

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

July 1, 2026

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). The Planning and Community Development Executive Director will not make a formal decision regarding the application until after July 15, 2026. Any comments regarding the application must be submitted prior to that date to be considered. To submit public comments, please go to the project directly using the EDARP link below.

PCD File No.: AL2618, 7025 Franciville Rd - ALQ Permanent Occ

Project Description: Request for a Special Use Permit to allow for a 1420 sq ft Accessory Living Quarters (ALQ) in the RR-5 (Residential Rural) zoning district. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Property Owner/Applicant(s):

Rudolf & Sherri Oplatka

7025 Franciville Rd

Colorado Springs, CO 80908

Tax ID/Parcel No.: 5220015007

Zoning District: RR-5 (Residential Rural)

Location of Project: 7025 Franciville Rd

Land Size: 2.53 Acres

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/214862>

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

Respectfully,

A handwritten signature in black ink, appearing to read "Lacey Dean". The signature is fluid and cursive, with the first name "Lacey" written in a larger, more prominent script than the last name "Dean".



Lacey Dean – Planner

El Paso County Planning & Community Development

(719) 520-7943 LaceyDean@elpasoco.com

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

NOTICE OF ADMINISTRATIVE DETERMINATION

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		<p>EL PASO COUNTY PARCEL INFORMATION</p> <p>FILE NO.: AL2618 PARCEL NO.: 5220015007 OWNER: Rudolf & Sherri Opatka ADDRESS: 7025 Franckville Rd</p>