



**PARK COUNTY PLANNING COMMISSION  
PLANNING DEPARTMENT STAFF REPORT**

Hearing date: January 28, 2026

Prepared on: January 20 2026  
Prepared by: Kay Wolf, Planner II  
Case number: A25-0117  
Subject: Ivanov Conditional Use Permit Amendment  
Request: The applicant is requesting an amendment to the CUP approved by resolution 2005-26 to build an addition of a 20' x 19' walk-in-closet.

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**Application summary**

Applicant/s: Cathy Ivanov  
Owner/s: Hristo and Cathy Ivanov  
Location: Mineral Survey #19156 in T12 R72 S09 SW4, addressed as 32634 Highway 24, Lake George 80827  
Current zone/s: Mining  
Surrounding zoning: Mining, Conservation/Recreation  
Lot size/s: 10.3 acres  
Current use/s: Residential  
Proposed : Adding a 20'x19' walk-in-closet to existing single-family house

**Background**

The 10.3-acre mining claim is located approximately 0.75 miles southwest of the junction between Co Rd 31 and Hwy 24. The previous owners were granted a CUP for a single-family residence in 2005 and sold the property to the current owners in 2013. The current owners only recently transferred the CUP for the residence and now intend to expand the footprint of their home to build a 20'x19' walk-in-closet as an addition.

**Land Use Regulations and Strategic Master Plan**

Each of the standards for approval of a Conditional Use Permit (LUR Section 5-503) is addressed below.

**A. The use proposed is an authorized Conditional Use for the zone district in which the property described in the application is located;**

The proposal is a minor amendment to an existing and approved CUP for a residence in a mining district to expand the footprint of the approved house.

**B. The property described in the application for Conditional Use Permit possesses geological, physical, and other environmental conditions that are compatible with the proposed conditional use;**

The property is currently used as residential and the amendment only slightly changes the footprint of the single-family home.



**C. The Conditional Use will conform to all applicable requirements of the zone district and these Land Use Regulations and does not create a substantial safety concern for anticipated visitors to the property;**

No safety concerns are anticipated as the property is already used as residential with a single-family home.

**D. The property has a reasonably certain right of permanent legal access permitting vehicular access from the property to the public thoroughfare;**

The property has access via Forest Service Rd 861.B from Highway 24.

**E. Access to the property from the public thoroughfare reasonably meets County street, road, or driveway standards or, if the property is undeveloped, such access will be established prior to issuance of a building permit;**

The property has access via Forest Service Rd 861.B from Highway 24.

**F. The proposed Conditional Use is compatible with the uses and zoning for other properties within the neighborhood or immediately surrounding area;**

The adjacent properties are zoned Mining or Conservation/Recreation and are either vacant or residential in use, which is compatible with the proposal.

**G. In making this determination, conflicts with any enforceable covenants, conditions and restrictions of record will be considered.**

The only conditions are current CUP that the applicant is seeking to amend.

**Impact analysis**

No notable impacts anticipated.

**Referral responses**

ABE has reviewed this application and has no wildlife or environmental concerns.

USFS: "Based on our preliminary review of the request regarding the addition of a walk-in-closet, the Forest Service does not have any concerns. From our measurements, the house with the addition would still be within all setback requirements and away from the Forest property that lies adjacent. If this assessment is incorrect, please let me know."

**Staff recommendation**

Based on the foregoing, staff recommends approval with no conditions.



**PARK COUNTY APPLICATION FOR  
CONDITIONAL USE PERMIT  
NON-REFUNDABLE APPLICATION FEE: \$1700**

All applicants must submit one complete application and attend a pre-application conference with the Park County Planning Department Staff seven (7) to ten (10) working days prior to the application submittal deadline. Following the receipt and approval of the complete application the case will be placed on the Planning Commission agenda.

If you have questions regarding this form please contact the Planning Department by phone at (719) 836-4292, or e-mail [planning.zoning@parkcountyco.gov](mailto:planning.zoning@parkcountyco.gov), fax (719) 836-4268, or write to us at P.O. Box 1598 Fairplay, CO 80440.

**A. APPLICANT AND OWNERSHIP INFORMATION**

Applicant's Name: Cathy Ivanov  
Mailing Address: 92 Quail Ridge Drive  
City: Monroe State: LA Zip: 71203  
Telephone cell 719-270-0084 House here.  
(work) 318-372-0454 (home) \_\_\_\_\_ (fax) \_\_\_\_\_  
Owner's Name: ARISTO AND CATHY IVANOV  
Mailing Address: 92 Quail Ridge Drive - Monroe, LA 71203  
Telephone No. and Email Address: Ivanovcathy57@gmail.com

**B. PROPERTY INFORMATION**

Complete Legal Description of Property Proposed for the Conditional Use Permit (attach additional page, if necessary):

The Red metal Mineral Survey 19156, embracing a portion of sections 8+9, Township 12 South, Range 72 West of the 6th p.m.,  
Street Address of Property: 32634 HWY 24 LAKE GEORGE, CO 80827  
Property's Total Acreage: 10.3  
Current Zone District of Property: mining  
described in Patent recorded Jan 13, 92 in book 96, page 78

<b>For County Use Only</b> Planning Department Confirmation of Current Zone District: District: <u>Mining</u> Parcel: <u>23166</u> Print Full Name <u>Kay Wolf</u>
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### Requirements for a Conditional Use Permit Article V, Division 5, Section 5-501

#### C. APPLICATION REQUIREMENTS

1. Application Fee. An application fee in the amount of \$1700 must be paid at the time of submission of the application. Make the check or money order payable to: Park County Planning Department. The fee pays for the typical cost to the County to process the application. Any additional costs that may occur are the applicant's responsibility.
2. Tax receipt showing payment of current taxes. This can be obtained at the Park County Treasurer's office.
3. Proof of ownership in the form of a recorded Warranty Deed. This can be obtained at the Park County Clerk and Records office.
4. A legal description of the subject property prepared by a licensed Colorado land surveyor.
5. A signed and notarized certification from the Applicant that proper notice has been provided to the mineral estate owner pursuant to C.R.S. § 24-65.5-103, or a certification that such notice is not required because the surface estate has not been separated from the mineral estate for the property described in the application. A form of certification is provided in Appendix B (attached).
6. A list of names and mailing addresses of all owners of adjacent property to the property subject to the proposed Conditional Use Permit, this information is at the Park County Assessor's Office.
7. A copy of all recorded covenants that apply to the subject property.
8. Current Conditions Map including, in one or more mapped or graphic formats the following information:
  - a. Topography of the property subject to the Conditional Use Permit shown in elevation contours of not more than twenty (20) or forty (40) foot increments. Applicants are encouraged to use USGS or other commercially available topographic maps.
  - b. Points of access to the property, internal roads and trails including widths and approximate grades. The Current Conditions Map must illustrate how access is obtained from the subject property to the nearest road or highway.
  - c. Where any access to the property subject to the Conditional Use Permit application is obtained from a road, trail easement, driveway, historic use, or other private right of access other than an adjacent County owned right-of-way, the applicant shall provide evidence of permanent legal right of access.

For County Use Only: Initial Receipt of the Required Information	
(1.)	<u>[Signature]</u>
(2.)	<u>Staff</u>
(3.)	<u>Staff</u>
(4.)	<u>[Signature]</u>
(5.)	_____
(6.)	<u>Staff</u>
(7.)	<u>[Signature]</u>
(8.)	<u>Staff</u>
(8a.)	
(8b.)	



**Note: All applications for a Conditional Use Permit for a Single Family Dwelling (not related to mining or oil or gas production) in a Mining Zone District shall meet all of the following requirements of Article V Section 5-311, Table Footnotes #2**

1. All applications, including the required geo-technical report, shall be forwarded to the Colorado Geological Survey for a review and evaluation of the proposed use and site constraints. The applicant shall pay all costs assessed or charged by the Colorado Geological Survey for the review and processing of the application. Within fifteen (15) days following the County's receipt of a report from the Colorado Geological Survey, the applicant shall submit a written response to the Planning Director/County Designee addressing in detail the applicant's proposed methods for mitigating any hazards or concerns identified by the Colorado Geological Survey. Applicants are strongly encouraged to adopt and employ all mitigation measures recommended by the Colorado Geological Survey. No application shall be deemed complete and no review of the application by the County shall be initiated until an evaluation and report from the Colorado Geological Survey is received by the County, the applicant has paid all fees associated with such review by the Colorado Geological Survey, and the applicant has submitted its response to the Planning director/County Designee as required by this paragraph.
  
2. Applicants shall submit a report addressing the absence or presence of commercially valuable mineral resources on the proposed site and adjacent sites as part of the application. The applicant bears the burden of establishing that the proposed residential use does not conflict or interfere with the mining of mineral resources located within the property described in the application or within adjacent properties.
  
3. Single Family Dwelling Unit (Not related to Mining or Oil or Gas Production) shall be deemed incompatible with the purpose and intent of the Mining Zone District and no Conditional Use Permit shall be granted by the County unless the applicant establishes by competent and sufficient evidence presented to the County that:
  - a. The residential use meets all review standards for Conditional Uses contained in Section 5-503 of the Park County Land Use Regulations; and
  - b. The proposed residential use on the site will not present a hazard to the occupants of the residential structure or that hazards identified for the site are or will be mitigated by the applicant; and
  - c. The proposed residential use will not conflict or interfere with the mining of mineral resources located within the property described in the application for conditional use or on adjacent properties; and
  - d. The proposed residential use will not interfere with or impair historical access to adjacent uses, properties, or mining claims; and
  - e. The applicant has delivered to the County a signed and notarized certification that proper notice has been provided to the mineral estate owner pursuant to and in accordance with Colorado Revised Statutes §24-65.5-103, or a certification that such notice is not required because the surface estate has not been detached from the mineral estate for the property described in the application. A form of certification is provided in Appendix B of the Land Use Regulations and is attached.

<b>For County Use Only:</b>	
Initial Receipt of the Required Information	
(1.)	n/a
(2.)	
(3a.)	
(3b.)	
(3c.)	
(3d.)	
(3e.)	

4. If the application for Conditional Use is approved, then the applicant may be required to record documentation prepared by the County Attorney disclosing the potential for geologic hazards at the property, assuming the risk associated with non-mining use of the property, and indemnifying the County from all injury and damage claims resulting from said use of the property.

*Note: Refer to Park County Land Use Regulations Article V Standards for Approval of Conditional Use Permit.*

<b>For County Use Only:</b>
Initial Receipt of the Required Information
(4.) _____

**D. APPLICANT AND LANDOWNER SIGNATURES:**

The undersigned applicant and landowner hereby verifies and affirms that the information contained in this application is complete and accurate. The undersigned applicant and landowner understands and acknowledges that the submission of inaccurate and incorrect information may result in the denial or rejection of the application and/or result in the invalidation of any approvals issued by Park County, Colorado.

Applicant: Signed: Cathy Ivanov  
Print name: Cathy Ivanov  
If company, state Title/Position: \_\_\_\_\_

**E. VERIFICATION OF DATE OF DELIVERY OF APPLICATION**

This application was submitted to the Park County Planning Department on the following date and time:

November 20, 2025  
Month Day Year

Payment of the Applicant Fee was made by:

<input checked="" type="checkbox"/>	Personal Check # <u>1006</u>	Amount \$ <u>1700.00</u>
<input type="checkbox"/>	Cash <u>1010</u>	Amount \$ _____
<input type="checkbox"/>	Other _____	Amount \$ _____

<b>For County Use Only:</b> Verification of Date of Delivery and County Receipt of Application Date: <u>12.17.2025</u> Print Name: <u>Kay Wolf</u>
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**APPLICANT MUST ATTEND THE HEARING. IF A REPRESENTATIVE ATTENDS THE HEARING ON BEHALF OF THE APPLICANT, A NOTARIZED LETTER OF CONSENT MUST ACCOMPANY THE APPLICATION.**

**ALL PLANNING COMMISSION HEARINGS WILL BE SCHEDULED FOR THE SECOND WEDNESDAY OF EVERY MONTH. IF A QUORUM IS NOT AVAILABLE, THE HEARING WILL BE SCHEDULED THE NEXT AVAILABLE DATE.**

**APPENDIX B**

**APPLICANT CERTIFICATION REGARDING NOTICE TO MINERAL ESTATE OWNER**

I, Cathy Ivanov, submitted an application for land use approval from Park County generally described as:

- Conditional Use Permit
- Determination of Location and Extent of Public Facilities Use
- Planned Unit Development with Rezoning
- Special Use Permit; (Telecommunications, Wetlands)
- Subdivision; (Major Preliminary Plan, Major Final Plat, Minor, Sketch, Combined)

I understand that state law, found at CRS 24-65.5-101 through 24-65.5-104, imposes specific legal requirements involving my providing written notice to the mineral estate owner of my application.

**I HEREBY CERTIFY** that I have complied with the notice requirements imposed upon me by CRS 24-65.5-101 through 24-65.5-104.

Cathy Ivanov  
Signature of Applicant

Cathy Ivanov  
Print Name

<p><b>For County Use Only</b></p> <p>Application Name/Case Number: _____</p>
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**APPENDIX C**

**AFFIDAVIT OF UNDERSTANDING**

I, Cathy Ivanov, the undersigned applicant, hereby acknowledge and agree to the following terms and conditions related to the submission of my application to the Park County Development Services Department.

**1. ACKNOWLEDGMENT OF APPENDIX C REQUIREMENTS:** I understand that, pursuant to Appendix C – Development Review Fees of the Park County Land Use Regulations, all application fees are non-refundable once an application has been received by the County, regardless of its status or outcome.

**2. RESPONSIBILITY FOR COMPLETENESS:** I acknowledge that it is solely my responsibility to ensure that all required materials, forms, maps, and supporting documentation are submitted in full compliance with the applicable Land Use Regulations and departmental procedures.

**3. INCOMPLETE, WITHDRAWN, OR DENIED APPLICATIONS:** I understand that any application that is incomplete, withdrawn, or denied—whether administratively or by action of the Board of County Commissioners—shall not be eligible for reimbursement, credit, or transfer of any portion of the fee paid. Any subsequent or corrected submittal shall constitute a new application and require payment of the applicable fee as set forth in Appendix C.

**4. CERTIFICATION:** I affirm that I have read and fully understand this affidavit and the non-refundable nature of the application fee as described in Appendix C. I further acknowledge that this affidavit shall be retained as part of the official record of my application.

Applicant Name: Cathy Ivanov  
Mailing Address: 92 Quail Ridge Drive Monroe LA 71203  
Project Name / Type: addition to existing home

Cathy Ivanov  
Signature of Applicant

Cathy Ivanov  
Print Name

STATE OF Louisiana )  
COUNTY OF Ouachita ) ss.

Acknowledged before me this 13 day of 11, 2025 by Rebecca Henderson

Notary Public Witness my hand and official seal. My Commission Expires: At Death



JEANNE HENDERSON  
NOTARY PUBLIC  
PARISH OF OUACHITA  
LOUISIANA  
NOTARY ID NO. 60255  
MY COMMISSION IS FOR LIFE



# Park County Treasurer Tax Receipt

Account	Parcel Number	Receipt Date	Receipt Number
R0023166	23166	Mar 10, 2025	2025-03-10-97-183832

IVANOV HRISTO  
 92 QUAIL RIDGE DR  
 MONROE, LA 71203-9622

-----  
**Situs Address** **Payor**  
 32634 HWY 24 LAKE GEORGE 80827

**Legal Description**  
 T12 R72 S09 SW4 MS#19156 - RED METAL

Property Code		Actual	Assessed	Year	Area	Mill Levy
SINGLE FAMILY LAND	- 1112	98,359	6,590	2024	0009	44.9697
SINGLE FAMILY IMP	- 1212	768,367	51,480	2024	0009	44.9697

**Payments Received**  
 Creditron \$2,445.46  
 Check Number 00040047

**Payments Applied**

Year	Charges	Billed	Prior Payments	New Payments	Balance
2024	Tax	\$2,445.46	\$0.00	\$2,445.46	\$0.00
				\$2,445.46	\$0.00
				<b>Balance Due as of Mar 10, 2025</b>	<b>\$0.00</b>

Thank you for your payment.

WARRANTY DEED

Recorded Electronically

THIS DEED, made this 20th day of December, 2013, between Ivan D. Witts and Debra L. Witts of the County of Park and State of Colorado, grantor(s), and Hristo Ivanov and Cathy Ivanov

ID \_\_\_\_\_  
Data: 12-23-13 Time: \_\_\_\_\_  
Simplifile.com 800.480.5057

whose legal address is 92 Quail Ridge Drive, Monroe, LA 71203 of the County of Park and State of Colorado, grantees:

WITNESS, that the grantor(s), for and in consideration of the sum of FIVE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$575,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantees, their heirs and assigns forever, Joint Tenants, all the real property, together with improvements, if any, situate, lying and being in the County of Park and State of Colorado, described as follows:

The Red Metal, Survey No. 19156, said mining claim being as defined and limited by its patent in 8 & 9-12-72, County of Park, State of Colorado, together with an easement 30 feet in width across the Northern most portion of the Iron Cap Lode Mining Claim, MS 19156 for the purposes of ingress and egress to and through the Red Metal Metal, MS #19156.

also known by street and number as: 32634 Highway 24, Lake George, CO 80827

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. The grantor(s), for himself, his heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except general taxes for the current year and subsequent years, and except easements, covenants, conditions, restrictions, reservations, and rights of way of record, if any.

The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

*Ivan D. Witts*

Ivan D. Witts

*Debra L. Witts*

Debra L. Witts

State of Illinois }

County Of Mason }

} ss.  
}

The foregoing instrument was acknowledged before me this December 18, 2013, by Ivan D. Witts and Debra L. Witts

Adjacent Property Owners of Parcel 23166

Parcel 10148

Futch John R

32600 Highway 24

Lake George, CO 80827

Parcel 43331

Peter and Kimberly Moret

5658 Compton Ln

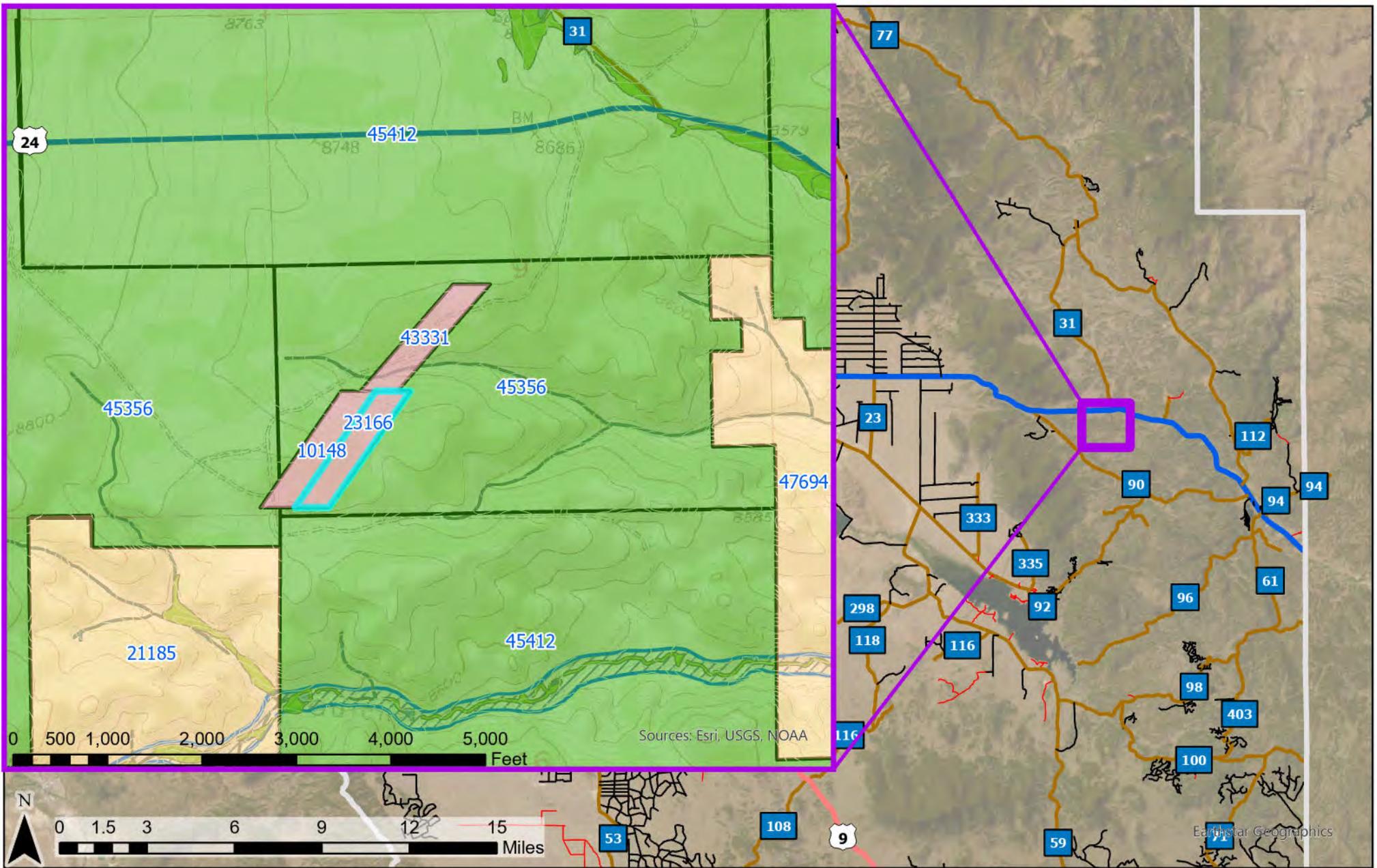
Eldersburg, MD 21784

Parcel 45356

Forest Service

PO BOX 219

Fairplay, CO 80440



- CountyLine
- Private Rd
- County Rd
- State Hwy
- Local Rd
- US Hwy
- A
- CR
- M
- 10ftContour
- Flood Hazard

- Special Flood Hazard Area
- Freshwater Emergent Wetland
- Freshwater Pond
- Riverine

## Park County Planning & Zoning

*This map and the data displayed are not survey quality and should not be used for any legal purpose(s)*



- County Rd
- Local Rd
- Private Rd
- State Hwy
- US Hwy

- Parcels
- Freshwater Emergent Wetland
- Freshwater Forested/ Shrub Wetland

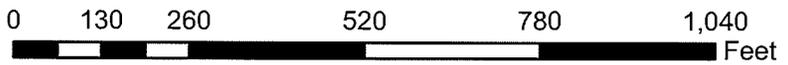
- Freshwater Pond
- Riverine
- Forest Service Roads
- Flood Hazard
- 10ft Contour

- Conservation/Recreation
- Mining



## Park County Planning & Zoning

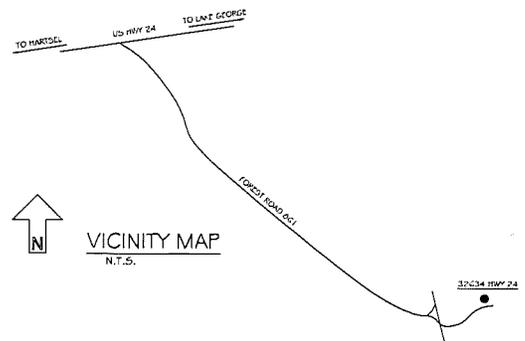
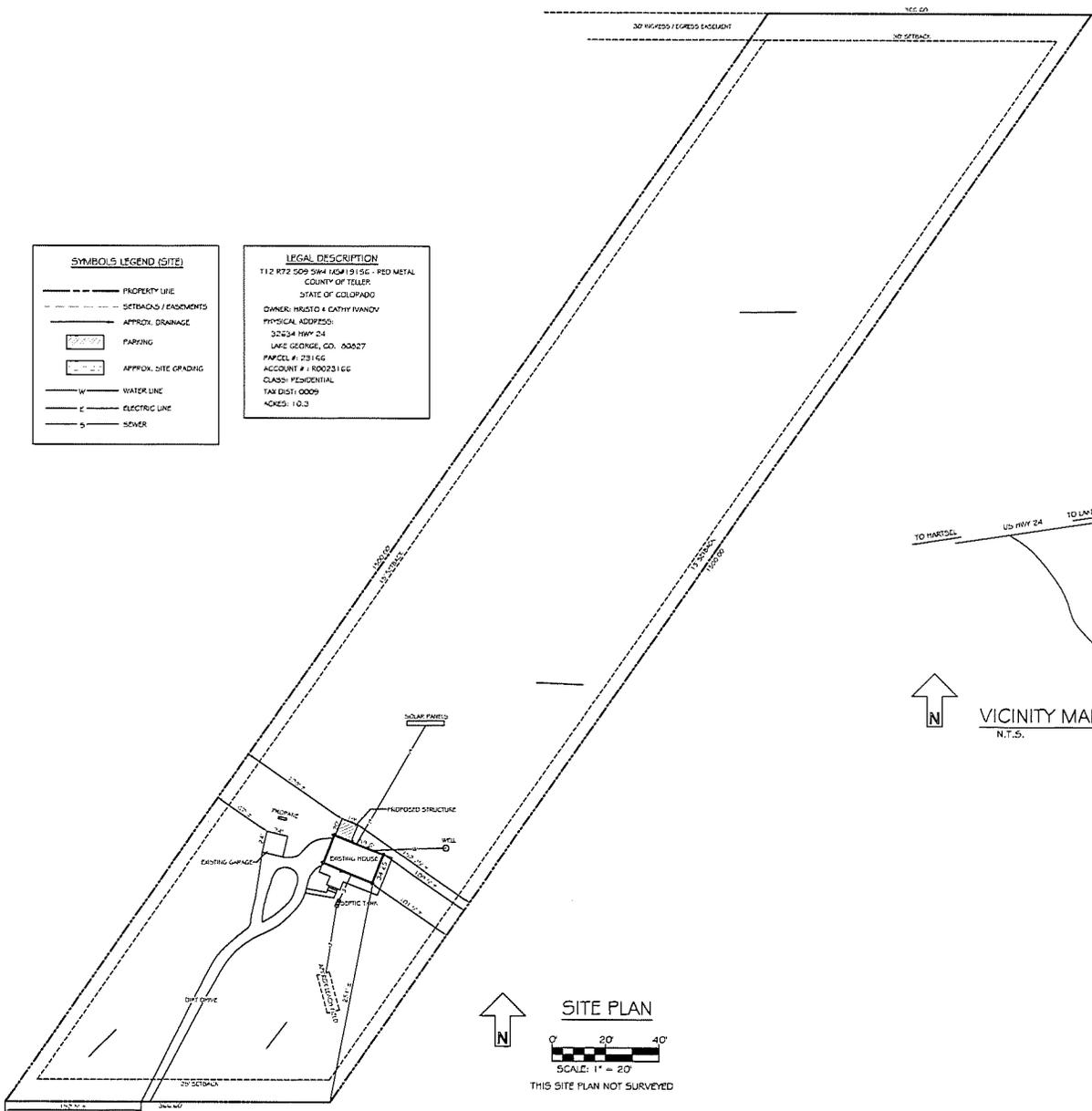
*This map and the data displayed are not survey quality and should not be used for any legal purpose(s)*



**SYMBOLS LEGEND (SITE)**

---	PROPERTY LINE
- - - -	SETBACKS / EASEMENTS
---	APPROX. DRAINAGE
[Hatched Box]	PAVING
[Contour Line]	APPROX. SITE GRADING
W	WATER LINE
E	ELECTRIC LINE
S	SEWER

**LEGAL DESCRIPTION**  
 T12 R72 S09 SW4 NW4 19156 - PED METAL  
 COUNTY OF TELLER  
 STATE OF COLORADO  
 OWNER: HRISTO & CATHY IVANOV  
 PHYSICAL ADDRESS:  
 32634 HWY 24  
 LAKE GEORGE, CO. 80827  
 PARCEL #: 23166  
 ACCOUNT # : R0025166  
 CLASS: RESIDENTIAL  
 TAX DIST: 0009  
 ACRES: 10.3



**PAGE LEGEND**

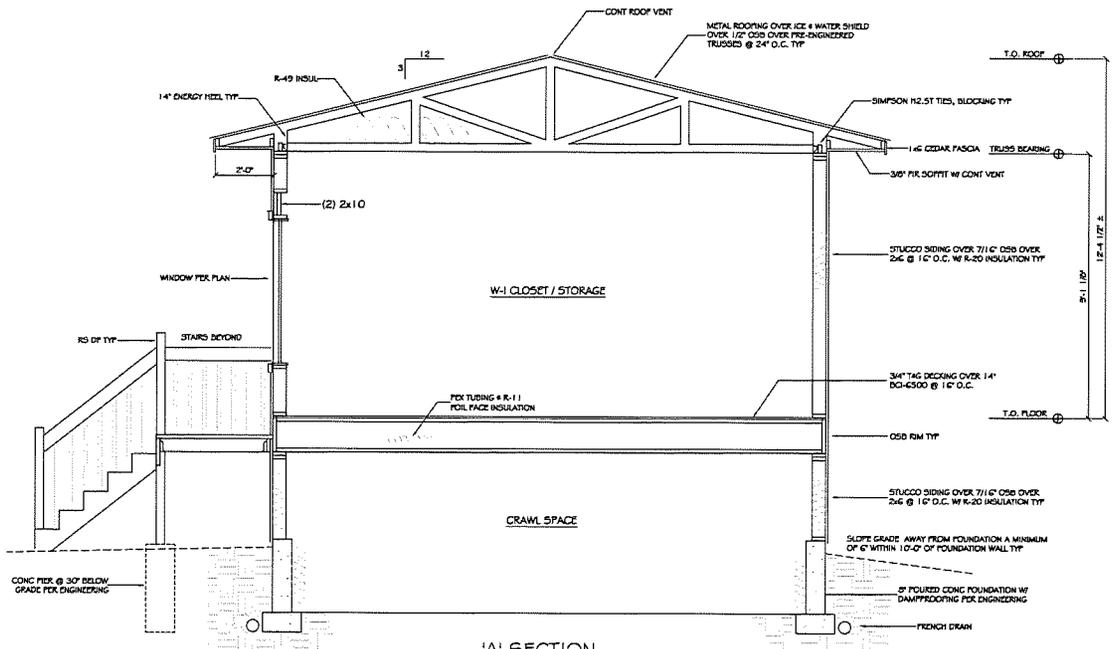
1	SITE PLAN / VICINITY MAP
2	DEMO PLAN
	FOUNDATION PLAN
	FLOOR PLAN
	FLOOR FRAMING PLAN
	"A" SECTION
3	ROOF FRAMING PLAN
	ELEVATIONS

**Drafting & Design by:**  
 Dave Dwyer  
 10222 E. 1st Ave.  
 Greenwood Park, CO  
 80063  
 (719) 687-3571  
 dd@222design.com

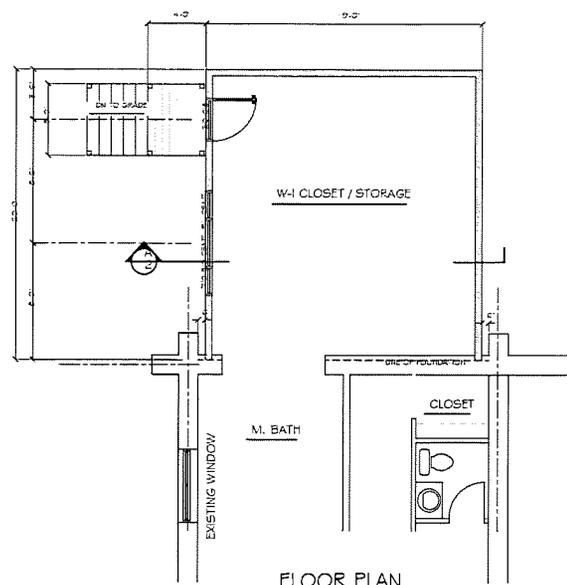
**NEW ROOM ADDITION**  
 HRISTO & CATHY IVANOV  
 32634 HWY 24  
 LAKE GEORGE, CO. 80827

DATE: 7/29/2025  
 REVISED:  
 DRAWN BY: DB  
 DRAWING NO.:  
 SCALE: 1/4" = 1' U.N.O.  
 SHEET OF 3

CONSTRUCTION METHODS SHALL COMPLY W/ 2018 IRC & LOCAL BUILDING CODES

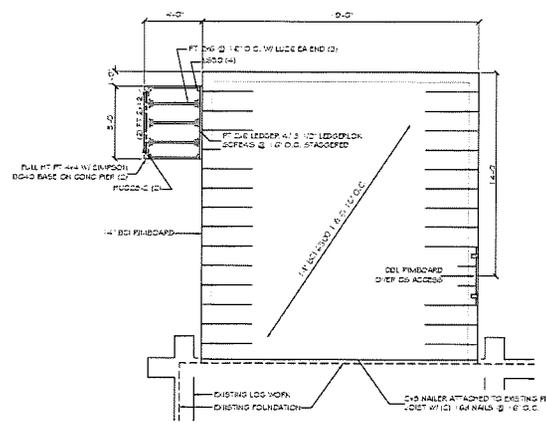


**'A' SECTION**  
1/2" = 1'-0"



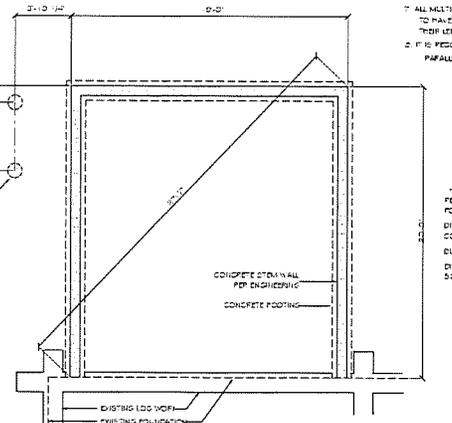
**FLOOR PLAN**  
1/4" = 1'-0"  
TOTAL GROSS AREA 380 SF  
ENTRY DECK 20 SF

- FRAMING NOTES:**
1. ALL LUMBER TO BE MINIMUM #2 OR BETTER UNLESS NOTED OTHERWISE.
  2. ALL EXTERIOR WALLS TO BE ONE PLY PLUS ONE PLY GUSSETING.
  3. ALL PLATES TO BE TREATED LUMBER OR PRESERVED.
  4. ALL CONNECTIONS TO BE PER 2018 IRC AND LOCAL BUILDING CODES.
  5. CONNECTION HARDWARE TO BE SHARPSHOT STEELGRADE OR EQUAL.
  6. FRAMING MEMBERS MAY BE LAPSED.
  7. ALL MULTIPLY DIMENSIONAL LINGER BEAMS/COLUMNS ARE TO HAVE EACH MEMBER SECURED TO EACH OTHER ALONG THEIR LENGTH.
  8. IF IT IS NECESSARY TO USE 2" BLOCKING @ 24" O.C. ON JOIST PARALLEL TO THE WALL JOIST.



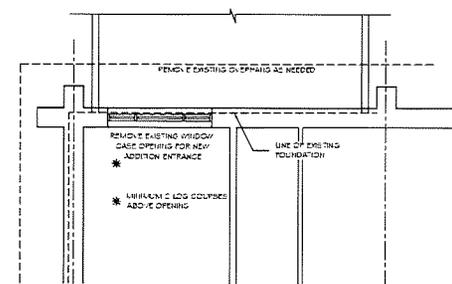
**FLOOR FRAMING PLAN**  
1/4" = 1'-0"

- FLOOR DESIGN LOADS**
- LIVE LOAD 40 P.S.F.
  - DECK LOAD 10 P.S.F.
  - TOTAL LOAD 50 P.S.F.
- DECK DESIGN LOADS**
- LIVE LOAD 30 P.S.F.
  - DECK LOAD 10 P.S.F.
  - TOTAL LOAD 40 P.S.F.
- BEAMS MIN.**
- LIVE LOAD DEFLECTION L/360
  - TOTAL LOAD DEFLECTION L/240
- FLOOR JOIST MIN.**
- LIVE LOAD DEFLECTION L/400
  - TOTAL LOAD DEFLECTION L/240



**FOUNDATION PLAN**  
1/4" = 1'-0"

- FOUNDATION NOTES:**
- PREP TO ENGINEERING REPORT FOR FOUNDATION SPECIFICATIONS AND DESIGN DIMENSIONS ARE FROM FACE OF SOIL / CONCRETE UNLESS NOTED OTHERWISE. DIMENSIONS ARE FROM FACE OF SOIL CONCRETE CORE.



**DEMO PLAN**  
1/4" = 1'-0"

Drafting & Design by:

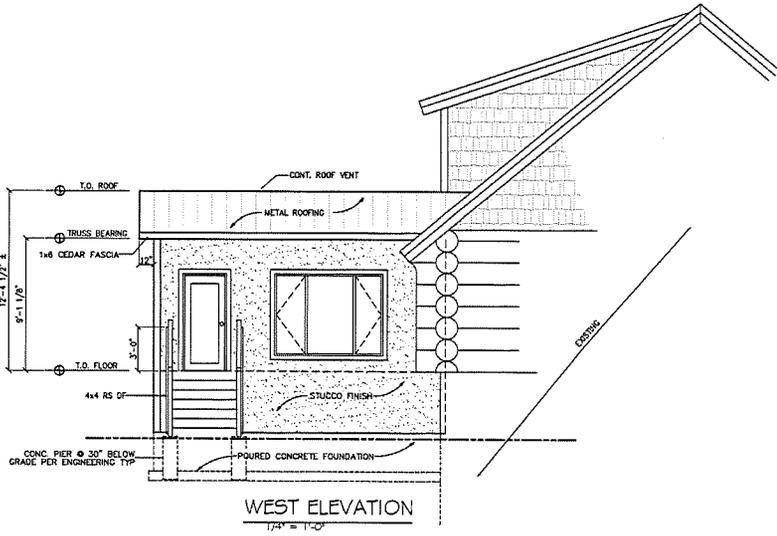
Steve Brown (713) 442-5571  
 Bob Schneider (713) 442-5571  
 Michael Miller (713) 442-5571

**NEW ROOM ADDITION**  
 HRISTO & CATHY IVANOV  
 32634 HWY 24  
 LAKE GEORGE, CO. 80827

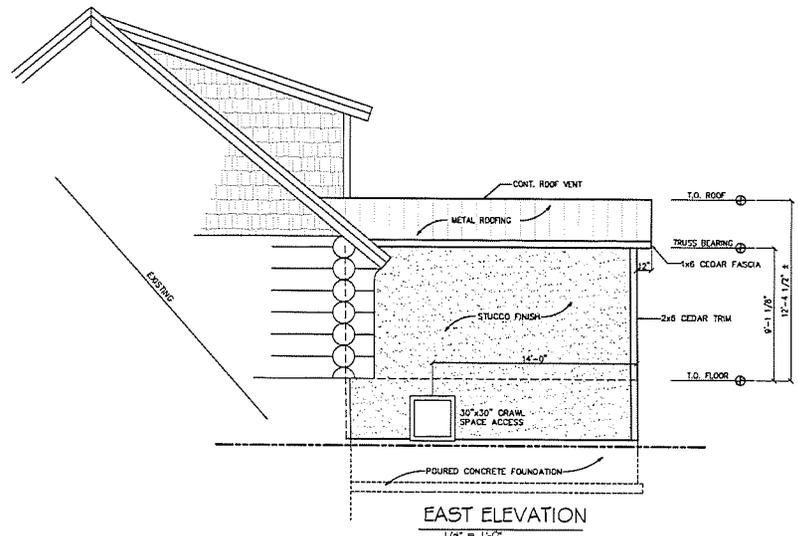


DATE 7/30/2025  
 REVISED 05/01/2025  
 DRAWN BY DB  
 DRAWING NO.

SCALE 1/4" = 1'-0"  
 SHEET OF 3

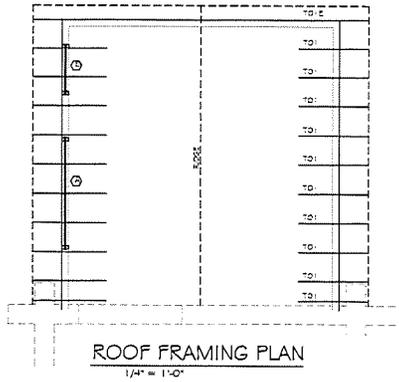


**WEST ELEVATION**  
1/4" = 1'-0"



**EAST ELEVATION**  
1/4" = 1'-0"

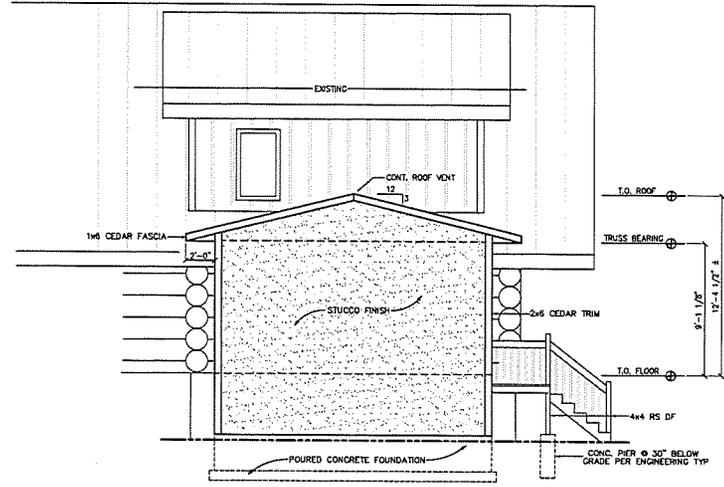
HEADER SCHEDULE		
SYMBOL	HEADER	TRIMMERS EA. END
A	2x10 @ 24" OC	2x10 @ 18" OC
B	2x10 @ 24" OC	2x10 @ 18" OC



**ROOF FRAMING PLAN**  
1/4" = 1'-0"

**ROOF FRAME NOTES:**

TRUSS DESIGN AND SPECIFICATIONS PER IRC 2018. SEE TRUSS ENGINEERING.  
 ROOF DESIGN LOADS:  
 53 PSF LIVE LOAD  
 15 PSF DEAD LOAD  
 62 PSF TOTAL LOAD  
 LIVE LOAD DEFLECTION L/240  
 TOTAL LOAD DEFLECTION L/120  
 WIND LOAD 110 MPH - 3 SEC DUST.  
 PROVIDE ROOF VENTILATION IN ACCORDANCE W/ 2018 IRC, CODE 2.  
 ROOF DECKING TO BE 1/2" PLYWOOD  
 USE SIMPSON PLATES FOR TRUSSES TO WALL CONNECTIONS I.N.O.  
 PROVIDE SOLID BLOCKING BETWEEN TRUSSES @ BEARING TYP.  
 TRUSS ENDS TO SUPPLY ALL HARDWARE PER IRC 2018 PER IRC TYP. I.N.O.



**NORTH ELEVATION**  
1/4" = 1'-0"

Drafting & Design by:  
 Eric Brown (719) 687-8571  
 400 Sherman Ave.  
 Woodland Park, CO  
 80863

**NEW ROOM ADDITION**  
 HRISTO & CATHY IVANOV  
 32634 HWY 24  
 LAKE GEORGE, CO. 80827

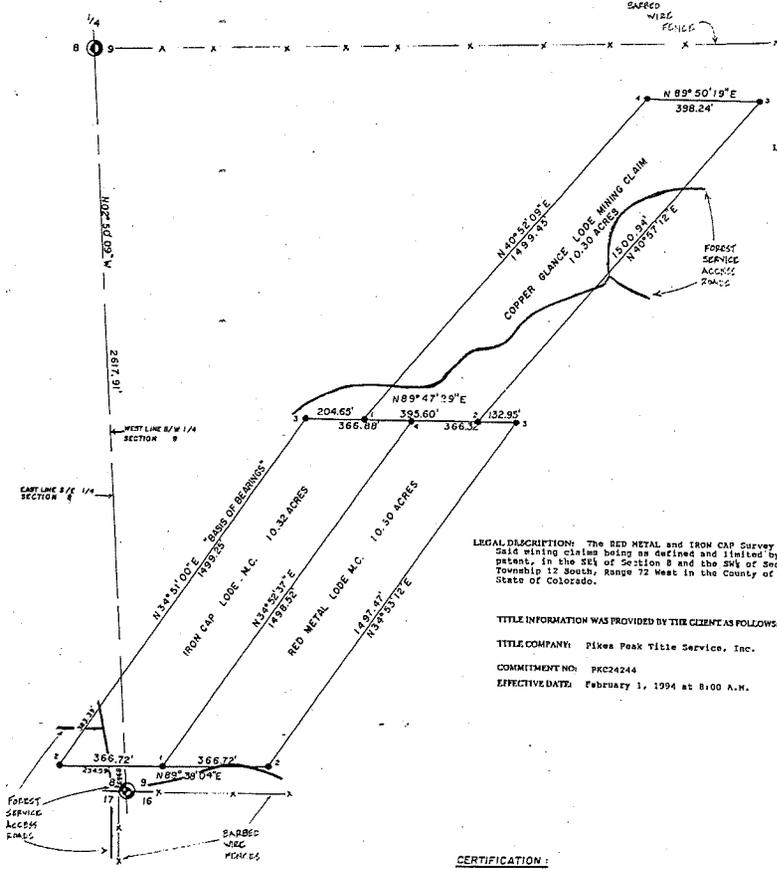
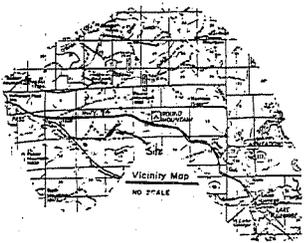


Structural Only  
 Trusses by Others  
 DATE 7/30/2025  
 REVISED 8/30/2025  
 DRAWN BY CB  
 DRAWING NO.  
 SCALE 1/4" = 1' U.N.O.  
 SHEET OF 3

S-94-26

7-12-94  
7-12-94  
Reviewed  
Recorded

Park County Clerk & Recorder  
Barbara S. Pasco



**LEGAL DESCRIPTION:**  
The COPPER GLANCE, Survey No. 19156, said mining claim being as defined and limited by its patent, in the SW<sup>1/4</sup> of Section 9, Township 12 South, Range 72 West, in the County of Park, State of Colorado.

**TITLE INFORMATION WAS PROVIDED BY THE CLIENT AS FOLLOWS:**  
TITLE COMPANY: Pikea Peak Title Service, Inc.  
COMMITMENT NO: PKC23196  
EFFECTIVE DATE: September 8, 1993 at 8:00 A.M.

**LEGAL DESCRIPTION:** The RED METAL and IRON CAP Survey No. 19156, said mining claims being as defined and limited by their patent, in the SW<sup>1/4</sup> of Section 8 and the SW<sup>1/4</sup> of Section 9, Township 12 South, Range 72 West in the County of Park, State of Colorado.

**TITLE INFORMATION WAS PROVIDED BY THE CLIENT AS FOLLOWS:**  
TITLE COMPANY: Pikea Peak Title Service, Inc.  
COMMITMENT NO: PKC24244  
EFFECTIVE DATE: February 1, 1994 at 8:00 A.M.

**CERTIFICATION:**  
I, Jack L. Kirby, hereby certify that I am a registered professional land surveyor of the state of Colorado, that the survey and attached LAND SURVEY PLAT were performed by me and under my direct responsibility, supervision, and checking, that all monuments set, together with those found, are of the character and occupy the positions shown thereon, 06/01/94, and that said LAND SURVEY PLAT is true and correct to the best of my knowledge and belief.

*Jack L. Kirby*  
Jack L. Kirby - Colo. P.L.S. No. 18991

**COUNTY SURVEYOR'S CERTIFICATE:**  
Deposited this 17<sup>th</sup> day of July 1994 A.D., at 11 o'clock A.M. in Book of the County Surveyor's Land Survey Plat and Right-of-Way Surveys at Page S-94-26, Reception No. S-94-26.  
This LAND SURVEY PLAT complies with Section 38-51-102, Colorado Revised Statutes.



THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH OR OPINION.  
**NOTICE:** ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT; IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

**RANS OF BEARINGS:** As shown on this Land Survey Plat between Corners No. 2 and 3 of the IRON CAP Mineral Survey No. 19156 of "Record".

**MONUMENT LEGEND**  
● FOUND S.L.D. BRASS CAP  
■ FOUND MINING CLAIM STONE

**Note:** all Courses (bearings and distances) shown on this plat are "AS-FIELD MEASURED". Record data not indicated.

PREPARED FOR SPRING CREEK REALTY

**LAND SURVEY PLAT:** The RED METAL, IRON CAP and the COPPER GLANCE, in the SW<sup>1/4</sup> of Sec. 8 and the SW<sup>1/4</sup> of Sec. 9 T12S, R72W, Park County, Colorado.

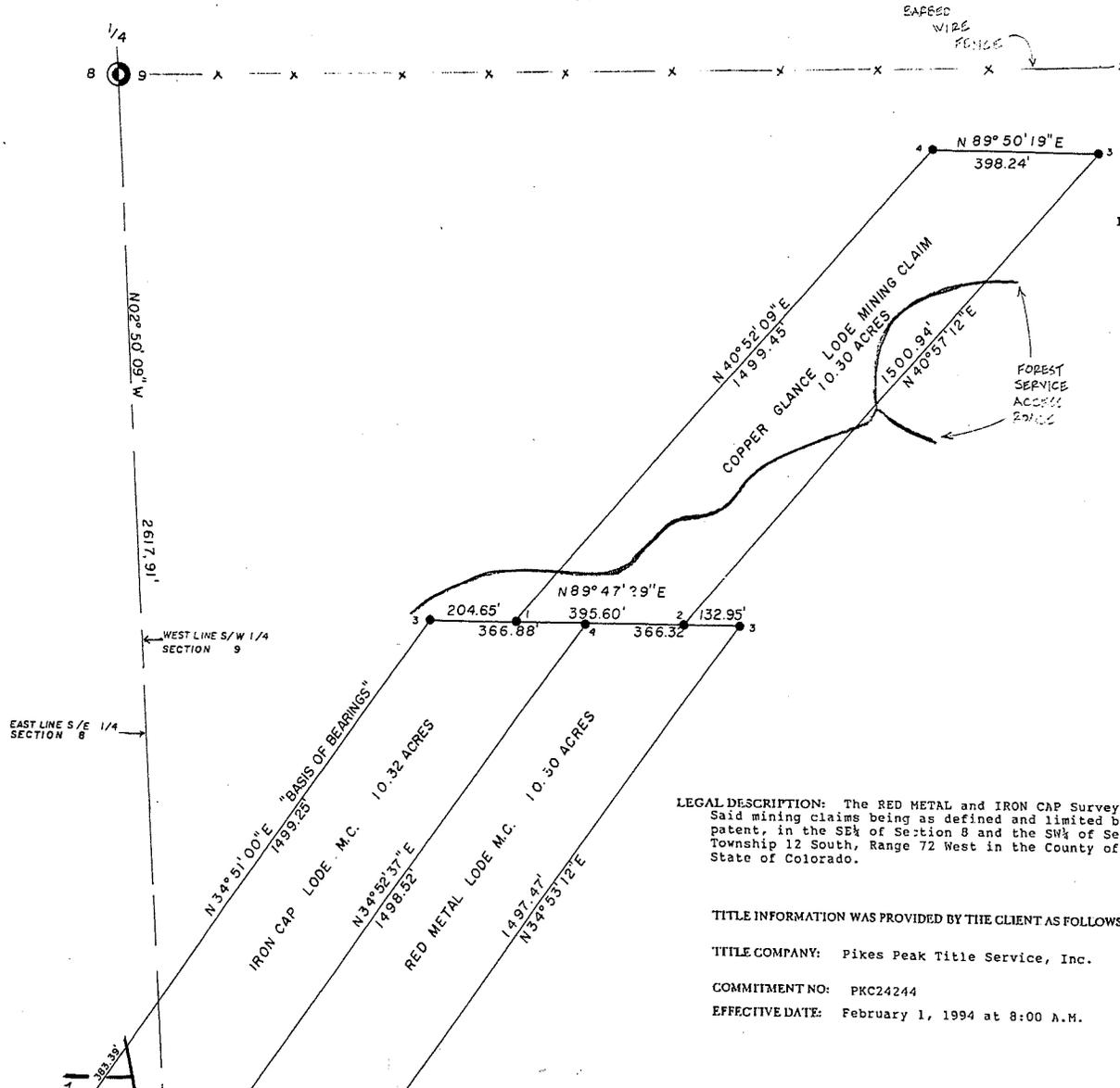
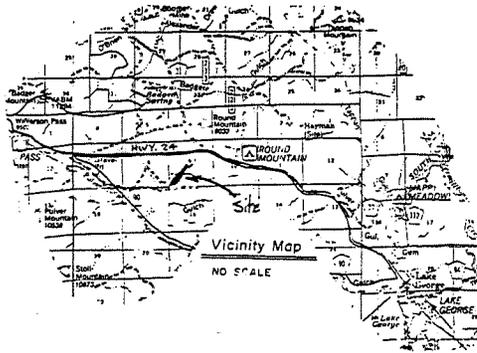
**JACK L. KIRBY**  
LAND SURVEYOR  
COLORADO P.L.S. NO. 18991

P.O. Box 178  
Lone George, Co. 80827-0178  
(719)-748-3144

SCALE 1" = 200'  
DATE 06/12/94 SHEET 1 of 1 DWG. NO. S.C.-94-06/12

S-94-26

Recorded 7-12-94



EAPPEE  
WIRE  
FENCE

**LEGAL DESCRIPTION:**  
 The COPPER GLANCE, Survey No. 1  
 being as defined and limited by  
 Section 9, Township 12 South, R.  
 County of Park, State of Colorado.

**TITLE INFORMATION WAS PROVIDED BY TI**  
**TITLE COMPANY:** Pikes Peak Title  
**COMMITMENT NO:** PKC23196  
**EFFECTIVE DATE:** September 8, 199

**LEGAL DESCRIPTION:** The RED METAL and IRON CAP Survey No. 19156,  
 Said mining claims being as defined and limited by their  
 patent, in the SE¼ of Section 8 and the SW¼ of Section 9.  
 Township 12 South, Range 72 West in the County of Park,  
 State of Colorado.

**TITLE INFORMATION WAS PROVIDED BY THE CLIENT AS FOLLOWS:**  
**TITLE COMPANY:** Pikes Peak Title Service, Inc.  
**COMMITMENT NO:** PKC24244  
**EFFECTIVE DATE:** February 1, 1994 at 8:00 A.M.

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NOTICE

My name is Cathy Innon.

house is at 32634 Hwy 24  
Lake George, Co  
80827

would like to build a 20x19  
addition to my existing  
off the master bedroom.  
walk-in closet / storage, etc  
trusted a contractor from  
nd Park and gave him  
10,000 in April of 2024 to  
and come to find out he  
had a license to work in

Contract with Above Timberline  
Construction in Divide. Everything  
is in order except for the  
special permit.

I can't retire and move  
into my house now that I  
have had for 13½ years because  
I need the storage closet to  
put my clothes, etc. from my  
house here in Louisiana. I'm  
77 years old. I just want to  
be happy in my last years  
to settle in my house ~~perman~~  
permanently and sell my house  
in Louisiana. But now I can't  
retire. Please consider the addition.  
Sincerely, Cathy Luvano

12-1-25

I, Cathy Ivanor give my  
son, Timothy Radloff,  
permission to attend  
any or all hearings  
pertaining to the  
addition to be added to  
my house at:

32434 Hwy 24  
Lake George, Co.  
80827

with the Park County  
Building Department

Cathy Ivanor Deane Henderson

DEEANNE HENDERSON  
NOTARY PUBLIC  
PARISH OF OUACHITA  
LOUISIANA

NOTARY ID NO. 60255  
MY COMMISSION IS FOR LIFE

**A25-0117**

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**From** Voorhis, Josh - FS, CO <Joshua.Voorhis@usda.gov>  
**Date** Thu 1/15/2026 3:37 PM  
**To** Park County Planning and Zoning <Planning.Zoning@parkcountyco.gov>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Based on our preliminary review of the request regarding the addition of a walk-in-closet, the Forest Service does not have any concerns. From our measurements, the house with the addition would still be within all setback requirements and away from the Forest property that lies adjacent. If this assessment is incorrect, please let me know.

Thanks



**Joshua Voorhis**  
**District Ranger**  
**Forest Service**  
Pike-San Isabel National Forests & Cimarron and Comanche National Grasslands  
South Park Ranger District  
**p: 719-836-3857**  
**c: 719-839-1305**  
[joshua.voorhis@usda.gov](mailto:joshua.voorhis@usda.gov)  
PO Box 219/320 Hwy 285  
Fairplay, CO 80440

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# Park County Planning Department

P.O. Box 1598

Fairplay, Colorado 80440

Phone: (719) 836-4293 • Fax: (719) 836-4268 • E-mail address: [planning.zoning@parkcountyco.gov](mailto:planning.zoning@parkcountyco.gov)

## Referral Response

**Comment Deadline Date:** January 21 2026

**Submitted Date:**

**Case #:** A25-0117

**Case Name:** Ivanov CUP Amendment

**Applicant:** Cathy Ivanov

**Request:** The applicant is requesting an amendment to the CUP approved by resolution 2005-26 to build an addition of a 20' x 19' walk-in-closet.

**Legal Description:** Mineral Survey #19156 in T12 R72 S09 SW4, addressed as 32634 Highway 24, Lake George 80827

**Date of Planning Commission Hearing:** Wednesday, January 28 2026

**Date of BOCC Hearing:** Wednesday, February 18 2026

We have reviewed this referral and find that it **does** comply with our specific organization's concerns.

We have reviewed this referral and find that it **does not** comply with our specific organization's concerns for the following reasons:

\_\_\_\_\_  
\_\_\_\_\_

We have reviewed this referral and find no conflicts with our interests.

A formal recommendation is under consideration and will be submitted to you prior to \_\_\_\_\_.

Please refer to the enclosed letter.

We offer the following comments regarding this referral:

ABE has reviewed this application and has no wildlife or environmental concerns.

Signed: John Reiber

Date: January 16, 2026

Title: ABE Chairman