

(NOTICE TO ADJACENT PROPERTY OWNERS
Minor Subdivision

This letter is being sent to you because George Hess, G3 Investments, Inc. (Owner) and Alessi and Associates, Inc (consultants) are proposing a land use project in El Paso County at the attached subject property (see attached map). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact(s).

OWNERS: G3 Investments, Inc.
 1710 Jet Stream Drive Ste. 200
 Colorado Springs, CO 80921-3937
 hess@vhco.com

CONSULTANT: Alessi and Associates, Inc.
 Joseph Alessi PLS
 2989 Broadmoor Valley Road, Suite C
 Colorado Springs, CO 80906
 719-540-8832(office) (fax) 719-540-2781
 jalessi@alessi3a.com

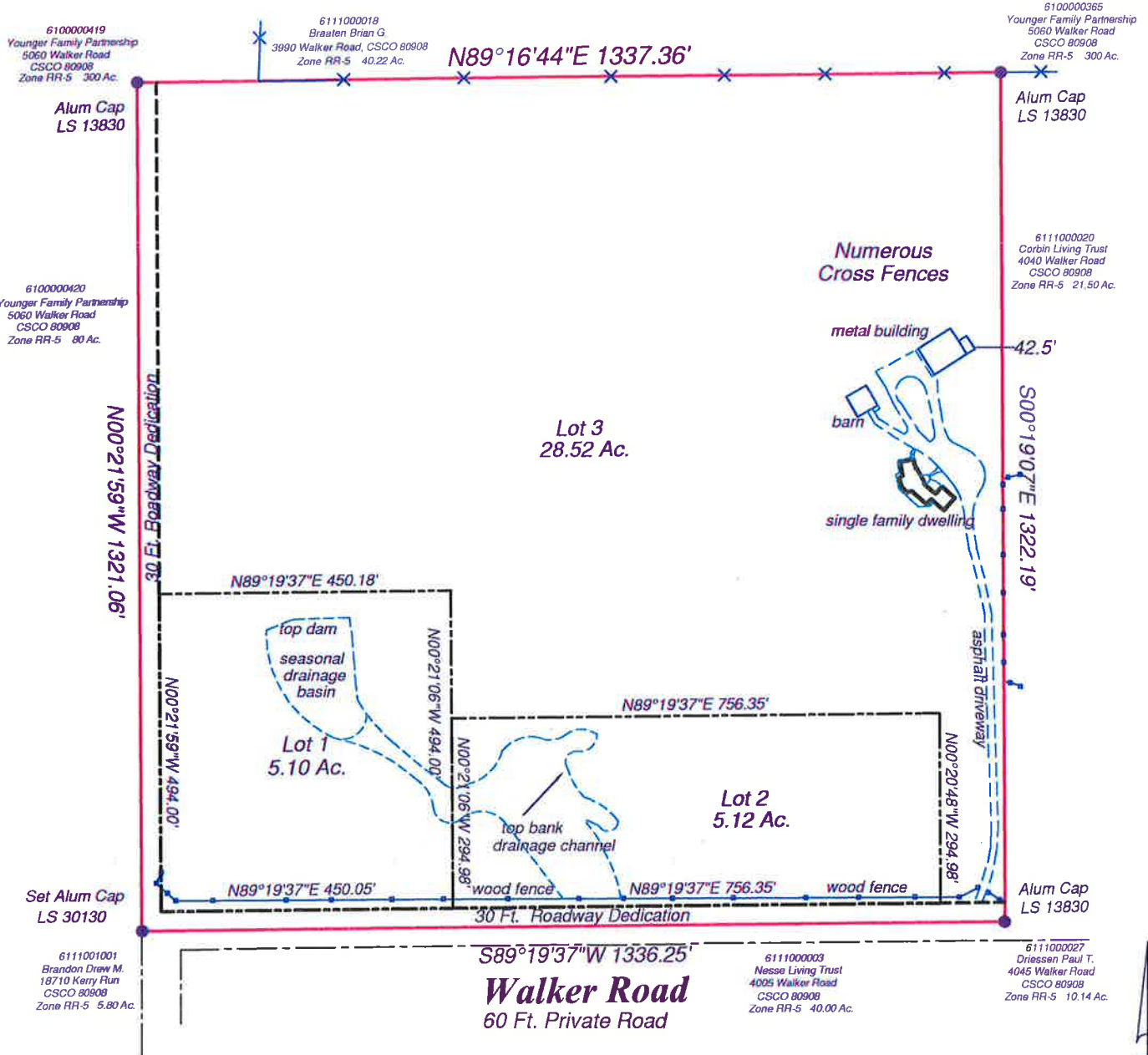
SITE LOCATION: Property Address: 3980 Walker Road
 Zoned RR-5 Rural Residential District
 The NE1/4 SW1/4 of Sec 11,
 T11S, R66W of the 6th P.M.,
 El Paso County, Colorado
 1 mile East of the intersection of
 Highway 83 and Walker Road,
 Then North quarter mile to site.

REQUEST: Currently 40.00 Acres. Subdivision will comprise of 3 Lots.

Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the 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.

Site Plan



Scale: 1" = 250'

PREPARED BY:

ALESSI & ASSOCIATES, Inc.
 APPRAISERS • ENGINEERS • SURVEYORS
 2989 Broadmoor Valley Road Tele. 719/540-8832
 Colorado Springs, CO 80906 Fax 719/540-2781

Site Plan
3980 Walker Road
 DATE: 12-5-2018
 CLIENT: Hess
 JOB NUMBER: 181719

LIST of ADJACENT PROPERTY OWNERS – 3980 Walker Road

Younger Family Partnership
5060 Walker Road
Colorado Springs, CO 80908
Parcel # 6100000419 Zoned RR-5 300.00 Ac

Braaten Brian G.
3990 Walker Road
Colorado Springs, CO 80908
Parcel # 6111000018 Zoned RR-5 40.22 Ac

Younger Family Partnership
5060 Walker Road
Colorado Springs, CO 80908
Parcel # 6100000365 Zoned RR-5 400.00 Ac

Corbin Living Trust
4040 Walker Road
Colorado Springs, CO 80908
Parcel # 6111000020 Zoned RR-5 21.50 Ac

Driessen Paul T.
4045 Walker Road
Colorado Springs, CO 80908
Parcel # 6111000027 Zoned RR-5 10.14 Ac

Nesse Living Trust
4005 Walker Road
Colorado Springs, CO 80908
Parcel # 6111000003 Zoned RR-5 40.00 Ac

Brandon Drew M.
18710 Kerry Run
Colorado Springs, CO 80908
Parcel # 6111001001 Zoned RR-5 5.8 Ac

Younger Family Partnership
5060 Walker Road
Colorado Springs, CO 80908
Parcel # 6100000420 Zoned RR-5 80.00 Ac

7013 3020 0000 1702 6787

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Street, Apt. No., or PO Box No. 4005 Walker Road
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Street, Apt. No., or PO Box No. 4040 Walker Rd
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7013 3020 0000 1702 6756

7013 3020 0000 1702 6794

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7013 3020 0000 1702 6763

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Sent To Brandon Drews M.
Street, Apt. No., or PO Box No. 18710 Kerry Run
City, State, ZIP+4 Colorado Springs CO 80908
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