

ADD26554  
PLAT: 14944  
ZONE: PUD



This parcel is in a low/moderate/high intensity fire risk area. Please reach out to the local fire district regarding recommendations for compliance with the WRC code.

APPROVED  
Plan Review

09/11/2026 9:44:46 AM  
dsdchambers

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.



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE 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

E RIDGE DR

CREST CREEK DR

N 86° 25' 45" W 65.07'  
N 81° 37' 57" W 63.24'

EXISTING HOUSE

10' 0" 18' 9"

NEW AZENCO PERGOLA

41' - 7 3/4"

63' - 3 3/8"

82' - 7 5/8"

S 80° 34' 52" E 123.31'

N 1° 13' 43" W 194.28'

GRAPHIC SCALE: 1" = 20' (FEET)  
0 10 20 30 40

— EXISTING STRUCTURES  
- - - PROPOSED STRUCTURES  
--- REQUIRED SETBACK



THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE. THIS WORK PRODUCT REPRESENTS ONLY GENERALIZED LOCATIONS OF FEATURES, OBJECTS OR BOUNDARIES AND SHOULD NOT BE RELIED UPON AS BEING LEGALLY AUTHORITATIVE FOR THE PRECISE LOCATION OF ANY FEATURE, OBJECT OR BOUNDARY. THIS DOCUMENT IS NOT A SURVEY AND ALL LOCATABLE OBJECTS AND ELEMENTS SHOWN ON THIS NON-CERTIFIED SITE PLAN ARE APPROXIMATE LOCATIONS.

2 SITE PLAN  
1" = 20'-0"

| PROJECT / SITE DATA            |                                                    |
|--------------------------------|----------------------------------------------------|
| <b>PARCEL &amp; OWNERSHIP</b>  |                                                    |
| SITE ADDRESS                   | 13132 CRESCENT CREEK DRIVE, PEYTON, CO 80831       |
| OWNER                          | ALEXANDER SHARON WILSON THOMAS                     |
| PARCEL NO.                     | 422020022                                          |
| LEGAL DESCRIPTION              | LOT 21 THE ESTATES AT ROLLING HILLS MANOR, FL NO 2 |
| <b>ZONING &amp; SITE</b>       |                                                    |
| ZONE DISTRICT                  | PUD                                                |
| JURISDICTION                   | PIKES PEAK REGIONAL BUILDING DEPARTMENT            |
| ROAD FRONTAGE                  | CREST CREEK DR                                     |
| CORNER LOT                     | NO                                                 |
| SITE ELEVATION                 | 7,124 FT                                           |
| LOT SIZE                       | 0.55 AC (22,987 SF)                                |
| HOUSE SIZE                     | 2,378 SF (10.3% OF LOT)                            |
| TOTAL BUILDING COVERAGE        | 2,378 SF (10.3% OF LOT)                            |
| ACCESSORY STRUCTURE (ATTACHED) | 0 SF (0.0% OF LOT)                                 |
| ACCESSORY STRUCTURE (DETACHED) | 0 SF (0.0% OF LOT)                                 |
| <b>EXISTING STRUCTURE</b>      |                                                    |
| YEAR BUILT                     | 2005                                               |
| BUILDING TYPE                  | RANCH 1 STORY                                      |
| ABOVE-GRADE AREA               | 2,378 SF (10.3% OF LOT)                            |
| BASEMENT AREA                  | 2,378 SF                                           |
| GARAGE AREA                    | 1,120 SF                                           |



12063 W SARATOGA AVENUE  
MORRISON, CO 80465  
(720) 431-3860

AZENCO PERGOLA  
ALEXANDER

13132 CRESCENT CREEK DRIVE, PEYTON, CO 80831



| DATE        |  |
|-------------|--|
| DESCRIPTION |  |
| REV         |  |

DRAWINGS WERE PREPARED AT 22" x 34". VERIFY DIMENSIONS USING FIGURED VALUES ONLY.

SITE PLAN  
PROJECT NUMBER: 26211  
DATE: 08/24/2026  
DRAWN BY: KJD

S100

SCALE: As indicated