

Subject: Response to Affidavit Filed by John R. Henniger

Dear, City planning commission

I am writing to formally address the allegations made by Mr. John R. Henniger in his affidavit regarding my property at 5539 Cody Mesa Ct, Colorado Springs, Colorado. These claims are wholly unfounded, and I categorically deny the assertions made against me.

1. Primary Residence:

The property at 5539 Cody Mesa Ct is and has been my primary residence. I meet the residency requirement of at least 185 days annually, and I have ample documentation to substantiate this.

2. Misrepresentation Claims:

The allegation that I provided false information on the Short-Term Rental License Annual Affidavit is baseless. The statements I made regarding my residency were accurate, and I have supporting records, including utility bills and other pertinent documentation, to verify their truthfulness.

3. Alleged Neighbor Complaints:

To date, I have not received any formal complaints or evidence of issues such as noise, parking, or other disturbances allegedly caused by guests at my property. If any such evidence exists, I respectfully request that it be disclosed for review.

4. Request for Evidence:

I challenge the validity of the claims made in Mr. Henniger's affidavit. Should he or any other party possess evidence to substantiate these allegations, I formally request that it be provided immediately.

These baseless accusations are both misleading and harmful. I am committed to adhering to all relevant regulations and to maintaining the integrity of my property and its use. I request a fair and impartial review of my case, based on verifiable evidence rather than unsubstantiated claims.

Thank you for your attention to this matter. Please do not hesitate to contact me should further clarification or documentation be required.

Sincerely,
Estifanos Dagne

Subject: Appeal of Short-Term Rental Permit Application Denial – 5539 Cody Mesa Court

Dear, PLANNING DEPARTMENT
Land Use Review Division

I am writing to formally appeal the denial of my Short-Term Rental (STR) Permit application for 5539 Cody Mesa Court, as outlined in the letter dated January 14, 2025. I respectfully contend that this decision was made in error, and I seek a review of the matter based on the following points:

1. Compliance with Owner-Occupied Requirements:

The property at 5539 Cody Mesa Court is my primary residence, and I have continuously resided there for more than 185 days annually, in full compliance with City Code Section 7.6.301. I can provide substantial documentation, including utility bills, driver license, car registration and additional proof, to support my primary residency status.

2. Inaccuracies in HOA Affidavit:

The Austin Heights Homeowner's Association affidavit, cited in the denial letter, contains inaccuracies and unsubstantiated claims. Contrary to the affidavit's allegations, the property has not been operated as a non-owner occupied STR. The affidavit does not provide verifiable evidence to support its claims, and its conclusions are inconsistent with the factual use of my property.

3. Good Faith and Regulatory Adherence:

While my original permit expired on October 31, 2024, my late submission was made in good faith. I acknowledge the late renewal process is not applicable, and my submission was treated as a new application. Nonetheless, I meet all Unified Development Code (UDC) requirements for an owner-occupied STR in an R-1 zone, including the primary residency condition.

4. Request for Fair Review and Evidence Disclosure:

The denial appears to rely primarily on the unverified HOA affidavit rather than concrete evidence of non-compliance. I respectfully request that the City Planning Commission review my case based on verifiable facts, including documentation of my residency and operational compliance, to ensure a fair and impartial decision.

This appeal is submitted to affirm my compliance with City Code and UDC provisions. I am confident that a transparent review will demonstrate that I meet all criteria for an owner-occupied STR Permit.

Thank you for your time and consideration. Please let me know if any additional materials or clarification is required to facilitate the appeal process. I look forward to presenting my case at the Planning Commission hearing.

Sincerely,
Estifanos Dagne



700 Kansas Lane
LA4-6355
Monroe, LA 71203

00010 ECA Z 27124 C - BRE ESH SCP BS
ESTIFANOS DAGNE
5539 CODY MESA CT
COLORADO SPRINGS, CO 80918

Escrow account statement

Account number 4033009588
Statement date 09/27/2024
Review period 05/2024 to 10/2024

Property address
5539 Cody Mesa CT
Colorado Springs, CO 80918

New mortgage payment amount
\$3,370.20

New payment effective date
11/01/2024

Every year, we review your escrow account to make sure there is enough money to cover your property taxes and/or homeowner's insurance and not go below the minimum required balance. Your annual escrow analysis details the amount we paid on your behalf in the past 12 months and includes projections for the next 12 months. Learn more at www.chase.com/escrow.

Likely due to increases in your taxes and/or insurance, your escrow account has a shortage of **\$4,050.58**, or **\$337.55** per month.

Annual escrow breakdown

Escrow breakdown	What we expected to pay	Change	What we now expect to pay
Homeowner's insurance	\$3,283.00	↑	\$5,516.00
Property tax	\$2,154.46	=	\$2,154.46
Mortgage insurance	\$1,425.48	=	\$1,425.48

See the shortage calculation on the following pages in the section "Your estimated escrow account activity".


Pay online at www.chase.com/waystopay. If you're signed up for automatic payments through Chase, we'll update your payment for you. Please update any other payment methods with your new payment amount. Accounts more than 89 days past due are not eligible for repayment of some or all of the escrow shortage.

Keep in mind, higher taxes or insurance can increase your monthly payment, even if you pay the full shortage.

Monthly payment breakdown

Mortgage payment breakdown	Current payment	NEW payment as of 11/01/2024
Principal & interest	\$2,274.65	\$2,274.65
Escrow account deposit	\$571.91	\$758.00
Shortage amount	\$178.88	\$337.55
Total payment amount	\$3,025.44	\$3,370.20

Resources for you

 Visit www.chase.com/escrow to access insurance or tax contact info, use our escrow calculator, and manage your escrow account online.

 Contact Us
Customer Service
Monday-Friday
Saturday

1-800-848-9136
8am - 8pm (ET)
9am - 6pm (ET)





Address:
DEPARTMENT OF MOTOR VEHICLE

November 03, 2023

PO BOX 2007
COLORADO SPRINGS CO 80901-2007

Letter: L0110457979



ESTIFANOS GOSSAYE DAGNE
5539 CODY MESA CT
COLORADO SPRINGS CO 80918-2765

Invoice Number

115437

COLORADO VEHICLE REGISTRATION							El Paso	L0110457979
Vehicle Type	Vehicle Id	Plate	Tab			Expire		
Truck	1FTEW1EG3GKF97854	DPCR46	0030669169			11/30/2024		
Year	Make	Model	Fuel Type			Body Style		
2016	FORD	F150	Gas			PK		
Color	Empty Weight	GVW	GVWR	GVW HIGH	Bus Type	Title Number		
BROWN	4709		7000			010198080		
Purchase Date	Fleet Number	Unit Number	HVUT	Carrier	Miles	Emission Expire		
9/13/2023			E			EXEMPT		
Registered Owner						Dual Registration Type		
ESTIFANOS GOSSAYE DAGNE						Dual Id	Dual Expire	

El Paso - Citizen's Service 03-Nov-2023



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	L0110457979
Vehicle Type	Vehicle Id	Plate	Tab			Expire		
Truck	1FTEW1EG3GKF97854	DPCR46	0030669169			11/30/2024		
Year	Make	Model	Fuel Type			Body Style		
2016	FORD	F150	Gas			PK		
Color	Empty Weight	GVW	GVWR	GVW HIGH	Bus Type	Title Number		
BROWN	4709		7000			010198080		
Purchase Date	Fleet Number	Unit Number	HVUT	Carrier	Miles	Emission Expire		
9/13/2023			E			EXEMPT		
Registered Owner/Address						Dual Registration Type		
ESTIFANOS GOSSAYE DAGNE 5539 CODY MESA CT COLORADO SPRINGS CO 80918-2765						Dual Id	Dual Expire	

El Paso - Citizen's Service 03-Nov-2023



TAX AND FEE RECEIPT L0110457979

Vehicle Id 1FTEW1EG3GKF97854 Transaction Date 03-Nov-2023 Credits 0.00

Registered Owner
ESTIFANOS GOSSAYE DAGNE

OWNERSHIP TAX
Prior Specific Ownership Tax 20.57
Specific Ownership Tax 123.41

REGISTRATION FEES
Age of Vehicle Add-on (HUTF) 10.00
Bridge Safety Surcharge 18.00
Clerk Hire Fee 4.00
County Road and Bridge 0.94
Emergency Medical Services 2.00
Emissions - Statewide Air Account 0.50
Insurance Fee 0.50
Material Fee (Month Tab) 0.15
Material Fee (Plate) 4.36
Material Fee (Year Tab) 0.22
Motorist Insurance Database Fee 0.10
Peace Officer Standardized Training Fee 1.00
Prior Registration Fees 0.00
Registration Base Fee County 39.00
Road Safety Surcharge 11.90

Total Fees 236.65

FEES CONTINUE ON BACK

COLORADO USA



DRIVER LICENSE

3 DOB: **06/26/1985**
 4d DL#: **14-195-1079**
 4b EXP: **06/26/2027**

1 **DAGNE**
 2 **ESTIFANOS GOSSAYE**
 8 **5539 CODY MESA CT**
COLORADO SPRINGS, CO 80918

4a ISS: **10/03/2022**
 15 Sex: **M** 16 Hgt: **5'-06"** 18 Eye: **BRO**
 9 Class: **R** 12 **NONE** 9a



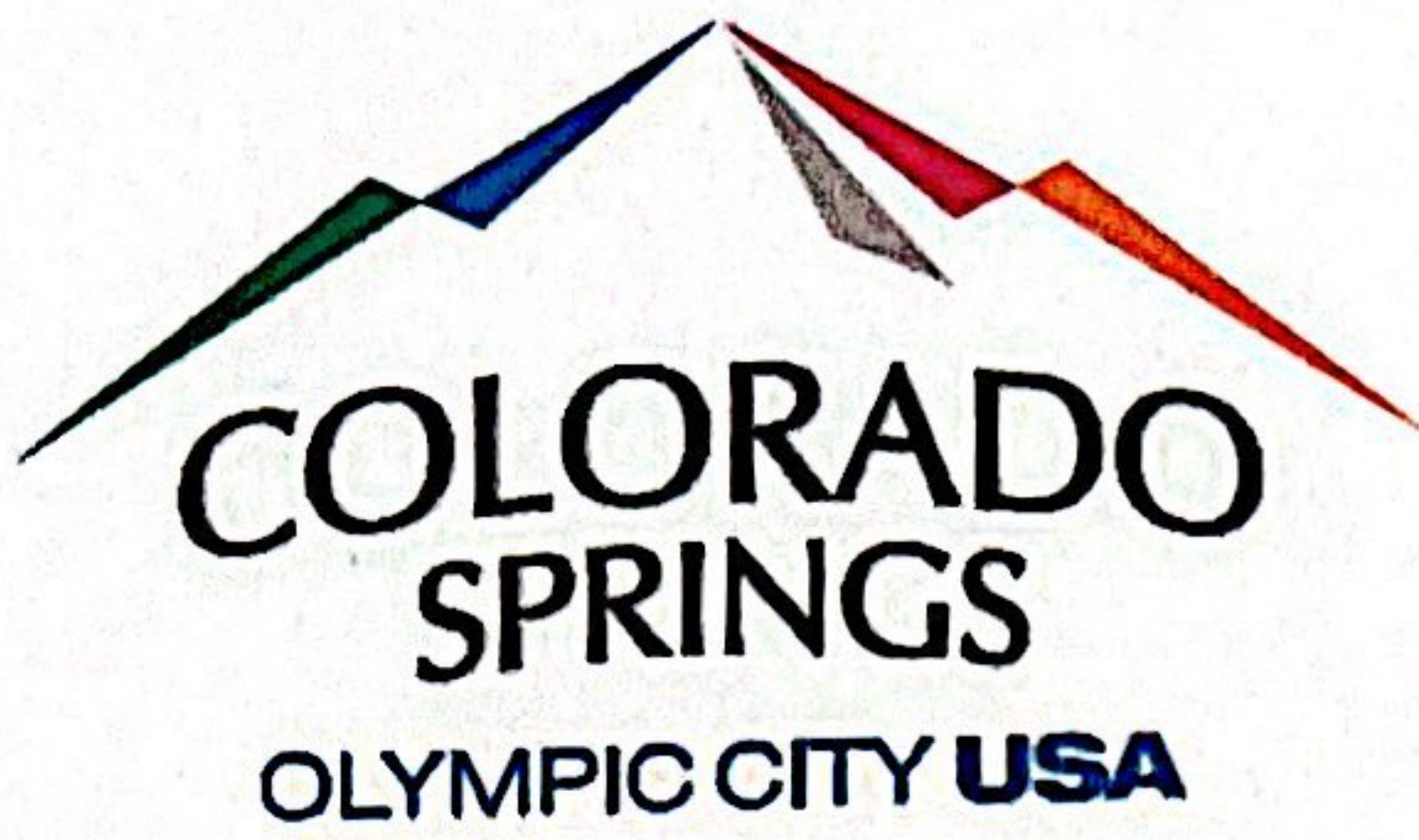
Mark F...
Exec. Dir. Dept. of Rev.



06/26/1985

6 DD: 887A035





COLORADO SPRINGS PLANNING

Land Use Review

Owner Occupied Short-Term Rental Annual Affidavit

Owner Occupied Short-Term Rental Annual Affidavit

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

According to Ordinance 19-101, short-term rental units in single-family zone districts must be the operator's principal residence and the operator must be on the deed to property on which the dwelling unit to be rented is located. An owner occupied permit is defined as the primary place of residency of the owner for not less than 185 days per year, with exceptions for military personnel.

By signing below, I, ESTIFANOS DAGNE (Printed Name), swear under penalty of perjury that I am the owner or beneficiary of the property and **this is my primary residence** as defined above:

_____ (address of STR). **I acknowledge that I am to notify the City of Colorado Springs Planning Department within three (3) days if I move and this address is no longer considered my primary address.** I understand that my short term rental license may be revoked at any time if I am found to not be in compliance with City Code Section 7.5.1706.

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

Signature of Owner Date 11/17/2023

ESTIFANOS DAGNE _____
Printed Name of Owner

Notary Certificate

State of Colorado

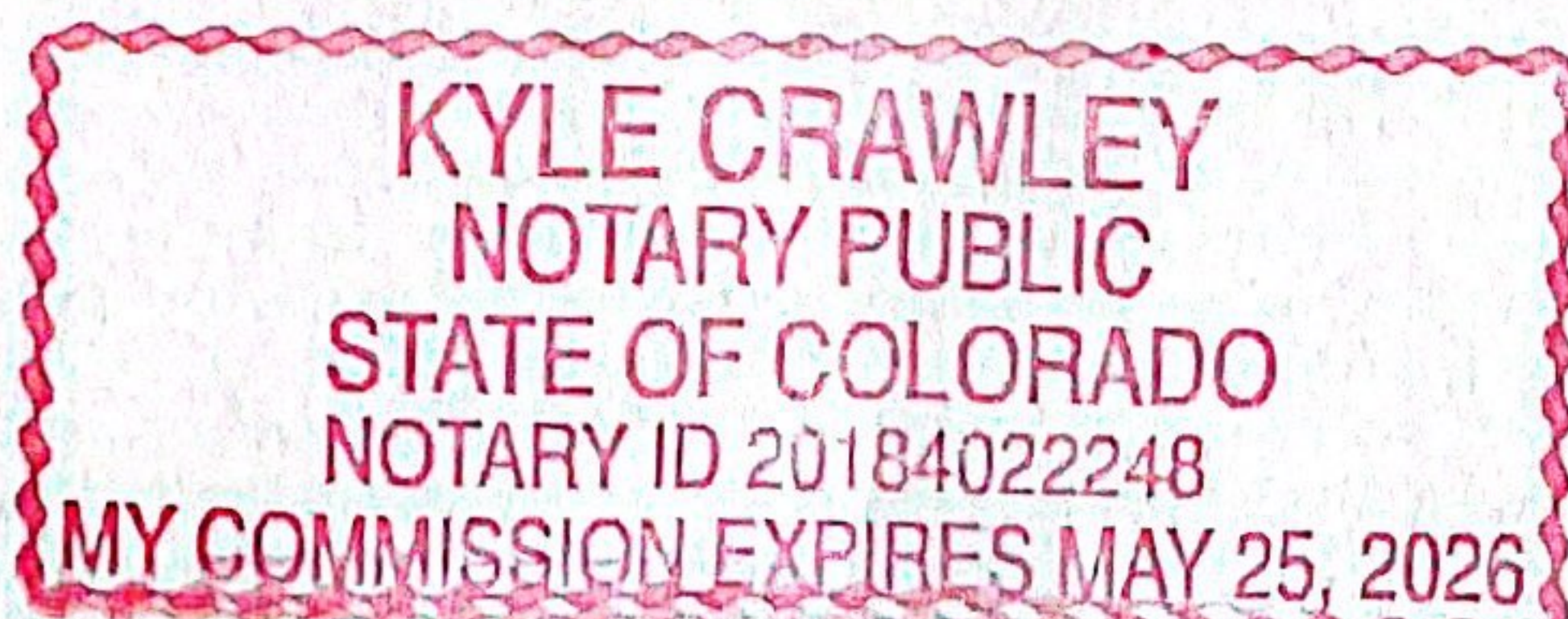
County of El Paso

The foregoing certification was acknowledged before me this 17th day of Nov, 2023, by Estifanos Dagne.

Witness my hand and official seal.

My Commission Expires: 05/25/2026

Notary Public





COLORADO SPRINGS PLANNING

Land Use Review

Short Term Rental Application Requirements

Short Term Rental Application Requirements and Checklist

This checklist and all required associated documents shall be submitted via our electronic submittal system. The applicant shall notify staff within 3 days in the event of changes:

Application Requirements

Completed Short Term Rental Permit Standards and Review Criteria Checklist (below)

Short Term Rental Annual Affidavit. This document must be signed and notarized.

Proof of primary residence – this can be satisfied by providing two (2) of the following:

- Valid driver's license or State I.D. Card;
- Valid vehicle registration;
- Voter registration;
- Or a dependent's school registration.

Mail does not count as proof of residency. City Staff reserves the right to ask for additional proof of residency upon request.

\$119 permit fee. The fee shall be paid via cash, credit card or electronic check. Credit card payments can be made via our electronic submittal system. This fee will be invoiced when we have received a complete application.

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

Proof of listing on hosting platform i.e. AirBnB/VRBO (Link to listing or listing number)

The Planning & Community Development Department may require additional information for this application as needed.

Permit Standards and Review Criteria

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

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.

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.

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 or VRBO. The City does NOT have agreements with other hosting platforms at this time.



COLORADO SPRINGS PLANNING

Land Use Review

Short Term Rental Application Requirements

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.

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.

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.

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.

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 meals shall be prepared for or served to the renter by the owner or the owner's agents.

Use of the short-term rental home for any commercial or large social events or gatherings, such as weddings, is prohibited.

The City issued permit with all local contact information and emergency safety information shall be prominently displayed within the short-term rental unit.

The City issued permit number shall be used in all rental marketing materials.

The occupancy regulations are met pursuant to Section 7.5.1706(H) and are reflected in all marketing materials. (Limit two occupants per bedroom, plus an additional two occupants, maximum of 15 occupants).

General Information Acknowledged

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.

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 residence.

The approved permit for the STR will be posted in the interior of the dwelling adjacent to the front door.

I (we) have read and understand Colorado Springs Municipal Code regulating Short Term Rental Units (Title 17, Chapter 7).

I have checked with my HOA or Neighborhood Association regulations and have ensured that a Short Term Rental is allowed in the area.



COLORADO SPRINGS PLANNING

Land Use Review

Short Term Rental Application Requirements

Exterior Safety

House number is 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).

I understand that HOA covenants are a separate agreement within my neighborhood and may be more restrictive than the City's Short Term Rental regulations.

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.



COLORADO SPRINGS PLANNING

Land Use Review

Short Term Rental Application Requirements

Additional Regulations

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 a renewal application and the \$119 permit fee. You will receive a reminder email approximately thirty (30) days prior to your permit expiration with instructions on how to renew your permit. Permit renewals are completed via our electronic submittal system.

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.

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 read 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. 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. 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.

Signature of Property Owner (required)

11/17/2023
Date

Signature of Applicant (if applicable)

11/17/2023
Date

Dwelling Reconstruction Cost Estimate:

\$558,100

Last Calculated: 05/26/2024

Dwelling Information

Dwelling	5539 CODY MESA CT		
Address	COLORADO SPRINGS, CO 80918-2765		
Year Originally Built	2005		
Construction Style	Ranch/Rambler	Total Living Area	1738
Number of Stories (not including attic or basement)	1	Dwelling Type	Single family dwelling

Exterior Features

Foundation Type	Basement	Percent	100%
Land Under Foundation	Flat Slope		
Finished Attic		Sq. Ft.	None
Roof Material	Shingles, Architectural	Percent	100%
Roof Style/Slope	Gable, Moderate Pitch	Percent	100%
Exterior Walls	Brick, Veneer	Percent	100%
Garages & Carports	3 Car - Attached	# Of	1
Custom Garage Doors?	No		
Attached Structures	None		
Special Exterior Features	None		
Exterior Columns	None		

Interior Features

Kitchens	Standard	# Of	1
Baths	Full, Custom	# Of	3
Heating	Gas, Forced Air	Percent	100%
Air Conditioning	Central Air Conditioning, Same Ducts	Percent	100%
Floor Finishes	Carpet, Acrylic/Nylon	Percent	77%
	Hardwood		10%
	Vinyl		8%
	Tile, Ceramic		5%
	Paint	Percent	95%
Wall Finishes	Wallpaper, Vinyl		5%
	Drywall	Percent	100%
Ceiling Finishes			
Fireplaces	Gas Fireplace	# Of	1

A Liberty Mutual Company

Molding	None
Built-in Cabinetry	None
Whole House System	None
Special Interior Features	None

**An estimate specific to the dwelling is dependent upon the accuracy of the information provided.
This estimate represents the minimum amount that may be needed to reconstruct this dwelling.
A higher coverage amount may be selected.**

EVIDENCE OF INSURANCE FOR MORTGAGE COMPANIES

Customer Information

ESTIFANOS DAGNE
5539 CODY MESA CT
COLORADO SPRINGS, CO 80918-2765

Date Prepared: 09/10/2024

Policy Period: 08/16/2024 to 08/16/2025

Changes Effective: 08/28/2024

Agent Information

PREMIER GROUP INSURANCE INC
9725 E HAMPDEN AVE STE 202
DENVER, CO 80231-4917

Phone Number: (303) 501-6626

Email: contact@beyondins.com

Agent #: 055197

Mortgagee(s)

JPMORGAN CHASE BANK, N.A.
ISAOA / ATIMA
PO Box 4465
Springfield, OH 45501
Loan Number: 4033009588

DWELLING LOCATION

5539 CODY MESA CT
COLORADO SPRINGS, CO 80918-2765

POLICY PREMIUM: \$5,516.00

BALANCE REMAINING: \$5,516.00

DWELLING LIMIT: \$558,100

Extended Dwelling Coverage Limit: Up to 50%

DEDUCTIBLES

Section I - Property Coverages \$1,000

Wind Hail Deductible \$2,500.00

MAKE CHECK PAYABLE TO: Safeco Insurance

MAIL PAYMENT TO:

Safeco Insurance
Attn: Payment Processing Operations
PO Box 91016
Chicago, IL 60680-1016

This is not an insurance policy and does not amend, alter or extend the coverage afforded by the policy listed.
Coverage does not include earthquake or flood.

Agent Signature: Afsanah Manshadi



Articles of Organization for a Limited Liability Company

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

The domestic entity name of the limited liability company is Friends Restaurant LLC

The principal office street address is 3680 Citadel Dr N
Colorado Springs CO 80909
US

The principal office mailing address is 5539 Cody Mesa Ct
Colorado Springs CO 80918
US

The name of the registered agent is Estifanos Dagne

The registered agent's street address is 5539 Cody Mesa Ct
Colorado Springs CO 80918
US

The registered agent's mailing address is 5539 Cody Mesa Ct
Colorado Springs CO 80918
US

The person above has agreed to be appointed as the registered agent for this entity.

The management of the limited liability company is vested in Members

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

Person(s) forming the limited liability company

Estifanos Dagne
5539 Cody Mesa Ct
Colorado Springs CO 80918
US

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

applicable, the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

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

Name(s) and address(es) of the individual(s) causing the document to be delivered for filing

Estifanos Dagne
5539 Cody Mesa Ct
Colorado Springs CO 80918
US

Date of this notice: 02-13-2023

Employer Identification Number:
92-2317658

Form: SS-4

Number of this notice: CP 575 A

FRIENDS RESTAURANT LLC
TASTE OF ETHIOPIA RESTAURANT
% ESTIFANOS DAGNE MBR
5539 CODY MESA CT
COLORADO SPGS, CO 80918

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 92-2317658. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did **not** apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

Based on the information received from you or your representative, you must file the following forms by the dates shown.

Form 941	10/31/2023
Form 940	01/31/2024
Form 1065	03/15/2024

If you have questions about the forms or the due dates shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification (corporation, partnership, etc.) based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2020-1, 2020-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

IMPORTANT INFORMATION FOR S CORPORATION ELECTION:

If you intend to elect to file your return as a small business corporation, an election to file a Form 1120-S, U.S. Income Tax Return for an S Corporation, must be made within certain timeframes and the corporation must meet certain tests. All of this information is included in the instructions for Form 2553, Election by a Small Business Corporation.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

If you are required to deposit for employment taxes (Forms 941, 943, 940, 944, 945, CT-1, or 1042), excise taxes (Form 720), or income taxes (Form 1120), you will receive a Welcome Package shortly, which includes instructions for making your deposits electronically through the Electronic Federal Tax Payment System (EFTPS). A Personal Identification Number (PIN) for EFTPS will also be sent to you under separate cover. Please activate the PIN once you receive it, even if you have requested the services of a tax professional or representative. For more information about EFTPS, refer to Publication 966, *Electronic Choices to Pay All Your Federal Taxes*. If you need to make a deposit immediately, you will need to make arrangements with your Financial Institution to complete a wire transfer.

The IRS is committed to helping all taxpayers comply with their tax filing obligations. If you need help completing your returns or meeting your tax obligations, Authorized e-file Providers, such as Reporting Agents or other payroll service providers, are available to assist you. Visit www.irs.gov/mefbusproviders for a list of companies that offer IRS e-file for business products and services.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.
- * Provide future officers of your organization with a copy of this notice.

Your name control associated with this EIN is FRIE. You will need to provide this information along with your EIN, if you file your returns electronically.

Safeguard your EIN by referring to Publication 4557, *Safeguarding Taxpayer Data: A Guide for Your Business*.

You can get any of the forms or publications mentioned in this letter by visiting our website at www.irs.gov/forms-pubs or by calling 800-TAX-FORM (800-829-3676).

If you have questions about your EIN, you can contact us at the phone number or address listed at the top of this notice. If you write, please tear off the stub at the bottom of this notice and include it with your letter.

Thank you for your cooperation.

OWNER STATEMENT

Dagne & Rahel Estifanos
 5539 Cody Mesa ct
 Colorado Springs, Colorado
 Colorado Springs, CO 80918



nestago
 6547 N Academy Blvd
 Colorado Springs, CO 80918

5539**APPROVED****Your Account Summary**

Activity: From 12/01/2024 to 12/31/2024	Period	YTD
Balance as of 12/01/2024	\$300.00	
Payment Received	\$0.00	\$0.00
Gross Reservation Revenue	\$949.43	\$67,450.27
Less Management Commission	(\$189.89)	(\$13,490.06)
Additional Owner Income	\$0.00	\$491.22
Owner Charges/Expenses	(\$12.00)	(\$5,240.01)
Owner Held	\$0.00	
Owner Account Balance	\$1,047.54	
Minimum Required Balance	(\$300.00)	
Total Balance Due	\$747.54	\$48,951.42
Payments to Owner	(\$747.54)	(\$48,951.42)
Balance as of 12/31/2024 (includes minimum required balance)	\$300.00	

Your payment amount of (\$747.54) has been processed.

Reservations

Res #/Type	Unit Name	Guest	Start	End	Nights	Gross Rent	Mgmt Comm	Net Amount
15153 SC-ABnB	5539	Riddle K	12/05/2024	12/08/2024	3	\$949.43	(\$189.89)	\$759.54
11596 *OFF	5539	Casa N	12/09/2024	06/21/2025	23/194	\$0.00	\$0.00	\$0.00
TOTAL					26	\$949.43	(\$189.89)	\$759.54

* - This reservation carries over into the next statement or carried over from a previous statement.

Owner Payments/Additional Owner Income

Date	Unit Name	Description	Amount
TOTAL			\$0.00

Owner Charges/Expenses

Posted Date	Type	Unit Name	Description	W.O./REF#	Expense
12/01/2024 [ID: 476817528]	Door Code System	5539	Door Code System December 2024	Door Code System December 2024	(\$12.00)
TOTAL					(\$12.00)

Payments To Owner

Date	Unit Name	Description	ACH #	CK #	Amount
12/31/24 [ID: 480239036]	5539	Check ID:1544391 #5085:		5085	\$747.54
TOTAL					\$747.54
Scheduled Payments					\$0.00

5539

5539 Cody Mesa Court Colorado Springs CO 80918

Year: 2024 Period: 12

Owner Held

Posted Date	Unit Name	Description	Vendor	W.O./REF#	Amount
TOTAL					\$0.00


RESIDENTIAL



2017 PPRBC

Address: 5539 CODY MESA CT, COLORADO SPRINGS

Parcel: 6313326023

Plan Track #: 156253 

Received: 03-Jan-2022 (AUSTINK)

Description:

**RESIDENTIAL INTERIOR
REMODEL/REPAIR**

Contractor: MORLEY ENTERPRISES

Type of Unit:

Required PPRBD Departments (3)


Floodplain

(N/A) RBD GIS

Construction

Released for Permit
01/03/2022 1:28:58 PM

Gita
CONSTRUCTION

Mechanical
N/A
01/03/2022 1:19:47 PM

tcrippen
MECHANICAL

Release of this plan does not preclude compliance with all applicable codes, ordinances and other pertinent regulations. This plan set must be present on the job site for every inspection.

GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS, MATERIAL AND SITE CONDITIONS
2. CONSTRUCTION, DIMENSIONS AND MATERIAL SHALL BE PER BUILDING CODES: 2015 IRC AND LOCAL COVERING CODES
3. DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED
4. OWNER BUILDER SHALL BE RESPONSIBLE FOR PROVIDING ROOF TRUSS SYSTEM DETAILS AND ENGINEERING.
5. ARCHITECTS LIABILITY REGARDING ERRORS AND/OR OMISSIONS SHALL BE LIMITED TO THE ORIGINAL DRAWINGS.
6. PROVIDE EXTERIOR VENTING OF CLOTHING DRYER, EXHAUST FANS, COOLING & HEATING EQUIPMENT. DON'T PLACE DRYER VENT WITHIN 36" OF ANY OPENING.
7. FIELD VERIFY PHONE, CATV JACKS AND DEDICATED CIRCUITS FOR COMPUTERS.
8. PROVIDE ROOF GUTTERS AND DOWN SPOUTS AS REQUIRED.
9. FINISH GRADE SHALL BE 6" MINIMUM BELOW UNTREATED WOOD AND A OF 6" IN 10' SLOPE AWAY FROM STRUCTURE.
10. ALL SMOKE AND CO DETECTORS SHALL BE INSTALLED AND WORKING.
11. PROVIDE 1 S.F./150 S.F. (VENT TO ATTIC SPACE) OR 1 S.F. / 300S.F. IF EAVE/SOFFIT VENTS USED WITH 1" SPACE BETWEEN ATTIC INSULATION & ROOF SHEATHING.
12. ALL ELECTRICAL AND PHONE/CATV/NETWORK TO BE VERIFIED AT SITE BY OWNER AND CONTRACTOR.
13. EGRESS WINDOWS IN WINDOW WELLS 44" OR DEEPER TO HAVE FIXED LADDER
14. MINIMUM NET CLEAR OPENING AREA: 5.9 S.F.
MINIMUM NET CLEAR OPENING HEIGHT: 24"
MINIMUM NET CLEAR OPENING WIDTH: 20"
MAXIMUM SILL HEIGHT: 44"

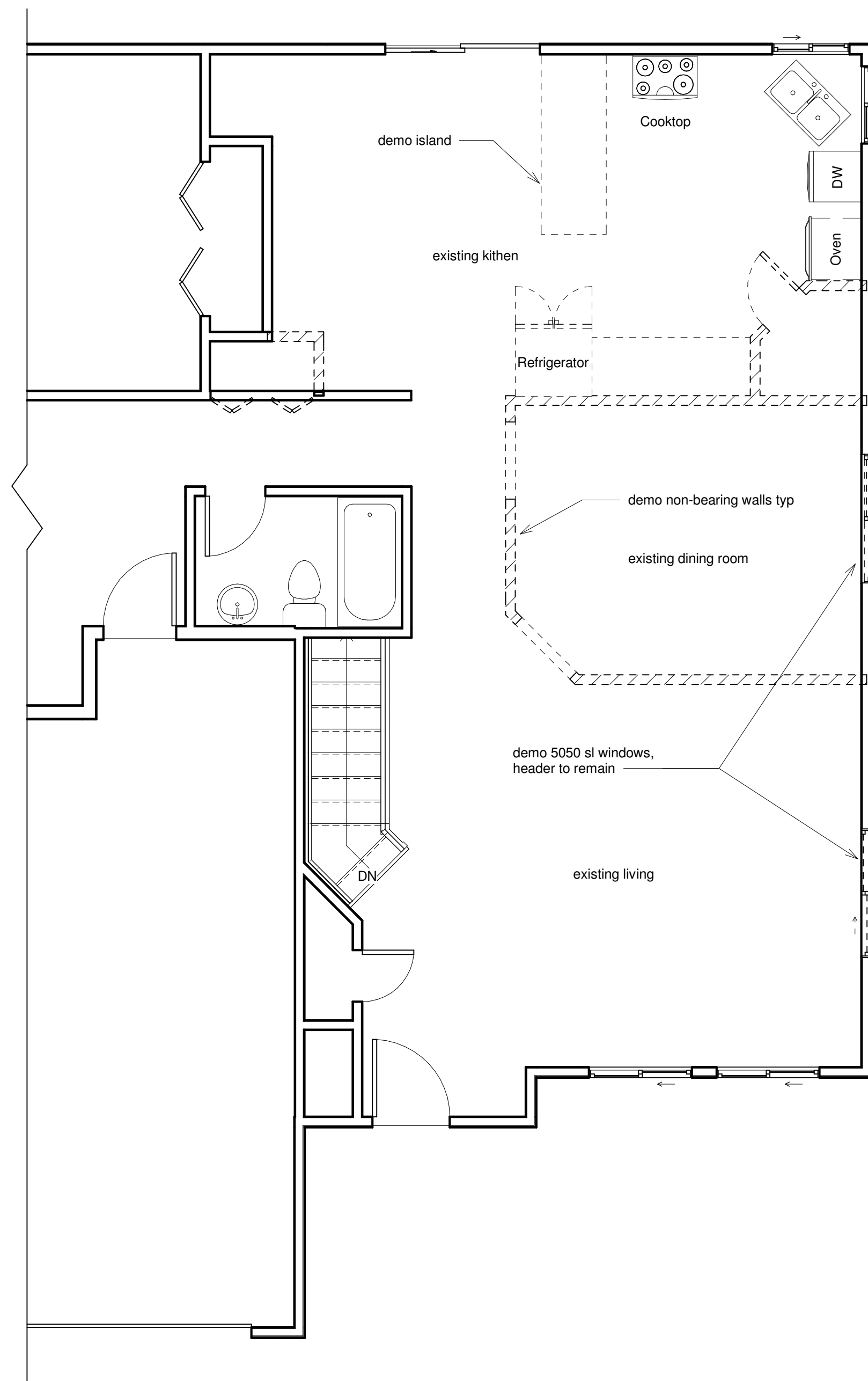
**CONTRACTOR
MORLEY
ENTERPRISES**



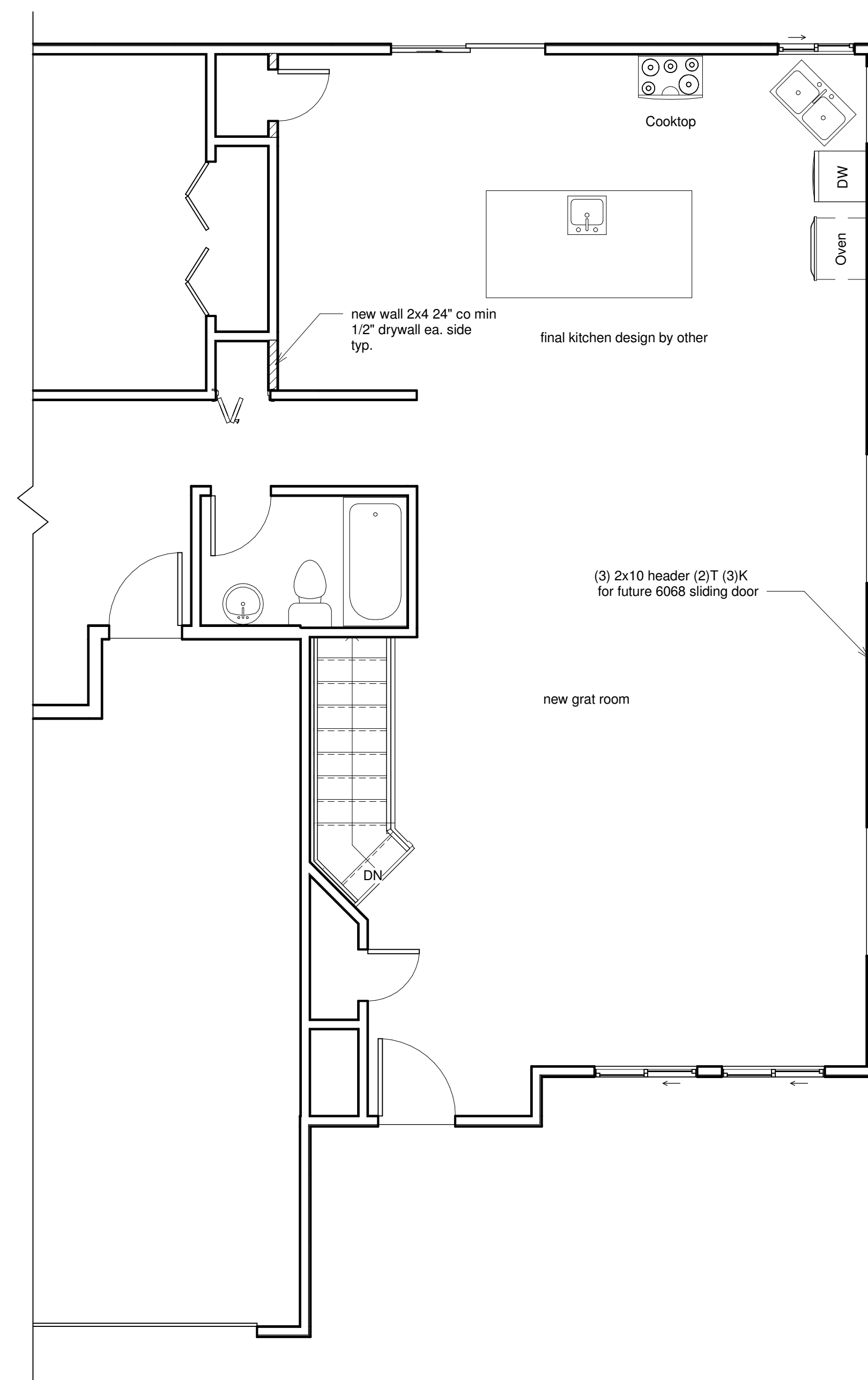
719-330-0259

1671 SUMMERNIGHT TERRACE
COLORADO SPRINGS, CO 80909

Interior Remodel
5539 Cody Mesa Ct
Colorado Springs, CO



① Main Floor Demo Plan
1/4" = 1'-0"



② Main Floor New Floor Plan
1/4" = 1'-0"

Released for Permit
01/03/2022 1:28:40 PM



CONSTRUCTION

Smokes and CO Detectors
Alteration, repairs and addition: When interior alterations, repairs or additions requiring a permit occur in an existing dwelling, the dwelling unit shall be provided with smoke alarms AND carbon monoxide alarms located as required for new dwellings; smokes shall be interconnected and hardwired.

Current Revisions

Faming Plan

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A1

Scale 1/4" = 1'-0"