

**ADD26219
PLAT-2544
RR-5
APPROVED 768 SQ FT DETACHED
GARAGE**

**APPROVED
Plan Review**

04/28/2026 9:55:02 AM

dsdhills

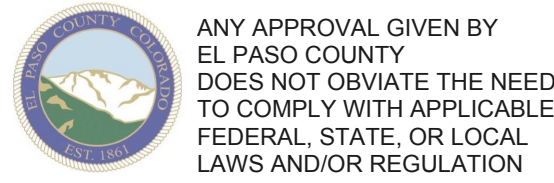
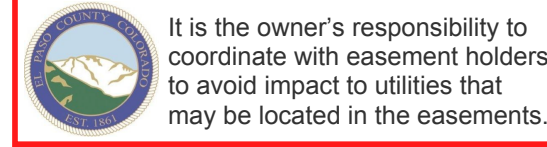
**EPC Planning & Community
Development Department**

**Not Required
BESQCP**

04/28/2026 9:55:08 AM

dsdhills

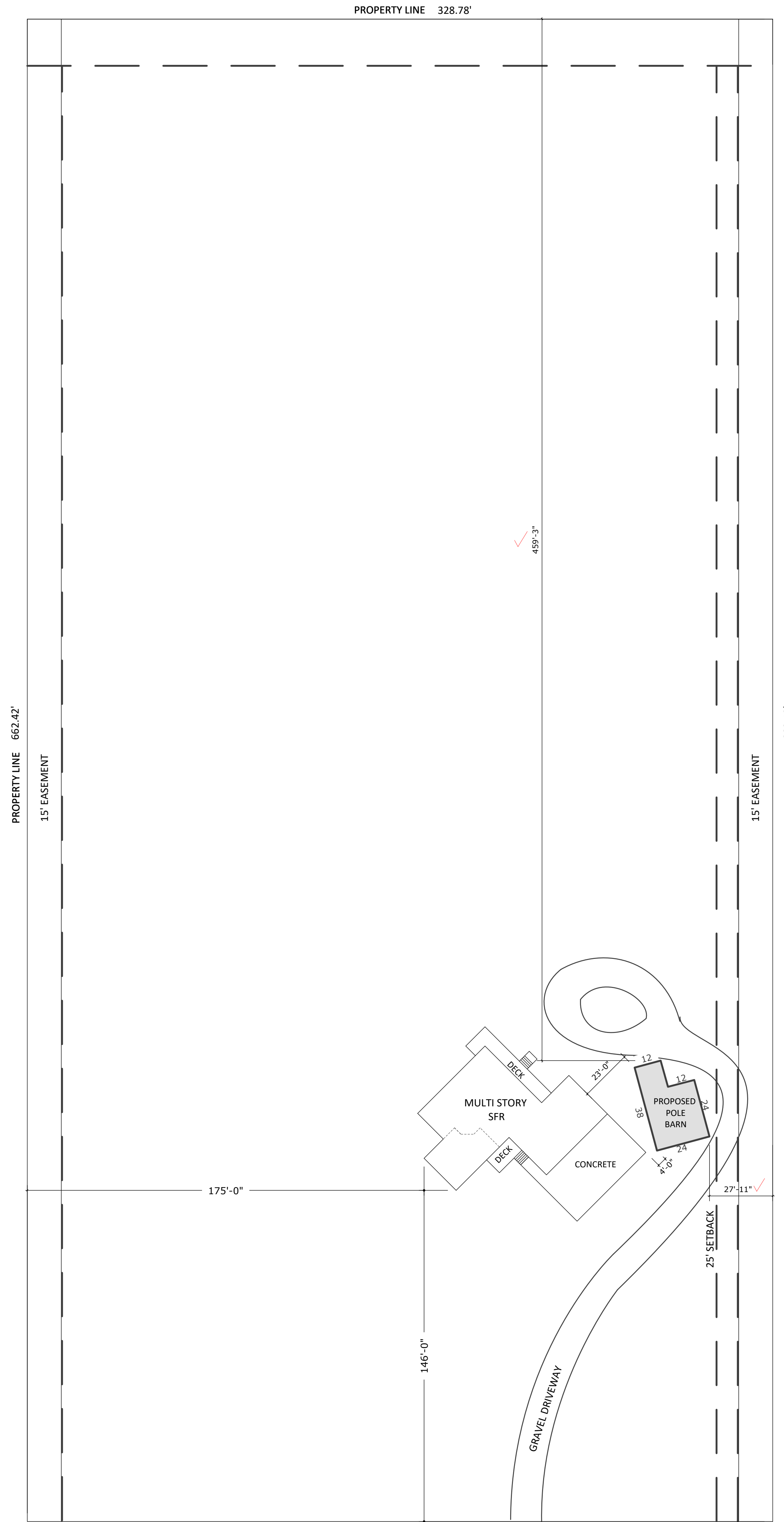
**EPC Planning & Community
Development Department**



Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.

An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.

Diversion of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department



PROPERTY LINE 328.78'
PIEDRA VISTA

ZONING NOTES

- ADDRESS – 5580 PIEDRA VISTA COS 80908 ✓
- OWNERS – WILLIAM AND SUSAN BOLLWERK ✓
- LEGAL - LOT 12 HOLMES PARK SUB ✓
- ZONE DISTRICT - RR-5 ✓
- TAX SCH - 6201001004 ✓
- PLAT NO - R02554 ✓
- ZONE LOT SQUARE FOOT AREA – 217813 SQ FT (5 ACRES) (FROM ASSESSOR)
- PRIMARY STRUCTURE HOUSE AND GARAGE FOOTPRINT - 2140 SF (FROM ASSESSOR)
- DECK(S) FOOTPRINT - 288 SF
- PROPOSED POLE BARN FOOTPRINT - 768 SF ✓
- TOTAL COMBINED BUILDING FOOTPRINT - 3196 SF
- BUILDING / LOT COVERAGE – 3196 / 217813 =1.46%

BOLLWERK RESIDENCE
✓ 5530 PIEDRA VISTA
COLORADO SPRINGS
80908

DESIGN
cassio + cassio
FRONT RANGE, TELLURIDE
970.729.3454
cassiodesignbuild@hotmail.com

CONTRACTOR
cassio + cassio
FRONT RANGE, TELLURIDE
970.729.3454
cassiodesignbuild@hotmail.com



PLAN AND REVISION DATES

	4.18.26

SITE


RESIDENTIAL



2023 PPRBC
IECC: N/A

Address: 5580 PIEDRA VIS, COLORADO SPRINGS

Parcel: 6201001004

Plan Track #: 212416 

Received: 23-Apr-2026 (NICOLASV)

Description:

DETACHED GARAGE

Contractor: CASSIO DESIGN BUILD INC.

Type of Unit:

Required PPRBD Departments (2)


Floodplain

(N/A) RBD GIS

Construction
Released for Permit
04/25/2026 11:12:11 AM

matthewa
CONSTRUCTION

Required Outside Departments (1)

County Zoning
APPROVED
Plan Review
04/28/2026 10:12:28 AM

EPC Planning & Community
Development Department

Release of this plan does not preclude compliance with all applicable codes, ordinances and other pertinent regulations. This plan set must be present on the job site for every inspection.