

# EL PASO COUNTY



COMMISSIONERS:  
 MARK WALLER (CHAIR)  
 LONGINOS GONZALEZ, JR. (VICE-CHAIR)

COLORADO

HOLLY WILLIAMS  
 STAN VANDERWERF  
 CAMI BREMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

December 18, 2019

This letter is to inform you of the following petition which has been submitted to El Paso County:

**MS-19-004**

**RUIZ**

**MINOR SUBDIVISION  
 WALKER RESERVE**

A request by G3 Investments, Inc., for approval of a minor subdivision to create three (3) single-family residential lots. The 40.55 acre property is zoned RR-5 (Residential Rural) and is located approximately one (1) mile east of Highway 83 and approximately one-quarter (1/4) mile north of Walker Road. (Parcel No. 61110-00-019) (Commissioner District No. 1)

**Type of Hearing: Quasi-Judicial**

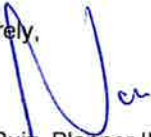
_____	_____	_____
For	Against	No Opinion
Comments: _____		
_____		
_____		

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- **This item is scheduled to be heard by the El Paso County Planning Commission on January 7, 2020.** The meeting begins at 9:00 a.m. and will be conducted in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs.
- **The item will also be heard by the El Paso County Board of County Commissioners on January 28, 2020.** The meeting begins at 9:00 a.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs.
- The date and order when this item will be considered can be obtained by calling the Planning and Community Development Department or through El Paso County's Web site ([www.elpasoco.com](http://www.elpasoco.com)). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
- The online submittal portal can be found at: [www.epcdevplanreview.com](http://www.epcdevplanreview.com)
- The Staff Report for this Agenda item can be found at: <https://planningdevelopment.elpasoco.com/el-paso-county-planning-commission/planning-commission-2020-hearings/>

Your response will be a matter of public record and available to the applicant prior to the hearing. You are welcome to appear in person at the hearing to further express your opinion on this petition. If we can be of any assistance, please call 719-520-6300.

Sincerely,



Nina Ruiz, Planner III

Copy  
mailed  
12/19/19

Your Name: \_\_\_\_\_ (printed) \_\_\_\_\_ (signature)

Address: \_\_\_\_\_

Property Location: \_\_\_\_\_ Phone: \_\_\_\_\_

2880 INTERNATIONAL CIRCLE, SUITE 110  
 PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
 FAX: (719) 520-6695

[WWW.ELPASOCO.COM](http://WWW.ELPASOCO.COM)

# El Paso County Parcel Information

File Name: MS-19-004

PARCEL	NAME
6111000019	G3 INVESTMENTS INC

Zone Map No. --

ADDRESS	CITY	STATE
1710 IET STREAM DR #200	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80921	3937

Date: December 18, 2019



Please report any parcel discrepancies to:  
 El Paso County Assessor  
 1675 W. Garden of the Gods Rd.  
 Colorado Springs, CO 80907  
 (719) 520-6600



COPYRIGHT 2018 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained herein may be reproduced, used to prepare derivative products, or distributed without the specific written approval of the Board of County Commissioners, El Paso County, Colorado. This document was prepared from the best data available at the time of printing. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained herein.

6111000019  
G3 INVESTMENTS INC  
1710 JET STREAM DR #200  
COLORADO SPRINGS, CO 80921

6111000018  
BRAATEN BRIAN G &  
3990 WALKER RD  
COLORADO SPRINGS, CO 80908

6111000003  
NESSE LIVING TRUST  
4005 WALKER RD  
COLORADO SPRINGS, CO 80908

6111000020  
CORBIN LIVING TRUST  
4040 WALKER RD  
COLORADO SPRINGS, CO 80908

6111000027  
DRIESSEN PAUL T  
4045 WALKER RD  
COLORADO SPRINGS, CO 80908

6100000365  
YOUNGER FAMILY PARTNERSHIP  
5060 WALKER RD  
COLORADO SPRINGS, CO 80908

6111001001  
BRANDON DREW M  
18710 KERRY RUN  
COLORADO SPRINGS, CO 80908