



March 7, 2023

Susan and Gregory Bloss  
3775 McKay Road  
Colorado Springs, CO 80906

RE: Land Use Project 3725 Hill Drive

Dear Mr & Mrs. Bloss:

This letter is being sent to you because Sean & Whitney O'Connell are proposing a land use project in El Paso County at 3725 Hill Drive. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to Joni Zimmerman in my office. Our address is 201 E. Las Animas St., Suite 113, Colorado Springs, Colorado 80903 and our phone is 719-635-0880. You may also email concerns or questions to [joniz@lgastudios.com](mailto:joniz@lgastudios.com). Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to you and the other adjacent property owners by the El Paso County Planning Department. At that time, you will be given the El Paso County Contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

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In an Early Assistance meeting with El Paso County, a number of options were suggested with the prime directive to plat the entire existing metes and bounds into a small minor subdivision. This plat would establish new lot lines to accommodate a new garage for the existing home on the site. The current home was built and remodeled over time and the garage was converted to living space. The topography of the site limits the location where a new structure could be located. Therefore, the plat efforts have been instigated by El Paso County land use department.



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We are happy to document and address any question you may have but this letter is intended as notification only at this time.

Respectfully,

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Joni A. Zimmerman, CSI CDT LEED Green Associate  
Operations Manager

# El Paso County - Community: Property Search

Schedule Number: 7502204106





March 7, 2023

Mr. Dennis Lauer  
1755 Spruce Lane  
Colorado Springs, CO 80906

RE: Land Use Project 3725 Hill Drive

Dear Mr. Lauer:

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Operations Manager

**El Paso County - Community: Property Search**

**Schedule Number: 7502204106**





March 7, 2023

Motu, LLC  
c/o David Crandall  
3 Pine Road  
Colorado Springs, CO 80906

RE: Land Use Project 3725 Hill Drive

Dear Mr. Crandall:

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Joni A. Zimmerman, CSI CDT LEED Green Associate  
Operations Manager



**El Paso County - Community: Property Search**  
**Schedule Number: 7502204106**





March 7, 2023

Mountain Parcel Trust  
445 E. Cheyenne Mountain Blvd., Suite C  
Colorado Springs, CO 80906

RE: Land Use Project 3725 Hill Drive

Dear Sir or Madam:

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Joni A. Zimmerman, CSI CDT LEED Green Associate  
Operations Manager

# El Paso County - Community: Property Search

Schedule Number: 7502204106





March 7, 2023

John and Mary Murphy  
3735 Hill Drive  
Colorado Springs, CO 80906

RE: Land Use Project 3725 Hill Drive

Dear Mr. & Mrs. Murphy:

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Operations Manager

# El Paso County - Community: Property Search

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March 7, 2023

Mr. Bryan Ross  
3785 Overlook Road  
Colorado Springs, CO 80906

RE: Land Use Project 3725 Hill Drive

Dear Mr. Ross:

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Operations Manager

**El Paso County - Community: Property Search**  
**Schedule Number: 7502204106**





March 7, 2023

Ms. Roberta Temple  
1745 Pine Lane  
Colorado Springs, CO 80906

RE: Land Use Project 3725 Hill Drive

Dear Ms. Temple:

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Joni A. Zimmerman, CSI CDT LEED Green Associate  
Operations Manager

**El Paso County - Community: Property Search**  
**Schedule Number: 7502204106**





March 7, 2023

Mr. Wayne F. Hoefler  
c/o Nell Denoon  
1745 Spruce Lane  
Colorado Springs, CO 80906

RE: Land Use Project 3725 Hill Drive

Dear Mr. Hoefler and Ms. Denoon:

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Colorado Springs, CO 80906

Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee as appropriate)	\$3.35
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.63
Total Postage and Fees	\$8.13



Sent To Susan & Gregory Bloss  
 Street and Apt. No., or PO Box No. 3775 McKay Road  
 City, State, ZIP+4® 3810 McKay Colorado Springs, CO 80906

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0000 3925 0993

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Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee as appropriate)	\$3.35
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.63
Total Postage and Fees	\$8.13



Sent To Bryan Ross  
 Street and Apt. No., or PO Box No. 3785 Overlook Road  
 City, State, ZIP+4® Colorado Springs, CO 80906

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Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee as appropriate)	\$3.35
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.63
Total Postage and Fees	\$8.13



Sent To Wayne F. Hoefler & Nell Denoon  
 Street and Apt. No., or PO Box No. 1745 Spruce Lane  
 City, State, ZIP+4® Colorado Springs, CO 80906

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7022 2410 0000 3925 2904

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Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee as appropriate)	\$3.35
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.63
Total Postage and Fees	\$8.13



Sent To Roberta Temple  
 Street and Apt. No., or PO Box No. 1745 Pine Lane  
 City, State, ZIP+4® Colorado Springs, CO 80906

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Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee as appropriate)	\$3.35
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.63
Total Postage and Fees	\$8.13



Sent To Mountain Parcel Trust  
 Street and Apt. No., or PO Box No. 445 E. Cheyenne Mtn. Blvd. Ste. C  
 City, State, ZIP+4® Colorado Springs, CO 80906

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Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee as appropriate)	\$3.35
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.63
Total Postage and Fees	\$8.13



Sent To Motu, LLC c/o David Crandall  
 Street and Apt. No., or PO Box No. 3 Pine Road  
 City, State, ZIP+4® Colorado Springs, CO 80906

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Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee as appropriate)	\$3.35
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.63
Total Postage and Fees	\$8.13

Sent To Woodworth Living Trust, Zell E., Sharon K.  
 Street and Apt. No., or PO Box No. 5835 Burgess Road  
 City, State, ZIP+4® Colorado Springs, CO 80908  
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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Colorado Springs, CO 80906

Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee as appropriate)	\$3.35
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.63
Total Postage and Fees	\$8.13

Sent To Dennis Lauer  
 Street and Apt. No., or PO Box No. 1755 Spruce Lane  
 City, State, ZIP+4® Colorado Springs, CO 80906  
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee as appropriate)	\$3.35
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.63
Total Postage and Fees	\$8.13

Sent To John & Mary Murphy  
 Street and Apt. No., or PO Box No. 3755 Hill Drive  
 City, State, ZIP+4® Colorado Springs, CO 80906  
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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Colorado Springs, CO 80906

Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee as appropriate)	\$3.35
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.63
Total Postage and Fees	\$8.13

Sent To John & Mary Murphy  
 Street and Apt. No., or PO Box No. 3755 Hill Drive  
 City, State, ZIP+4® Colorado Springs, CO 80906  
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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First-Class Mail® 1 \$0.63  
Letter  
Colorado Springs, CO 80906  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 03/10/2023  
Certified Mail® \$4.15  
Tracking #: 70222410000039251006  
Return Receipt \$3.35  
Tracking #: 9590 9402 7783 2152 8360 11  
Total \$8.13

First-Class Mail® 1 \$0.63  
Letter  
Colorado Springs, CO 80906  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 03/10/2023  
Certified Mail® \$4.15  
Tracking #: 70222410000039252904  
Return Receipt \$3.35  
Tracking #: 9590 9402 7783 2152 8360 42  
Total \$8.13

First-Class Mail® 1 \$0.63  
Letter  
Colorado Springs, CO 80906  
Weight: 0 lb 0.80 oz  
Estimated Delivery Date  
Fri 03/10/2023  
Certified Mail® \$4.15  
Tracking #: 70222410000039250993  
Return Receipt \$3.35  
Tracking #: 9590 9402 7783 2152 8360 28  
Total \$8.13

-----  
Grand Total: \$81.30  
-----

Debit Card Remit \$81.30  
Card Name: VISA  
Account #: XXXXXXXXXXXX0761  
Approval #: 013260  
Transaction #: 551  
Receipt #: 008835  
Debit Card Purchase: \$81.30  
AID: A0000000980840 Contactless  
AL: US DEBIT  
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Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit [www.usps.com](http://www.usps.com) USPS Tracking or call 1-800-222-1811.

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 CALHAN, CO 80808-8204  
 (800)275-8777

03/08/2023 10:10 AM

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.63
Colorado Springs, CO 80908			
Weight: 0 lb 0.90 oz			
Estimated Delivery Date			
Fri 03/10/2023			
Certified Mail®			\$4.15
Tracking #:			
70222410000039252850			
Return Receipt			\$3.35
Tracking #:			
9590 9402 7783 2152 8361 34			
Total			\$8.13
First-Class Mail® Letter	1		\$0.63
Colorado Springs, CO 80906			
Weight: 0 lb 0.80 oz			
Estimated Delivery Date			
Fri 03/10/2023			
Certified Mail®			\$4.15
Tracking #:			
70222410000039252898			
Return Receipt			\$3.35
Tracking #:			
9590 9402 7783 2152 8360 59			
Total			\$8.13
First-Class Mail® Letter	1		\$0.63
Colorado Springs, CO 80906			
Weight: 0 lb 0.80 oz			
Estimated Delivery Date			
Fri 03/10/2023			
Certified Mail®			\$4.15
Tracking #:			
70222410000039252881			
Return Receipt			\$3.35
Tracking #:			
9590 9402 7783 2152 8360 66			
Total			\$8.13



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to see your order details

Thank you for your purchase  
We hope you are satisfied with your purchase  
If you have any questions, please contact us

First-Class Mail®	1	\$0.63
Letter		
Colorado Springs, CO 80906		
Weight: 0 lb 0.70 oz		
Estimated Delivery Date		
Fri 03/10/2023		
Certified Mail®		\$4.15
Tracking #:		
70222410000039250917		
Return Receipt		\$3.35
Tracking #:		
9590 9402 7783 2152 8360 04		
Total		\$8.13
First-Class Mail®	1	\$0.63
Letter		
Colorado Springs, CO 80906		
Weight: 0 lb 0.80 oz		
Estimated Delivery Date		
Fri 03/10/2023		
Certified Mail®		\$4.15
Tracking #:		
70222410000039250986		
Return Receipt		\$3.35
Tracking #:		
9590 9402 7783 2152 8359 91		
Total		\$8.13
First-Class Mail®	1	\$0.63
Letter		
Colorado Springs, CO 80906		
Weight: 0 lb 0.80 oz		
Estimated Delivery Date		
Fri 03/10/2023		
Certified Mail®		\$4.15
Tracking #:		
70222410000039250931		
Return Receipt		\$3.35
Tracking #:		
9590 9402 7783 2152 8360 97		
Total		\$8.13
First-Class Mail®	1	\$0.63
Letter		
Colorado Springs, CO 80906		
Weight: 0 lb 0.80 oz		
Estimated Delivery Date		
Fri 03/10/2023		
Certified Mail®		\$4.15
Tracking #:		
70222410000039252911		
Return Receipt		\$3.35
Tracking #:		
9590 9402 7783 2152 8360 35		
Total		\$8.13
First-Class Mail®	1	\$0.63
Letter		