



**Meggan Herington, AICP, Executive Director**  
**El Paso County Planning & Community Development**

**O:** 719-520-6300  
MegganHerington@elpasoco.com  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

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11/29/2023

To Whom It May Concern:

This letter is to inform you that an application for a proposed land-use project occurring in your area has been received by Planning & Community Development (PCD). Please note that PCD will send additional notification including date, time, and location, prior to any future public hearing(s) regarding this proposal. Details for the project are listed below.

**PCD File No.:** SF222, Cornerstone Estates Final Plat

**Project description:** Cornerstone Estates development is approximately 58.67 acres, which will be developed for 16 single family residences on 48.43 acres. No lot shall be less than 2.5 acres. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

**Applicant name(s):** Robert & Ann Marie Bartlett

**Representative information:**

William Guman  
731 North Weber Street - Suite 10  
Colorado Springs, CO 80903  
bill@guman.net  
719-633-9700

**Tax ID/Parcel No.:** 5223000003

**Location of project:** 11340 Goodson Road

**Zoning District:** PUD (Planned Unit Development)

**Land size:** 58.77 acres

**View project documents online (EDARP):** <https://epcdevplanreview.com/Public/ProjectDetails/173281>

If you have questions/concerns regarding the proposal, please contact me using the information below.

Respectfully,

Kylie Bagley  
El Paso County Planning & Community Development  
(719) 520-6323  
kyliebagley@elpasoco.com

Planning and Community Development  
 2880 International Cir. Suite 110  
 Colorado Springs, CO 80910

**NOTICE OF LAND-USE APPLICATION**

**EL PASO COUNTY**  
**PARCEL INFORMATION**


**FILE NO.:** SF222

**PARCEL:** 5223000003

**OWNER NAME:**  
 Robert & Ann Marie  
 Bartlett

**ADDRESS:**  
 11340 Goodson Road

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



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