

Legals

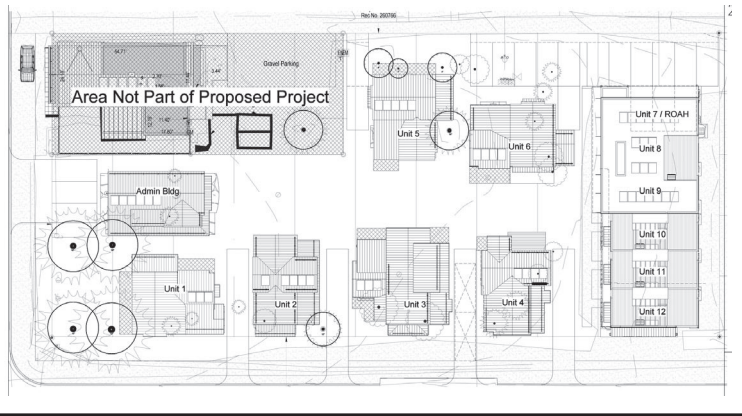
—NOTICE OF PUBLIC HEARING—

**CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
501 WHITEROCK AVENUE/516 FIFTH STREET**

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on December 22, 2020 beginning at **6:00 p.m.** in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado, specific information can be found on the agenda on the Town website regarding access to the virtual meeting, for the purpose of considering the following:
The application of **Academy Place LLC, a Colorado Limited Liability Company** for a Planned Unit Development (P.U.D) to site eight buildings to be located at 501 Whiterock Avenue/516 Fifth Street, Block 36, Tract 2, Academy Place Subdivision in the T zone. Continued from the November 24th BOZAR meeting.

Additional requirements:
- General Plan review as part of the P.U.D. process is required.
- Conditional use permits for 12 short term rental accommodation (STRA) in the T zone is required.
- Conditional use permits for two residential units (one ROAH, one deed-restricted or owner occupied) in the T zone is required.
(See attached drawing)
TOWN OF CRESTED BUTTE
By Jessie Earley, Assistant Design Review and Historic Preservation Coordinator

Published in the *Crested Butte News*. Issues of December 11 and 18, 2020. #121110



—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 25, 2020 and November 24, 2020:
JF Hermanson LLC: to amend a Planned Unit Development (PUD) to construct a single family residence, accessory dwelling unit and accessory building to be located at 149 County Road 12, Block 30, Lots 17-21 in

the R1B zone. Architectural approval as part of Building Permit Review was granted at the 08-25-2020 meeting. Approval of the landscape and drainage plan as part of Building Permit Review was granted at the 11-24-2020 meeting.
More information is available at the Town Office located at 507 Maroon Ave., Crested Butte, CO.
TOWN OF CRESTED BUTTE
by Jessie Earley, Assistant Design Review and Historic Preservation Coordinator

Published in the *Crested Butte News*. Issue of December 18, 2020. #121802

—NOTICE OF FINAL SETTLEMENT—

NOTICE is hereby given that Skyland Metropolitan District of Gunnison County, Colorado (the “District”), will make final payment at, 350 Country Club Drive, Suite 112A, Crested Butte, Colorado, 81224, on December 28, 2020 to Lacy Construction Company Ltd. (“Contractor”) for the Forest Lane and Ridge Road Waterline Project. Any person, co-partnership, association of persons, company or corporation that has furnished labor, materials, team hire, sustenance, provisions, provender, or other supplies used or consumed by such contractors or their subcontractors, in or about the performance of the work contracted to be done or that supplies rental machinery, tools, or equipment to the extent used in the prosecution of the work, and whose claim therefor has

not been paid by the contractors or their subcontractors, at any time up to and including the time of final settlement for the work contracted to be done, is required to file a verified statement of the amount due and unpaid, and an account of such claim, to Skyland Metropolitan District on or before the date hereinabove shown for final payment. Failure on the part of any claimant to file such verified statement of claim prior to such final settlement will release Skyland Metropolitan District, its directors, officers, agents, and employees, of and from any and all liability for such claim.

Published in the *Crested Butte News*. Issues of December 11 and 18, 2020. #121108

—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 un-

dertake and conditions of the approval for their site-specific development plan(s).
November 24, 2020:
Henrick Per Forsling: to expand the accessory building on the south elevation of the building located 720 Teocalli Avenue, Unit B, Faust Condominiums in the R4 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 Jessie Earley, Assistant Design Review and Historic Preservation Coordinator

Published in the *Crested Butte News*. Issue of December 18, 2020. #121801

Classifieds

classifieds@crestedbuttenews.com • phone: 970.349.0500 ext. 112 • fax: 970.349.9876 • www.crestedbuttenews.com

FOR RENT

N COLORADO STREET in Gunnison, next to Western. Super nice basement apartment in owner's home. Available August 2020. No pets or smoking. Rent \$795 utilities paid. 512-657-3159. (12/18/27).

3BD/2.5BA PITCHFORK HOME with fireplace, pet friendly, hardwood floors, nicely decorated. \$3300 plus utilities or winter only rate \$4200 for Jan., Feb., March. liskorinternational@gmail.com, 847-769-7800. (12/18/27).

FOR RENT IN GUNNISON: Very nice, quiet & secluded location. No pets. Call to apply 970-641-5174. (12/18/15).

LET US HELP YOU TAKE CARE OF YOUR PROPERTY: Crested Butte Lodging offers hassle free, full services for long term and short term rentals. Inquire with our office for more information. Call 970-349-2449 or email reservations@crestedbuttelodging.com. (12/18/37).

VACATION RENTALS

SUNNY SUMMER TOWN RENTAL: Newer 4BD/2.5BA completely furnished home bordering quiet town park. Reasonably priced below VRBO rates! Ideal location for a memorable CB summer! Available June through August. 970-682-3699. (12/18/31).

AVAILABLE FOR CHRISTMAS RENTAL: 2 bedroom condo & studio apartment, both on the mountain. Call 948-5470. (12/18/15).

COMMERCIAL RENTALS

OFFICE SPACE AVAILABLE: 400 sf., shared bathrooms, kitchen. Private entrance and good onsite parking. Available January 2021. Contact Tim at 970-596-0422 or tim@cbphysiotherapy.com. (12/18/24).

700 SQ.FT. 2ND FLOOR office space available, Riverland. \$800/ month. Included basic utilities. 970 209-3564. (1/1/15).

COMMERCIAL RENTALS

OFFICE/BUSINESS SPACE FOR RENT: 1200 sq.ft. Red Lady & 5th. Upstairs, \$1600/month + utilities, month to month. Call 970-275-2210 or leave message at 970-349-7176. (12/18/24).

FREE MONTH RENT: Small Office for rent in great downtown CB location with shared kitchenette and bathroom. Internet and utilities are included. Available now with 1 year lease. Please call 970-596-9826. (12/18/31).

GREAT COMMERCIAL SPACE: 450 sq.ft. available Dec. 1. Private entrance, upstairs, 1/2 bath. Plenty of storage space, nice windows. 3rd & Belleview in town. \$895/month. Call Scott 970-275-0346 or gscottpfister@yahoo.com. (12/18/31).

RETAIL/OFFICE SPACE AVAILABLE in the Gunnison Meadows Mall next to City Market. Unit #722. GunnisonMeadows.com. Rent \$1,500/mo. + CAM. For more information, call Jordon Ringel, 817-733-6947. (12/18/27).

COMMERCIAL RENTALS

CORE LOCATION COMMERCIAL SPACES available for lease at 204 Elk Avenue. Ground floor, 1,300 sq.ft. retail space and a 2nd floor 466 sq.ft. professional office space. Call Channing Boucher of LIV Sothebys at 970-596-3228 for details. (12/18/36).

PRIME BASE AREA RETAIL/OFFICE SPACE: Treasury Building in Mt. CB. Space available for lease. Lower level, various sized spaces available. Call Erica 970-846-2655 for inquiries, more information or a walk through. (12/18/32).

COMMERCIAL SPACE AVAILABLE on Elk Avenue. Several spots available - retail and office. Available now. Call for details 970-349-2773. (12/18/18).

COMMERCIAL RENTALS

COMMERCIAL SPACE for rent in CB South, 310 Elcho Ave. 600 sq.ft., \$1500/month. Space has front entry in a shared lobby with bathroom and back entry + garage door. All dues/utilities included except internet. Call or email Rachael 970-596-6844, rachael@crestedbuttevents.com. (12/18/42).

FOR SALE

2005 SUBARU HEADS: Machined, 2.5L H4 VIN(6). \$500/pair obo. Call for pics & info, 970-275-9294. (12/18/pd/19).

ClassifiedsWORK

classifieds@crestedbuttenews.com

AT YOUR SERVICE

ARCHITECTS

cinnamon mountain architecture, inc.
Bill Racek
970-306-2964
mtcbill@yahoo.com

CONTRACTOR

PIKE CONSTRUCTION, INC.
ONE OF CRESTED BUTTE'S PREMIER BUILDERS.
970-209-5632
PIKECONSTRUCTIONINC.COM

COWORKING SPACE

CEMENT CREEK COMMONS
Three bucks a day gets a dedicated desk, fast internet, & coffee!
cementcreekcommons.com
207 Elcho Ave

FINANCIAL SERVICES

Steve Ogden, AAMS
Financial Advisor
321 North Main Street
Gunnison, CO 81230
970-641-9530

Edward Jones
MAKING SENSE OF INVESTING

FRAMES

Capture your memories in...
OC Frames
970-275-8910

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