

ADD26479
PLAT-14944
PUD
APPROVED 160 SQ FT DECK

APPROVED
Plan Review

08/12/2026 9:16:36 AM

EPC Planning & Community
Development Department



It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.



Approval of this permit does not constitute as compliance with private agreements, covenants, architectural requirements, or other development specific obligations.



This property is located in a Wildland Urban Interface Area and is subject to Appendix E, Wildfire Resiliency Requirements, of the El Paso County Land Development Code. This property is located in a:

☐ Low Fire Intensity Classification and is subject to Class I requirements

☒ Moderate or High Fire Intensity Classification and is subject to Class I and Class II requirements



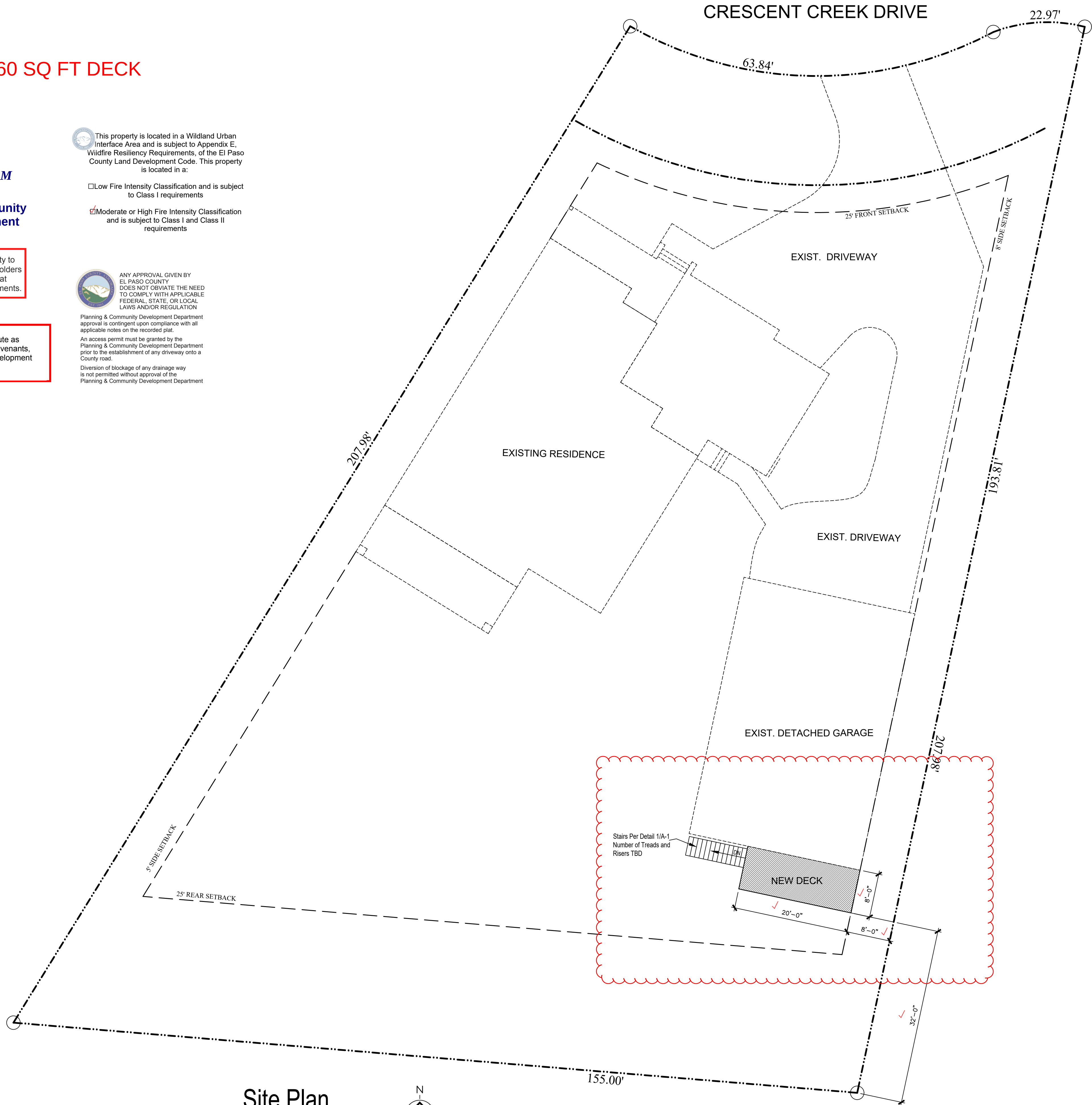
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION.

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.

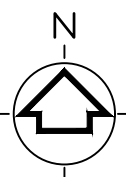
Diversion of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department

CRESCENT CREEK DRIVE



Site Plan

1" = 10'-0"



PROJECT DATA

Owner: -- Corey Greene
Phone: -- 719-233-3407

Address: 13021 CRESCENT CREEK DRIVE, FALCON, CO ✓

Legal Description: Lot 10, The Estates at Rolling Hills Ranch, Filing no. 2, County of El Paso, State of Colorado ✓

Tax Assessor No.: 4220203011 ✓

Zoning: PUD ✓

Plat No: R14944 ✓

CODES 2021 IBC & IRC - BUILDING & RESIDENTIAL CODE
2023 PIKES PEAK REGIONAL BUILDING CODE
2021 IMC - MECHANICAL CODE
2021 IPC - PLUMBING CODE
2023 NEC - ELECTRICAL CODE
2021 IECC - ENERGY CODE

CONSTRUCTION TYPE: TYPE V-N (SPRINKLED)
PROPOSED USES: SINGLE FAMILY RESIDENCE
DETACHED GARAGE

Lot Coverage Calculations:	
New Main Level:	2,195 Sq. Ft.
New Attached Garage:	768 Sq. Ft.
Porches	1,045 Sq. Ft.
New Detached Garage:	1,280 Sq. Ft.
Total Area:	5,286 Sq. Ft.
Lot Area:	21,867 Sq. Ft.
Lot Coverage:	5,286 / 21,867 = 24.2%

NOTE:

Builder to Verify All Dimensions
Prior to Purchase of Material or
Any Construction.

Do Not Scale the Drawings.

PROJECT NAME AND ADDRESS

GARAGE DECK
13021 Crescent Creek Dr. ✓
Falcon, Colorado

OWNER:

Cory Green
(719) 233-3407

SHEET TITLE

SITE PLAN
PROJECT DATA

Atkinson Residential Design & Drafting

6547 North Academy Blvd., #48
Colorado Springs, CO 80918
ph: (719) 644-0398 email: vint.atk@gmail.com

REVISION: -	DRAWN BY: va	PROJECT NO. 26-021
REVISION: -	CHECKED BY: VA	DRAWING NO.:
REVISION: -	PROJECT DATE: 22 June 2026	A-0

RESIDENTIAL



2023 PPRBC
IECC: N/A

Address: 13021 CRESCENT CREEK DR, PEYTON

Parcel: 4220203011

Plan Track #: 215811 

Received: 07-Aug-2026 (NICOLASV)

Description:

DECK - NEW

Contractor:

Type of Unit:

Required PPRBD Departments (2)

Floodplain

(N/A) RBD GIS

Construction

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

08/12/2026 9:18:19 AM

dsdhill

**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.**