penalty of perjury that the information I have provided on this application is true to the best of my knowledge and belief; and that I have not nor will I, cast more than one ballot in any election.

I authorize the use of my signature on file with the Department of State or the Department of Revenue for voter registration purposes.

Date (mm/dd/yyyy) 11/19/2022

Colorado Online Voter Registration Confirmation



11/19/2022 02:49 PM

Your eligibility to register to vote

Are you a citizen of the United States of America? Yes No
Are you at least 16 years of age? Yes No
Have you lived in Colorado for at least 22 days immediately before an election in which you intend to vote? Yes No

Your name

VOSTATEK SEAN FREDERICK
(Last name) (First name) (Middle name) (Suffix)

Your identifying information

Your birth year _____ Your gender identity Female Male Other

Your contact information

Your residential address
5135 Wild Rose Ln COLO SPRINGS 80918 El Paso
(Street address) (City or Town) (ZIP Code) (County)

Your mailing address (if different from residential address)

(Mailing address) Colorado Springs CO 80919 UNITED STATES OF AMERICA
(City or Town) (State) (ZIP Code) (Country)

Address where you would like your ballot mailed (if different from your residential or mailing address)

(Mailing address) Colorado Springs CO 80919 UNITED STATES OF AMERICA
(City or Town) (State) (ZIP Code) (Country)

Your phone number _____ Fax number _____

Election information by email

If you select this option, you will receive upcoming election information by email. Email address _____
I want to receive election information by email. Yes No

Your political party affiliation

Your ballot preference, if Unaffiliated

American Constitution Approval Voting Democratic Green Libertarian Republican Unity
All Major Parties' Ballots

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I authorize the use of my signature on file with the Department of State or the Department of Revenue for voter registration purposes.

Date (mm/dd/yyyy) 11/19/2022



Evolve Vacation Rental
717 17th Street, Floor 21
Denver, CO 80202

Hello Jenny Vostatek,

At your request we here at Evolve have put together an outline of the days that you yourself have occupied your Evolve property.

2021

October 1-31st -31 day stay (Reason-using the home)

This would be 31 total days that you used the property yourself in October 2021.

November 1st-30th -30 day stay (Reason-using the home)

This would be 30 total days that you used the property yourself in November 2021.

December 1st-28th -28 day stay (Reason-using the home)

This would be 28 total days that you used the property yourself in December 2021.

2022

January 2nd-12th -11 day stay (Reason - using the home)

January 14th-19th -6 day stay (Reason - using the home)



January 21st-25th -5 day stay (Reason-using the home)

This would be 22 total days that you used the property yourself in January 2022.

February 2nd-3rd -2 day stay (Reason - using the home)

February 6th-10th -5 day stay (Reason - using the home)

February 12th-15th -4 day stay (Reason - using the home)

February 19th-23rd -5 day stay (Reason - using the home)

This would be 16 total days that you used the property yourself in February 2022.

March 3rd-5th -3 day stay (Reason -using the home)

March 9th-10th -2 day stay (Reason -using the home)

March 12th-14th -3 day stay (Reason -using the home)

March 18th-23rd -6 day stay (Reason -using the home)

This would be 14 total days that you used the property yourself in March 2022.

April 4th-6th -3 day stay (Reason -using the home)

April 9th-12th -4 day stay (Reason -using the home)

April 15th-20th -6 day stay (Reason -using the home)

This would be 13 total days that you used the property yourself in April 2022.



May 2nd-6th -5 day stay (Reason -using the home)

May 15th-20th -6 day stay (Reason -using the home)

May 30th -1 day stay (Reason -using the home)

This would be 12 total days that you used the property yourself in May 2022.

June 1st-3rd, 3 day stay (Reason-using the home)

June 5th-6th, 2 day stay (Reason-using the home)

June 15th-16th, 2 day stay (Reason-using the home)

June 19th-20th, 2 day stay (Reason-using the home)

June 25th-26th, 2 day stay (Reason-using the home)

This would be 11 total days that you used the property yourself in June 2022.

July 23rd-25th, 3 day stay (Reason-using the home)

This would be 3 total days that you used the property yourself in July 2022.

August 1st-7th, 7 day stay (Reason-using the home)

August 21st-26th, 6 day stay (Reason-using the home)



August 30th-31st, 2 day stay (Reason-using the home)

This would be 15 total days that you used the property yourself in August 2022.

September 1st-6th, 6 day stay (Reason-using the home)

September 19th-23rd, 5 day stay (Reason-using the home)

September 25th-30th, 6 day stay (Reason-using the home)

This would be 17 total days that you used the property yourself in September 2022.

October 3rd-5th, 3 day stay (Reason-using the home)

October 10th-13th, 4 day stay (Reason-using the home)

October 22nd-24th, 3 day stay (Reason-using the home)

October 29th-30th, 2 day stay (Reason-using the home)

This would be 12 total days that you used the property yourself in October 2022.

The total days the Owner occupied the property from October 1st, 2021- October 31st, 2022 is 224.