

# Legals

legals@crestedbuttenews.com • phone: (970)349.0500 ext. 112 • fax: (970)349.9876 • www.crestedbuttenews.com

## —NOTICE OF INTENT TO SELL/DISPOSE OF PERSONAL PROPERTY—

Notice is hereby given to the following party that their personal property stored at Discount Self Storage, 246 Buckley Ave., Crested Butte, CO 81224 will be sold or disposed of unless claimed prior to the 7th of December and or all rent/fees are paid.  
Unit G34— Paul Arthur

Published in the *Crested Butte News*. Issues of November 11 and 18, 2016. #111107

## —MEETING NOTICE—

The Board of Directors of the Upper Gunnison River Water Conservancy District will conduct a regular board meeting on Thursday, December 8, 2016, beginning at 5:30 p.m. The meeting is being held at the District offices, 210 west

Spencer, Suite B, Gunnison, and is open to the public. An agenda will be posted prior to the meeting.

Published in the *Crested Butte News*. Issue of November 18, 2016. #111802

## —NOTICE OF APPROVAL CREATING A VESTED PROPERTY RIGHT—

PLEASE TAKE NOTICE that the Town of Crested Butte approved the following site specific development plan(s) for construction or subdivision within the Town which creates a three year vested property right pursuant to Colorado Revised Statutes, section 24-68-103 (as amended).

The "vested property right" gives the following applicant(s) the right to undertake and conditions of the approval for their site-specific development plan(s).  
October 25, 2016

Brenda and Roy Smith: Construct an addition to the north building located at 217 ½ Maroon Avenue, Block 16, Lots 25-26 in the R1C zone. Re-designation of the south building as the accessory dwelling,

and the north building as the primary residences on the property was granted. Demolition of a portion of a non-historic building was granted. A conditional waiver of a non-conforming aspect with respect to the west side yard setback for a second story addition along the west property line was granted. Architectural approval was granted.

More information is available at the Town Office located at 507 Maroon Ave., Crested Butte, CO.  
TOWN OF CRESTED BUTTE  
by Molly Minneman, Design Review and Historic Preservation Coordinator

Published in the *Crested Butte News*. Issue of November 18, 2016. #111810

## —NOTICE OF PUBLIC HEARING— CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW TOWN OF CRESTED BUTTE, COLORADO 201 ELK AVENUE

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on November 29, 2016 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:  
Consideration of the application of **Gary Gates in conjunction with Elk Avenue Partners** to site a restricted food service establishment on the first floor of the commercial building located at 201 Elk

Avenue, Block 21, lots 17-18 in the B-1 zone.

**-A conditional use permit for a restricted food service establishment in the B-1 zone is required.**  
(No drawing provided)  
TOWN OF CRESTED BUTTE  
By Molly Minneman, Design Review Coordinator

Published in the *Crested Butte News*. Issues of November 18 and 25, 2016. #111804

## —NOTICE OF PUBLIC HEARING— CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW TOWN OF CRESTED BUTTE, COLORADO TRANSIT CENTER AND PUBLIC RESTROOMS AT 601 ELK AVE.

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on November 29, 2016 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:  
Consideration of the application of the **Town of Crested Butte** to construct a transit center and public restrooms

located at 601 Elk Avenue in Block 53 in the P zone. (Hadley)  
**Architectural approval is required.**  
(See attached drawing)  
TOWN OF CRESTED BUTTE  
By Molly Minneman, Design Review Coordinator

Published in the *Crested Butte News*. Issues of November 18 and 25, 2016. #111807

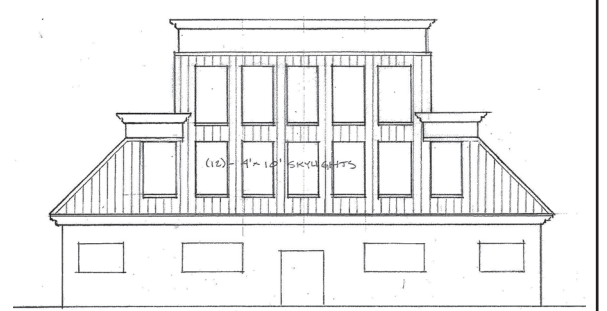


**SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"

## —NOTICE OF PUBLIC HEARING— CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW TOWN OF CRESTED BUTTE, COLORADO 619 GOTHIC AVENUE

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on November 29, 2016 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:  
Insubstantial determination requested by **Ronald Leon in conjunction with Sunspace Condominium Association** to replace the window glass on the south elevation with roofing and skylights at the Sunspace Condominiums located at 619 Gothic Avenue, Block 55, 24-26 in the T zone.

**-Architectural approval is required.**  
**-Demolition of part of a non-historic building is required.**  
(See attached drawing)  
TOWN OF CRESTED BUTTE



**PROPOSED SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"

By Molly Minneman, Design Review Coordinator

Published in the *Crested Butte News*. Issues of November 18 and 25, 2016. #111805

## —GUNNISON COUNTY PLANNING COMMISSION— PRELIMINARY AGENDA: FRIDAY, NOVEMBER 18, 2016

**8:45 a.m.** • Call to order; determine quorum

• Approval of Minutes  
• Unscheduled Citizens

**9:00 a.m.** **Slate River Development – Cypress Foothills, LP** – work session/possible action – request to combine Preliminary-Final Plan submittal.  
**LUC-16-00009**

**9:15 a.m.** **Homestead Cabin, LLC Subdivision**, work session/no action, request to subdivide 38-acres into two lots; one of 33-acres, with existing residence, and one of 5-acres. Water and sewer will be provided to the 5-acre lot by the Mt. Crested Butte Water and Sanitation District. The property is directly west of the Pitchfork Development, within the NE1/4SW1/4 Section 26, T13S R86W, 6th P.M. **LUC-16-00034**

**10:00 a.m.** **Nine Mile Ranches Subdivision**, work session/no action, request to subdivide 38-acres into three single-family lots, Lot 1 9.7-acres, with existing residence; Lot 2 13-acres; Lot 3 13.3-acres. The new residences will be served by well and septic. The property is located east of Highway 149, within the E1/2SE1/4 Section 22, Township 48 North, Range 2 West, N.M.P.M. **LUC 16-00027**

**10:45 a.m.** **SBDC/Ice House, Gerrit McGowan** – informational work session and site visit ICEhouse facility at Western campus

**Lunch**

**1:00 p.m.** **Crested Butte Horse Park**, work session/no action, request for the subdivision of a 73.25 acre parcel into two parcels. The commercial development of a horse park and related buildings (approximately 40,000 square feet total) that

will provide horseback riding lessons, riding facilities, horse clinics, horse competitions, training, equine centered vacations, horse camping, concierge services for guests, and horse boarding and training for the public. The property is located at 20601 Hwy 135 and legally described as a 6.1 acre tract in SW4SW4, Section 27 and a 66.1-acre tract in S2SE4 Section 28, Township 14 South, Range 85 West, 6th p.m. The parcel is on the west side of Highway 135 across from Cement Creek Road. **LUC-16-00005**

**Adjourn**

The applications can be viewed on gunnisoncounty.org, link to <http://204.132.78.100/citizenaccess/>

- Public access
- Projects
- Application # LUC-
- Attachments
- View

**NOTE:** Unless otherwise noted, all meetings are conducted in the Blackstock Government Center Meeting Room 221 N. Wisconsin St. in Gunnison, across the street from the Post Office. This is a preliminary agenda; agenda times may be changed up to 24 hours before the meeting date. If you are interested in a specific agenda item, you may want to call the Planning Department (641-0360) ahead of time to confirm its scheduled time. Anyone needing special accommodations may contact the Planning Department before the meeting.

Published in the *Crested Butte News*. Issue of November 18, 2016. #111801

## —PUBLIC NOTICE— CRESTED BUTTE SOUTH METROPOLITAN DISTRICT

The regular meeting of the Board of Directors of the Crested Butte South Metropolitan District scheduled for Wednesday, November 23rd, 2016 at 6:00P.M. has been changed to Wednesday, November 30th, 2016 at 6:00 P.M. at 280 Cement Creek Road. For further information please call 970-349-5480  
Jack Dietrich  
District Manager

Published in the *Crested Butte News*. Issue of November 18, 2016. #111803

## —NOTICE OF APPROVAL CREATING A VESTED PROPERTY RIGHT—

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The "vested property right" gives the following applicant(s) the right to undertake and conditions of the approval for their site-specific development plan(s).  
October 25, 2016

Laurel Mavor Church: Construct an addition to the historic single family residence, rehabilitate the historic garage accessory building, repurpose the small historic accessory building, and construct two accessory dwellings to be located at 409 Whiterock Avenue, Block 35, lots 21-23 in the R2C zone. A conditional use permit to construct an accessory dwelling in the R2C zone was granted. A conditional use permit to construct a second accessory dwelling in the R2C zone was granted. Demolition and reconstruction of

the historic shed-accessory building was granted. Demolition of portions of a historic residence was granted. Architectural approval was granted.

More information is available at the Town Office located at 507 Maroon Ave., Crested Butte, CO.  
TOWN OF CRESTED BUTTE  
by Molly Minneman, Design Review and Historic Preservation Coordinator

Published in the *Crested Butte News*. Issue of November 18, 2016. #111808

## —NOTICE OF APPROVAL CREATING A VESTED PROPERTY RIGHT—

PLEASE TAKE NOTICE that the Town of Crested Butte approved the following site specific development plan(s) for construction or subdivision within the Town which creates a three year vested property right pursuant to Colorado Revised Statutes, section 24-68-103 (as amended).  
The "vested property right" gives the following applicant(s) the right to undertake and conditions of the approval for their

site-specific development plan(s).  
August 30, 2016  
Steven L. Gibbs: Rehabilitate the contributing historic single family residence and expand a previously approved plan to construct an addition on the North elevation located at 125 Sopris Avenue, Block 29, Lot 29, the South 85' of Lot 30 and the South one-half of Lots 31-32 in the R3C zone. Architectural approval was

granted.  
More information is available at the Town Office located at 507 Maroon Ave., Crested Butte, CO.  
TOWN OF CRESTED BUTTE  
by Molly Minneman, Design Review and Historic Preservation Coordinator

Published in the *Crested Butte News*. Issue of November 18, 2016. #111809

## NOTICE OF PUBLIC MEETING CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW TOWN OF CRESTED BUTTE, COLORADO BLOCK 1, LOTS 1-5 AND 28-32 AND BLOCK 12, LOTS 1-5 AND 28-32

PLEASE TAKE NOTICE THAT a public meeting will be held on November 29, 2016 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

Consideration of the application of **Sixth Street Station LLC** for concept plan review of a P.U.D. and the construction of a residential/commercial building(s) to be located at Block 1, Lots 1-5 and 28-32

and Block 12, Lots 1-5 and 28-32 in the B2 zone. (Hartman)

**- Concept plan review for a PUD in the B2 zone is required. The PUD concept review is a non-binding discussion of the project concept that**

**subsequent general plan and building permit review will deal with variances, conditional use permits and more specific elements of the project.**  
(See attached drawing)  
TOWN OF CRESTED BUTTE

By Molly Minneman, Design Review Coordinator

Published in the *Crested Butte News*. Issues of November 18 and 25, 2016. #111806



# Legals

**—AGENDA—  
TOWN OF CRESTED BUTTE  
REGULAR TOWN COUNCIL MEETING  
MONDAY, NOVEMBER 21, 2016  
COUNCIL CHAMBERS, CRESTED BUTTE TOWN HALL**

*The times are approximate. The meeting may move faster or slower than expected.*

**6:00 WORK SESSION**

Presentation of Snow Management Guidelines by Town Public Works Director Rodney Due.

**7:00 REGULAR COUNCIL MEETING CALLED TO ORDER BY MAYOR OR MAYOR PRO-TEM**

**7:02 APPROVAL OF AGENDA**

**7:04 CONSENT AGENDA**

1) November 7, 2016 Regular Town Council Meeting Minutes.

2) November 14, 2016 Special Town Council Meeting Minutes.

3) Resolution No. 38, Series 2016 - Resolutions of the Crested Butte Town Council Approving the Amended Condominium Map of Poverty Gulch Condominiums.

4) Comment Letter to the White River National Forest Regarding the West Maroon Trailhead.

5) Resolution No. 43, Series 2016 - Resolutions of the Crested Butte Town Council Approving the Town Attorney Representation Letter.

6) Resolution No. 44, Series 2016 - Resolutions of the Crested Butte Town Council Affirming Banking Powers of Town of Crested Butte Staff.

*The listing under Consent*

*Agenda is a group of items to be acted on with a single motion. The Consent Agenda is designed to expedite Council business. The Mayor will ask if any citizen or council member wishes to have any specific item discussed. You may request that an item be removed from Consent Agenda at that time, prior to the Council's vote. Items removed from the Consent Agenda will be considered under New Business.*

**7:06 PUBLIC COMMENT**

*Citizens may make comments on item not scheduled on the agenda. Those commenting should state their name and physical address for the record. Comments may be limited to five minutes.*

**7:15 STAFF UPDATES**

**7:30 PUBLIC HEARING**

1) Ordinance No. 14, Series 2016 - An Ordinance of the Crested Butte Town Council Adding a New Chapter 10, Article 12 to the Crested Butte Municipal Code for the Purpose of Regulating Certain Types of Panhandling.

**7:40 NEW BUSINESS**

1) Resolution No. 39, Series 2016 - Resolutions of the Crested Butte Town Council Adopting the Mill Levy for the Town of Crested Butte, Colorado for the Fiscal Year 2017, Be-

ginning the First Day of January 2017 and Ending the Last Day of December 2017.

**7:45** 2) Resolution No. 40, Series 2016 - Resolutions of the Crested Butte Town Council Adopting the Budget and Appropriating Sums of Money for the Town of Crested Butte, Colorado for the Fiscal Year Beginning the First Day of January 2017, and Ending the Last Day of December 2017, Estimating the Amount of Money Necessary to be Derived from Revenue Sources, and Setting Forth the Total Estimated Expenditures for Each Fund.

**7:50** 3) Resolution No. 41, Series 2016 - Resolutions of the Crested Butte Town Council Adopting Certain Fees and Charges for the Fiscal Year 2017.

**7:55** 4) Ordinance No. 15, Series 2016 - An Ordinance of the Crested Butte Town Council Amending Section 13-1-150 of the Crested Butte Municipal Code to Increase the Monthly Service Charge for Sewer Service to \$35.50 Per Month Per EQR and Setting the WWTW Pretreatment Charge to \$13.75 Per Month Per Applicable EQR.

**8:00** 5) Ordinance No. 16, Series 2016 - An Ordinance of the Crested Butte Town Council Adopting Changes

and Additions to the 2016 Budget and Appropriations Relative to the General Fund, Sales Tax Fund and Conservation Trust Fund.

**8:05** 6) Ordinance No. 17, Series 2016 - An Ordinance of the Crested Butte Town Council Amending Chapter 6-2 of the Crested Butte Municipal Code Providing for a Temporary Reduction to Certain Portions of the Business and Occupation Licensing Tax for Fiscal and Calendar Year of 2017; and Providing the Automatic Repeal Thereof Effective on the First Day of January, 2018.

**8:10** 7) Ordinance No. 18, Series 2016 - An Ordinance of the Crested Butte Town Council Amending Section 11-1-60 of the Crested Butte Municipal Code to Include Requirements for the Issuance of Snow Management Permits.

**8:30** 8) Presentation by Marcus Lock, Law of the Rockies, Regarding Accessory Dwelling Units and Associated Matters.

**9:00** 9) Resolution No. 42, Series 2016 - Discussion and Possible Action Regarding Proposed Amendment to Pre-Annexation Agreement with Cypress Foothills, LP.

**9:25 LEGAL MATTERS**

**9:35 COUNCIL REPORTS AND**

**COMMITTEE UPDATES  
9:45 OTHER BUSINESS TO COME BEFORE THE COUNCIL**

**10:00 DISCUSSION OF SCHEDULING FUTURE WORK SESSION TOPICS AND COUNCIL MEETING SCHEDULE**

• Monday, December 5, 2016 - 6:00PM Work Session - 7:00PM Regular Council

• Monday, December 19, 2016 - 6:00PM Work Session - 7:00PM Regular Council

• Tuesday, January 3, 2017 - 6:00PM Work Session - 7:00PM Regular Council

**10:05 EXECUTIVE SESSION**

For a conference with the Town Attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b). For the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e) regarding Mt. Emmons transactions with Freeport-McMoRan, Inc.

**10:50 ADJOURNMENT**

Published in the *Crested Butte News*. Issue of November 18, 2016. #111811

# Classifieds

classifieds@crestedbuttenews.com • phone: (970)349.0500 • fax: (970)349.9876 • www.crestedbuttenews.com

## FOR RENT

**BEAUTIFUL IN-TOWN CB HOME** available January 2017. 4 bed/2.5 bath, 1 car attached heated garage + off street parking. Great location with unobstructed up alley views & 1/2 block to ski shuttle. \$2550/mo. For details & photos: <http://buttebungalow.weebly.com>. (11/18/38).

**STUDIO-LIKE EN-SUITE LARGE BEDROOM:** Private entry. Utilities, cable TV, wi-fi included. In town. NS/NP. Some outdoor space, off-street parking. Long term. Available Nov. 1. \$750/mo. First, last, deposit. 349-0244. (11/18/31).

**IN-TOWN:** High-traffic prime commercial/office space. Half bath, new flooring, big fenced-in yard w/sunny outside deck. \$825/mo. plus electric. W/S/T included. Avail. December 1st. Call Watchdog PM & Real Estate: 970-349-7446 x1. (11/18/35).

**HOUSE IN TOWN:** 2 rooms available in a 3BR/2BA house. One block off Elk. W/D. No drugs. No cigarettes. Available Dec. 1st. \$800/mo. 303-408-3351. (11/18/27).

## FOR RENT

**3BD/2.5BA:** 189 Shavano, Unit A. Approx. 2000 sq.ft. Garage with open-er. Spacious deck with view of the valley. Call for rates. 805-431-0741. (11/18/23).

**FOR RENT:** Three Seasons nicely furnished 2 bedroom/2 bath condo. \$1300/month; Very nicely furnished one bedroom plus loft Almont cabin, \$750/month; very nicely furnished one bedroom Woodcreek condo, \$1250/month; furnished one bedroom Timberline condo with W/D, \$1100/month. All no pets. Please call Paula at CB Lodging 970-349-7687. (11/18/53).

## FOR RENT

**LET CB LODGING HELP YOU** take care of your property. Whether it's a short term or long term rental property, or if you'd just like help with maintenance or housekeeping. Call us! Paula 970-349-7687. (11/18/34).

**RENT RATE LOWERED:** 4 bed/3 bath furnished home in CB South, 6 mo lease. Unobstructed views of East River, Whetstone & Red Mountains. Hardwood floors, new stainless appliances, hot tub & 2-car garage. Pets ok w/ deposit. Non-smokers. Thanksgiving or December through May, \$2400/mo. Contact Kristin at 970-349-6339. <https://ourcrestedbuttehouse.shutterfly.com>. (11/18/50).

## FOR RENT

**TOWNHOMES FOR RENT:** In town, available Jan 1, Red Lady Ave., Faust Builders new construction, 3BD/2.5BA, 1600 sq.ft., decks, covered porches, hardwood floors, artisan upgrades, chef's kitchen, W/D, garages, designated off-street parking. Long term lease, no smoking, utilities not included, references, first/last/security: North units w/ 2 car garage: \$2800/mo. South units w/ 1 car garage: \$2500/mo. Email [gfaust@cirruspartners.com](mailto:gfaust@cirruspartners.com) (303)549-1002. (12/2/67).

**SUNNY, QUIET 1BD** with covered private deck, big closet, great kitchen and W/D. Lots of light and views. Sorry, no pets. \$1150 per month for 1 person, \$1250 for a couple includes all utilities and snow removal. Available 1/1/17, Email references and contact information to [neterpichols@hotmail.com](mailto:neterpichols@hotmail.com). (11/18/48).

**HOUSE IN TOWN CB:** Sunny, 3 bed/2 bath, gear room. W/D, DW, off-street parking. All utilities included \$2100/mo. NS/NP. 970-596-1991. (11/25/24).

## FOR RENT

**TIMBERS CONDO:** 2 bedroom, 1 bath, furnished, brand new construction, spacious balcony, washer/dryer, hardwood floors, stainless appliances, hot tub. elevator, across the street from the base area. Tenants also have access to the ski tuning room and a private storage locker in the basement. Sorry No Pets! \$1,500. Kristin 970-349-6339. (11/18/51).

**RENT OR TRADE:** 3 BD/2 bath in Grand Junction. Spend your winter riding and playing golf in the high desert of Western Colorado! Beautiful home with spectacular 360 degree views in the Redlands neighborhood, tucked under the Colorado National Monument, offering world class road/mountain biking and across the street from Tiara Rado Golf Course. \$1500 per month OR trade for your CB, Mt. CB or CB South home for the winter. Furnished, pets OK, attached 2 car garage and available December 1. Term of lease or trade negotiable. Contact [rickhorn950@gmail.com](mailto:rickhorn950@gmail.com). (11/25/93).

# ClassifiedsWORK

classifieds@crestedbuttenews.com

## AT YOUR SERVICE

### ARCHITECTS

cinnamon mountain architecture, inc.  
**Bill Racek**  
970-306-2964  
[mtcbill@yahoo.com](mailto:mtcbill@yahoo.com)

**KENT COWHERD** est. 1992  
ARCHITECT  
Residential • Commercial  
Historic • Resort Architecture  
PHONE (970) 349-1017  
[KCOWHERD@FRONTIER.NET](mailto:KCOWHERD@FRONTIER.NET)

### BIKES

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at the 4-Way • (970) 251-9169

### CATERING

**Tim Egelhoff**  
CHEF SERVICES  
TIM EGELHOFF  
[Tim@Timberlinechef.com](mailto:Tim@Timberlinechef.com)  
[TimEgelhoff.com](http://TimEgelhoff.com) 970.209.3004

### CONSTRUCTION

**BURNETT CONSTRUCTION, INC.**  
**DRYWALL**  
Rob Burnett (970)596-2197  
Email: [burnettconstruction@hotmail.com](mailto:burnettconstruction@hotmail.com)

IF YOU ARE INTERESTED IN PLACING AN AD IN THE CRESTED BUTTE NEWS' "AT YOUR SERVICE" SECTION, PLEASE CALL **349-0500 EXT. 108**