

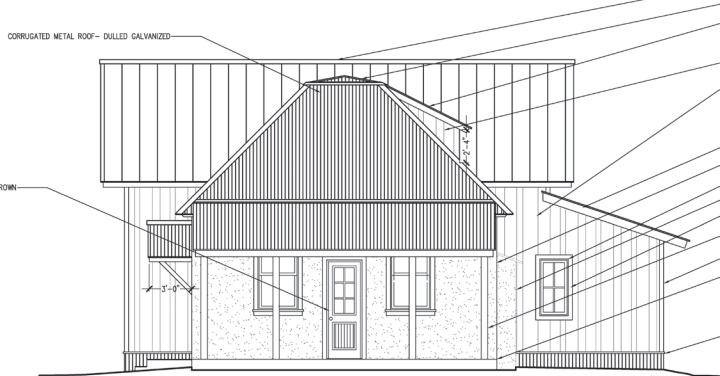
Legals

**—NOTICE OF PUBLIC HEARING—
CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
304 SECOND STREET**

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on May 25, 2021 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 **Scott Michael Freid and Jennifer Carroll Freid** to rehabilitate and site a connector and addition to the existing historic single family residence located at 304 Second Street, Block 21, North 98.5

feet of Lots 14, 15 and 16, in the R1C zone.
Additional requirements:
- **Architectural approval is required.**
- **Recommendation to Town Council regarding a revocable license for an encroachment of the existing historic accessory building in the Maroon Avenue Rights of Way is requested.**
(See attached drawing)
TOWN OF CRESTED BUTTE
By Jessie Earley, Planner II

Published in the *Crested Butte News*.
Issues of May 14 and 21, 2021.
#051411



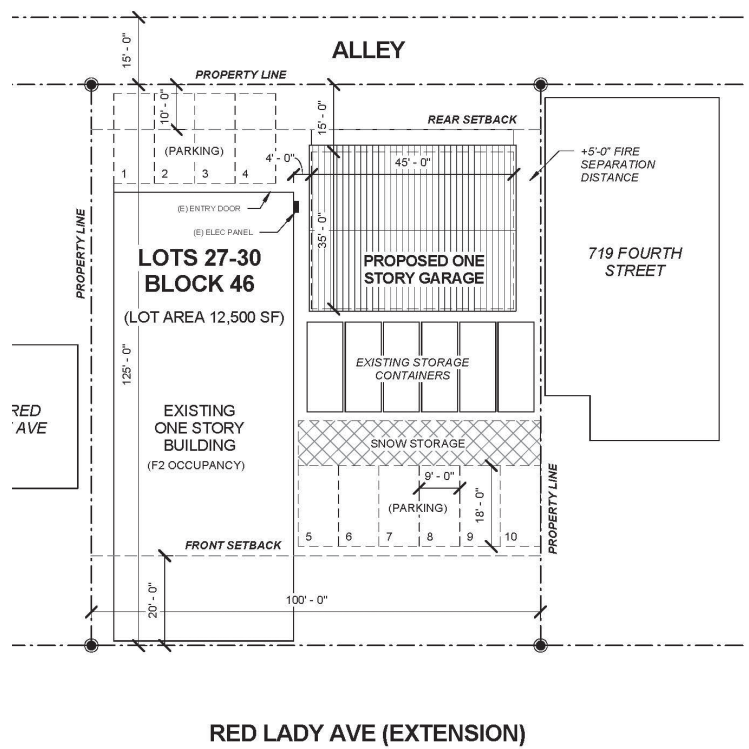
WEST ELEVATION
SCALE: 1/4"=1'-0"

**—NOTICE OF PUBLIC HEARING—
CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
327 RED LADY AVENUE**

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on May 25, 2021 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 **BCH Properties LLC, a Colorado limited liability company** to site a commercial building to be located at 327 Red

Lady Avenue, Block 46, Lots 27-30 in the C zone.
Additional requirements:
- **Architectural approval is required.**
- **A conditional waiver of a non-conforming aspect with respect to maximum lot size is requested: existing lot size is 12,500 sf and maximum lot size is 9,375 sf.**
(See attached drawing)
TOWN OF CRESTED BUTTE
By Jessie Earley, Planner II

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Issues of May 14 and 21, 2021.
#051414



RED LADY AVE (EXTENSION)

**—NOTICE OF PUBLIC HEARING—
CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
506 AND 506 1/2 TEOCALLI AVENUE**

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on May 25, 2021 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 **506 Teocalli Avenue LLC, a Colorado limited liability company** to site a single family residence and accessory building to be located at 506 and 506 1/2 Teocalli Avenue, Block 12, Tract 7 in the R1 zone.
Additional requirements:
- **Architectural approval is required.**
- **A conditional use permit for a non-residential heated and/or plumbed accessory building in the R1 zone is required.**



(See attached drawing)
TOWN OF CRESTED BUTTE
By Jessie Earley, Planner II

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#051412

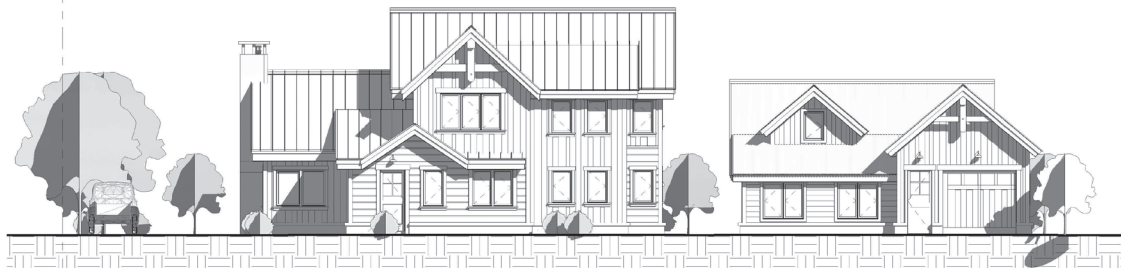
**—NOTICE OF PUBLIC HEARING—
CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
413 AND 417 SEVENTH STREET**

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on May 25, 2021 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 **Peter Joshua Jackson** to site a single family residence and accessory dwelling unit to be located at 413 and 417 Seventh Street, Block 52, Lots 26-27 in

the R1C zone.
Additional requirements:
- **Architectural approval is required.**
- **A conditional use permit for an accessory dwelling in the R1C zone is required.**
(See attached drawing)
TOWN OF CRESTED BUTTE
By Jessie Earley, Planner II

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5 STREETScape
3/32" = 1'-0"

**—NOTICE OF PUBLIC HEARING BEFORE THE—
MT. CRESTED BUTTE WATER & SANITATION DISTRICT**

Please take notice that the Mt. Crested Butte Water & Sanitation District (the "District") will hold a public hearing on Monday, June 14, 2021 at 5:00 p.m. in a virtual meeting format due to COVID-19 restrictions. Please join the meeting at <https://zoom.us/j/64281225> or dial in at (301)715-8592 (Meeting ID: 255 390 9337). Further meeting instructions can be found at www.mcbwsd.com/Agendas-Meetings-Minutes. The purpose of the hearing is for public input on a new petition for inclusion into the District by Hunter Ridge, LLC, a Colorado limited liability company, the address of which is P.O. Box 1935, Crested Butte, CO 81224. The property proposed to be included within the District is commonly referred to as 45 Hunter Hill Road in Mt. Crested Butte, a 10.458-acre tract with the legal parcel number of 3177-264-00-053. The full legal description of the property is set forth in the new petition for inclusion on file with the District.

All persons interested shall appear at the date and time set forth above and show cause in writing why the petition should not be granted. Those who speak at the public hearing shall be allowed a maximum of 5 minutes to express their comments to the Mt. Crested Butte Water & Sanitation District Board of Directors. Advanced written comments are encouraged and should be received at the Mt. Crested Butte Water & Sanitation District, PO Box 5740, Mt. Crested Butte, CO 81225 or by fax to (970) 349-0412, or by email to info@mcbwsd.com by Wednesday, June 9 at 5:00 PM, Mountain Time. Please be advised that at the June 14, 2021 meeting, the Board will only decide whether to waive the requirements of this Section 6.3.4 of the District's Rules and Regulations for this petition. In the event the Board waives the requirements of Section 6.3.4, the Board will continue the public hearing to a date certain to consider the merits of this petition. Accordingly, any written comments submitted prior to, or public

comments made at, the June 14, 2021 meeting should be addressed to the issue of whether the Board should waive the requirements of Section 6.3.4. of the District's Rules and Regulations for this petition. In the event the Board waives the requirements of Section 6.3.4 for this petition, the public will have an additional opportunity to submit written comments prior to and make public comments at the continued public hearing, which will be held at a later date. For a digital copy of the petition please visit <https://www.mcbwsd.com/57541> No action or discussion shall take place by the Mt. Crested Butte Water & Sanitation District Board of Directors until the public hearing is officially closed. Dated this 11th day of May 2021. /s/ Mike Fabbre District Manager

Published in the *Crested Butte News*.
Issues of May 14, 21, 28, June 4 and 11, 2021. #051416

legals@crestedbuttenews.com

**—REGULAR COUNCIL MEETING—
MAY 18, 2021 ~ 6:00 P.M.
ZOOM MEETING
MT. CRESTED BUTTE, COLORADO**

The Town of Mt. Crested Butte will be holding a Regular Town Council meeting on May 18, 2021 at 6:00 PM. 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>

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—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).
April 27, 2021:
Town of Crested Butte: to site parklets in the Elk Av-

enue and Third Street right of way to be used as outdoor seating for adjacent bar/restaurant uses in the B3 zone. An expansion of a conditional use permit for outdoor seating in the B3 zone 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, Planner II

Published in the *Crested Butte News*. Issue of May 14, 2021. #051407