



March 25, 2023

El Paso County Planning Department  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

RE: Letter of Intent  
O'Connell Vacation and Replat  
3725 Hill Drive

Gentlemen:

Vacations of Recorded Plats - Criteria for  
Approval is in Section 7.2.3.A.1(c)

This letter serves as our Letter of Intent for the above referenced **Minor Vacation Section 7.2.3 (e) 4.** request. Detailed information on this request is as follows:

Applicant:

LGA Studios, 201 E. Las Animas St., Suite 113, Colorado Springs, Colorado 80903.  
719-635-0880 [larryg@lgastudios.com](mailto:larryg@lgastudios.com)

Owner(s):

Sean O'Connell & Whitney O'Connell  
3725 Hill Drive, Colorado Springs, CO 80906  
770-710-8265, [sean.oconnell@adesa.com](mailto:sean.oconnell@adesa.com)

Property Tax Schedule Number: 7502204106

Site location: 3725 Hill Drive, Colorado Springs, Colorado 80906.

Size: 27,404 square feet. Zoned A-5. RS 20,000

**This area doesn't match the Plat (25,936sf)**

The current parcel of land is located in an area south and west of the Broadmoor Hotel. It is unique in the fact that it is county zoned and not city of Colorado Springs. This small parcel was never annexed to City of Colorado Springs in the 1980s and therefore remained County zoned.

This parcel is also unique in the application of the zoning assigned to the parcel as it is zoned both A-5 and RS 20,000. With an Early Assistance meeting a number of options were suggested by the El Paso County staff assigned. The prime directive was 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.



This site currently has a shed and a single-family residence located on the parcel. A portion of an adjacent parcel to the west has existing retaining walls on the current site.

In an effort to clean up the encroachments and to accommodate the proposed new structures, the current owner has negotiated for land trade for his parcel for the properties to the east and west.

The survey company has prepared the plat reflecting these adjustments.

The proposed new garage structure will be a small footprint of site disturbance – far less than 1 acre and therefore disturbance to the site will not be regulated by the state requirements. Erosion control efforts and final grading will keep all disturbed soil within the property lines. Final grading will keep all water flow from current and new structures within the historic drainage ways. A site plan and grading plan will be provided at time of permit of the proposed garage structure.

No new utilities will be required for the plat or new, proposed building. Water is supplied by Overlook Water Association, and the client is on a septic system.

The current driveway will remain. The newly created plat does abut Pine Lane. However the access to the site is through a current driveway to Hill Circle and is to remain.

All other easements shall be as listed on page 1 of the proposed O'Connell subdivision.

The project is not located in a flood zone.

The site is used for the current single-family residence. The replat action is to add a garage structure is to be added to the site. The structure will be in conformance with all applicable codes and in conformance to El Paso County building heights.

Please advise if any additional information is needed to review this application. Both client and applicant are available to address any questions or concerns.

Respectfully,

*Joni A Zimmerman*

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