

Legals

—NOTICE SEEKING PUBLIC COMMENT—

The Crested Butte South Metropolitan District (Metro) is seeking public review and comment on its Draft Water Efficiency Plan (WEP). The comment period is open from February 25, 2021 through March 25, 2021 at 5 pm. The WEP requires local adoption by the Metro Board of Directors prior to being formally approved by the Colorado Water Conservation Board. The Metro Board of Directors will share the WEP with interested stakeholders

and obtain public input as part of the local adoption process. The public is hereby invited to review and comment on the WEP by accessing it at:
 1. The District Office at 280 Cement Creek Road
 2. www.cbsouthmetro.net
 3. A public presentation on March 11, 2021 at 6 pm via Zoom:
 Topic: WEP Public Comment
 Time: Mar 11, 2021 06:00 PM
 Mountain Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/89144153308?pwd=eWp0eWk0UUVrWldTSWdyaHlCYnQrQT09>
 Meeting ID: 891 4415 3308
 Passcode: 589997
 Please direct all questions and comments to Ronnie Benson, District Manager, at 970-349-5480 or ronnie@cbsouthmetro.net.

Published in the *Crested Butte News*. Issue of February 26, 2021. #022606

**—REGULAR TOWN COUNCIL MEETING—
 MARCH 2, 2021 ~ 6 P.M.
 MT. CRESTED BUTTE, COLORADO
 ZOOM MEETING**

The agenda and meeting packet will be officially posted on the Town's website no later than 24 hours prior to the March 2, 2021 Council meeting. Please go to <https://mtcrestedbuttecolorado.civicweb.net/portal/> or contact Mt. Crested Butte Town Hall at (970) 349-6632 for the agenda. Subscribe to the Town website to receive notifications when agendas are posted here: <https://mtcrestedbuttecolorado.civicweb.net/Portal/Subscribe.aspx>

Published in the *Crested Butte News*. Issue of February 26, 2021. #022609

—LEGAL NOTICE—

Notice is hereby given that a supplemental budget regarding the Health Insurance Fund has been submitted to the Board of Education of Gunnison Watershed School District for the fiscal year beginning July 1, 2020 and has been filed in the office of the Superintendent where it is available for public inspection. A Public Hearing is scheduled March 8, 2021 at 5:30pm via zoom. Such supplemental budget will be considered for adoption at that same meeting on March 8, 2021.

Any person paying school taxes in said district may at any time prior to the adoption of the supplemental budget file or register his/her objections thereto. Board of Education
 Dated: February 23, 2021
 Gunnison Watershed School District RE1J
 Anne Brookhart, Secretary

Published in the *Crested Butte News*. Issue of February 26, 2021. #022605

legals@crestedbuttenews.com • deadline tuesday at noon

**—NOTICE OF JOINT PUBLIC HEARING—
 CONCERNING A LAND USE CHANGE PERMIT FOR SUBDIVISION**

Application for a subdivision of the Wilson Subdivision (18.63-total acres) into two lots; Lot 1 (15.12-acres) and Lot 2 (3.51-acres). The intent of Colorado State University, the applicant, is to retain Lot 2 (15.13 acres) for the purpose of relocating the Colorado State Forest Service office currently located at Western Colorado University. Located on property legally described as WILSON SUBDIVISION - FILING NO. 1, A PORTION OF SW 1/4 SECTION 25, T50N, R1W N.M.P.M., 1141 Highway 135, Gunnison, Colorado.
HEARING DATE, TIME AND LOCATION: The Gunnison County Planning Commission will conduct a joint public hearing on **April 2, 2021 at 9 a.m. by**

ZOOM meeting. Please go to the online meetings tab at <https://www.gunnison-county.org/144/Community-and-Economic-Development> for the ZOOM meeting link to hear public comment concerning a land use change permit application.
APPLICANT: Colorado State University, Fred Haberecht
PARCEL LOCATION: The site is located on on property legally described as WILSON SUBDIVISION - FILING NO. 1, A PORTION OF SW 1/4 SECTION 25, T50N, R1W N.M.P.M., 1141 Highway 135, Gunnison, Colorado.
PROPOSAL: The applicant is proposing to subdivide the existing Wilson Subdivision that is approximately 18.63 acres into two new parcels, located at

1141 State Highway 135. The intent of Colorado State University, the applicant, is to retain Lot 2 (15.13 acres) for the purpose of relocating the Colorado State Forest Service office currently located at Western Colorado University. Current structures will remain, and new use involves interior remodels of the existing single-family residence for office spaces and shop building, a greenhouse is not included in this proposal. One main driveway will provide access for both lots and will be located across State Highway 135 from Clark Blvd. The intent of the applicant, is to sell Lot 1 (3.50 acres) to the Valley Housing Fund (VHF) for the purpose of land banking and ultimately the development of affordable housing.

No specific development type, site plan, or product has been determined as of this application. At the time of development for Lot 1, the landowner shall complete the appropriate Land Use Change with Gunnison County.
LUC-20-00013.
PUBLIC PARTICIPATION: The public is invited to submit oral or written comments at the joint hearing, or to submit written comments by email: planning@gunnisoncounty.org; or by letter (Community Development, 221 N. Wisconsin, Suite D, Gunnison, CO 81230), so long as they are received by 5 p.m. the afternoon before the date of the meeting so that they may be submitted for the public record during the hearing. A copy of the

application is available in the Community Development Department, 221 N. Wisconsin, Suite D, Gunnison, CO; additional information may be obtained by calling the Planning Office (970) 641-0360.
ADA ACCOMMODATIONS: Anyone needing special accommodations as determined by the *American Disabilities Act* may contact the Community Development Department prior to the day of the hearing.
 /s/ Rachel Sabbato
 Planner II
 Gunnison County Community Development Department
 Published in the *Crested Butte News*. Issue of February 26, 2021. #022604

**—AGENDA—
 TOWN OF CRESTED BUTTE
 REGULAR TOWN COUNCIL MEETING
 MONDAY, MARCH 1, 2021**

Meeting Information to Connect Remotely. Please use the address below to join the webinar:
<https://us02web.zoom.us/j/83682669903>
Or Telephone: Dial (for higher quality, dial a number based on your current location):
US: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833 or +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099
Webinar ID: 836 8266 9903
The times are approximate. The meeting may move faster or slower than expected.
6:00 WORK SESSION
 1) Overview of Community Compass.
Staff Contact: Community Development
 Director Troy Russ
7:00 REGULAR COUNCIL MEETING CALLED TO ORDER BY MAYOR OR MAYOR PRO-TEM
7:02 APPROVAL OF AGENDA
7:04 CONSENT AGENDA
 1) February 16, 2021 Regular Town Council Meeting Minutes.
Staff Contact: Town Clerk Lynelle Stanford
 2) Amendment to Declaration of Protective Covenants of the McCormick Ranch Regarding Rentals.
Staff Contact: Town Manager Dara MacDon-ald
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
7:25 LEGAL MATTERS
7:35 PUBLIC HEARING
 1) Ordinance No. 1, Series 2021 - An Ordinance of the Crested Butte Town Council Authorizing the Town to Enter Into a Lease Agreement with Region 10 League for Economic Assistance and Planning, Inc., for the Crested Butte Carrier Neutral Location on Town Owned Property Located at 508 Maroon Ave., Crested Butte, Colorado.
Staff Contact: Town Manager Dara MacDon-ald
7:45 2) Ordinance No. 2, Series 2021 - An Ordinance of the Crested Butte Town Council Approving the Lease of 308 3rd Street Unit K (a Town owned property) to Artists of Crested Butte, a Colorado

Non-profit Organization.
Staff Contact: Finance Director Rob Zillioux
7:55 3) Ordinance No. 3, Series 2021 - An Ordinance of the Crested Butte Town Council Approving a Planned Unit Development (PUD) and Amending the Crested Butte's Official Zone District Map for Block 36, Tract 2, Academy Place Subdivision.
Staff Contact: Community Development
 Director Troy Russ
8:20 NEW BUSINESS
 1) 2020 Financial Update.
Staff Contact: Finance Director Rob Zillioux
8:30 2) Consideration of Recommendations from the Black Lives Matter Community Coalition.
Staff Contact: Town Manager Dara MacDon-ald
8:50 3) Ordinance No. 4, Series 2021 - An Ordinance of the Crested Butte Town Council Approving the Lease of Unit A (Located in the Upper Level of the Chamber of Commerce Visitors Center - A Town Owned Building) Located at 601 Elk Avenue to West Elk Soccer Association.
Staff Contact: Finance Director Rob Zillioux
9:00 4) Ordinance No. 5, Series 2021 - An Ordinance of the Crested Butte Town Council Amending the Crested Butte Municipal Code to Adopt by Reference the 2018 Edition of the International Fuel Gas Code.
Staff Contact: Community Development

Director Troy Russ
9:10 5) Incorporation into the Town Council Handbook a Procedure for Appointing a Town Council Member in the Event of a Mid-term Vacancy.
Staff Contact: Town Clerk Lynelle Stanford
9:20 6) Appointment to the Valley Housing Fund.
Staff Contact: Town Clerk Lynelle Stanford
9:30 COUNCIL REPORTS AND COMMITTEE UPDATES
9:45 OTHER BUSINESS TO COME BEFORE THE COUNCIL
9:55 DISCUSSION OF SCHEDULING FUTURE WORK SESSION TOPICS AND COUNCIL MEETING SCHEDULE
 • Monday, March 15, 2021 - 6:00PM Work Session - 7:00PM Regular Council
 • Monday, April 5, 2021 - 6:00PM Work Session - 7:00PM Regular Council
 • Monday, April 19, 2021 - 6:00PM Work Session - 7:00PM Regular Council
10:00 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) regarding Mt. Emmons mining.
10:45 ADJOURNMENT
 Published in the *Crested Butte News*. Issue of February 26, 2021. #022607

Classifieds

classifieds@crestedbuttenews.com • phone: 970.349.0500 ext. 105 • fax: 970.349.9876 • www.crestedbuttenews.com

FOR RENT

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. (2/26/37).

FOR RENT: Work remotely in a high end luxury studio or 1-2 bedroom fully furnished condo located at the Lodge at Mountaineer Square in Mt. Crested Butte, monthly rates starting at \$1,995. Includes free parking, internet and all utilities, terms of 30 days or more. Please inquire via email: wmacfarlane@vailresorts.com. (2/26/51).

FOR RENT IN GUNNISON: Very nice, quiet & secluded location. No pets. Call to apply 970-641-5174. (2/26/15).

DEPENDABLE MATURE MALE: CB resident of 12 years looking for smaller rental thru at least April. Gene 970-366-2431. (COVID free. (2/26/20).

FOR RENT

1BD/1BA MT. CB CONDO: NO pets, no smoking. Fully remodeled. \$1300/month + utilities. First, last & security deposit required. Available mid March. matt@highaltitudepropertymanagement.com. (2/26/24).

Disclaimer:
 DUE TO THE LAYOUT OF OUR CLASSIFIEDS, SOME EMAILS MAY APPEAR WITH A HYPHEN.

CBS LOFT APARTMENT: Must see! Lots of character, custom finishes. Furnished, newly painted, full kitchen & laundry. Satellite HDTV/DVR, wi-fi, utilities included. NS/NP, views, privacy. \$1025. 1 year lease required. 349-0939. (2/26/32).

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. (2/26/27).

FOR RENT

3 MONTH TEMPORARY HOUSING AVAILABLE: 3-1 to 6-1. Great location off Elk Ave. 2BD/1BA cabin with fireplace, W/D, fully furnished, off street parking, storage space, utilities included. \$1200, 2 ppl max. Pets negotiable. Please contact mt-homes@gmail.com. (2/26/39).

IN CB SOUTH: Very nice 3 bedroom/2.5 bath unfurnished duplex with garage and extra storage. Pet negotiable. \$2800/month plus all utilities. Available March 1st. Call CB Lodging 970-349-2449. (2/26/30).

COMMERCIAL RENTALS

GREAT COMMERCIAL SPACE: 450 sq.ft. available now. Private entrance, upstairs, 1/2 bath. Plenty of storage space, nice windows. 3rd & Bellevue in town. \$895/month. Call Scott 970-275-0346 or gscottpfister@yahoo.com. (3/5/30).

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. (2/26/24).

PEACE MUSEUM COLORADO in Gunnison (future) wants a coffee shop type partner and a vegan type of person to share space on Main Street in the 200 block. Please contact Peace Museum 847-769-7800 or email Liskorinternational@gmail.com. (2/26/37).

STOP DEALING with unpredictable triple net and landlords from out of town. Move your business to where the locals are. CB SOUTH. Email Korrie or Spencer Armstrong to set up an appointment to see the shop. Because we live and work here, scheduling is easy! armstrong.spencer840@gmail.com or korrie.crowder@westernalum.org. (3/19/50).

COMMERCIAL RENTALS

RETAIL/OFFICE SPACE AVAILABLE in the Gunnison Meadows Mall next to City Market. Unit #722. Rent \$1,500/mo. + CAM. For more information, call Jordon Ringel, 817-733-6947. (2/26/27).

COMMERCIAL SPACE AVAILABLE on Elk Avenue. Several spots available - retail and office. Available now. Call for details 970-349-2773. (2/26/18).

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. (2/26/36).

PROFESSIONAL OFFICE FOR RENT: Nicest office in CB town. Amazing view. 427 Bellevue. Approx. 237 sq.ft. \$850/month. wonspeed@gmail.com. (2/26/20).