

# Aging hoods

CONTINUED FROM PAGE 1

Ems explained that the fire department performs inspections as per the adopted codes and NFPA 96 (National Fire Protection Association 96 is the industry standard for the cleanliness and maintenance of commercial kitchen exhaust systems) within the boundaries of Crested Butte, Mt. Crested Butte and Gunnison County and is empathetic when deficiencies are found. He pointed out that so many of the restaurants have been in the same buildings for decades and the systems are not exactly 2022 state of the art. So for example, when informed that kitchen hoods might not be up to code, the district gives them plenty of advanced warning and time to address the problems.

Based on the type of commercial cooking operation, restaurants are required to adhere to the hood cleaning, inspection requirements and timelines outlined in the regulatory codes. According to Ems, the majority of commercial cooking operations are required to have their commercial hood cleaned every six months along with having an annual hood and exhaust inspection. The businesses are required to provide the CBFPD with a copy of their hood cleaning and inspection reports. Ems emphasized that all of the required commercial hood cleaning and annual inspections are carried out by third party inspectors.

“Unless there is an imminent threat to a fire hazard or life safety issue, we always try to work with the building owners to give them plenty of time to address the deficiencies,” he explained. “We don’t want to ever shut down a business, but if these deficiencies go unaddressed and/or increases the fire risk to life and property then it is our job to take appropriate action.”

Just because so many restaurant businesses and buildings housing restaurants have changed hands of late, Ems said that doesn’t trigger additional inspections so the inspection requirements and timelines by the CBFPD remain the same. He did acknowledge that a lot of the local systems have outlived their life expectancy which has led to finding more deficiencies noted in the

hood cleaning and inspection reports. Ems emphasized that the issues are not uncommon with restaurants but there are requirements that need to be corrected in a timely manner. Generally, the inspections find some issues, but he said most have minor deficiencies that can be addressed in a timely manner.

Ems also noted that what might have been a \$20,000 fix a few years ago, is probably now at least twice that given increases in cost. He said some people have put off fixing the deficiencies even when the fire department has given them several extensions to correct the situation.

Crested Butte restaurant entrepreneur Kyleena Falzone is a partner (with property owner Jeff Hermanson) in the Last Steep, the most recent Elk Avenue restaurant to be shut down over kitchen hood issues. Falzone said she agrees with Ems that the age of the kitchen ventilation systems in town is a major factor in so many of the closings.

“As a restaurateur I want to have the safest, most efficient hoods in all our establishments,” she said. “Unfortunately, the planning and installation takes a while. You have to rip the whole thing out, rip out the walls, get an architect, an engineer, then coordinate the installers and the inspectors. On top of all that, we are dealing with things like supply chain issues. It is not a fast thing. And it’s not cheap.”

She said that if the whole process went perfectly, the Steep might be able to get open in March. “Our hands are tied, and we certainly didn’t want to close the restaurant. It wasn’t up to us,” she said. “But given the age of the system, it is time to do the upgrade and get things compliant and safe. We are trying to run a professional restaurant and be safe and that takes money and time. We want to do things right. We are focused on getting it open and working with the fire district and the town to do it right and be safe.”

Ems said he understands that it takes significant time to correct kitchen deficiencies and unfortunately



The Last Steep will be closed this winter. PHOTO BY MARK REAMAN

once a deficiency is not addressed in a timely manner an order is issued to close the establishment.

“It is just an unfortunate part of the timing involved,” concluded Ems. “It is a big process to address the deficiencies found in a hood cleaning and/or an inspection report. But for the fire district, our focus is always fire and life safety.”

# Legals

legals@crestedbuttenews.com • phone: 970.349.0500 ext. 105 • www.crestedbuttenews.com

—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, 2022:  
**Blake Hawk:** to convert the heated

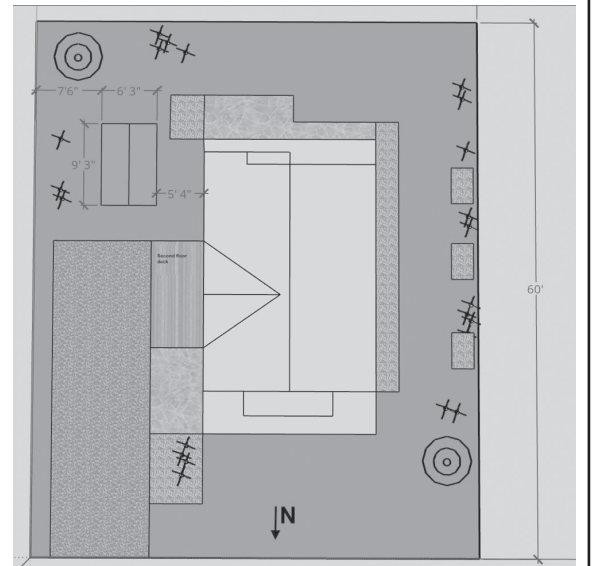
and/or plumbed accessory building to an accessory dwelling for the building located at 311 Butte Avenue, Lot 33, Kapushion Subdivision. A conditional use permit for an accessory dwelling in the R1 zone was granted. More information is available at the Town Office located at 507 Maroon Ave., Crested Butte, CO.  
TOWN OF CRESTED BUTTE  
by Nick Catmur

Published in the *Crested Butte News*. Issue of November 18, 2022. #111803

—NOTICE OF PUBLIC HEARING—  
CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW  
TOWN OF CRESTED BUTTE, COLORADO  
926 1/2 BUTTE AVENUE

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on November 22, 2022 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 **Warren Seekatz and Heather Allyn** to construct a cold accessory building to be located at 926 1/2 Butte Avenue, Lot 3, Block 79, Replat of Blocks 79 & 80 Paradise Park Subdivision in the R2A zone.  
Additional requirements:  
- Architectural approval is required.  
(See attached drawing)  
TOWN OF CRESTED BUTTE  
By Jena Greene, Planner I

Published in the *Crested Butte News*. Issues of November 11 and 18, 2022. #111115



**deadline tuesday at noon**

—COMBINED NOTICE - PUBLICATION—  
CRS §38-38-103 FORECLOSURE SALE NO. 2022-004

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust: On September 7, 2022, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Gunnison records.  
Original Grantor(s) Jason Perdue  
Original Beneficiary(ies) Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Cornerstone Home Lending, Inc.  
Current Holder of Evidence of Debt Carrington Mortgage Services, LLC  
Date of Deed of Trust December 16, 2021  
County of Recording Gunnison  
Recording Date of Deed of Trust December 17, 2021  
Recording Information  
(Reception No. and/or Book/Page No.) 681830 Book: NA Page:  
Original Principal Amount \$94,261.00  
Outstanding Principal Balance \$94,261.00  
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof.  
**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**  
**LOT 4, BLOCK 2, TOWN OF SOMERSET, COUNTY OF GUNNISON, STATE OF COLORADO.**  
**Also known by street and number as: 3971 Highway 133, Somerset, CO 81434.**  
**THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.**  
**NOTICE OF SALE**  
The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.  
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Wednesday,

01/04/2023, at Treasurer’s Office, 221 N. Wisconsin, Suite T, Gunnison, CO 81230, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s) heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys’ fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.  
First Publication 11/18/2022  
Last Publication 12/16/2022  
Name of Publication Crested Butte News  
**IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;**  
DATE: 09/07/2022  
Debbie Dunbar, Public Trustee in and for the County of Gunnison, State of Colorado  
/s/ Teresa Brown  
By: Teresa Brown, Deputy Public Trustee  
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:  
Alexis R. Abercrombie #56722 Scott Toebben #19011  
Randall S. Miller & Associates PC 216 16th Street, Suite 1210, Denver, CO 80202 (720) 259-6710  
Attorney File # 22CO00225-1  
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.  
©Public Trustees’ Association of Colorado Revised 1/2015



Published in the *Crested Butte News*. Issues of November 18, 25, December 2, 9 and 16, 2022. #111802



**—AGENDA—  
TOWN OF CRESTED BUTTE  
SPECIAL TOWN COUNCIL MEETING  
TOWN COUNCIL CHAMBERS  
507 MAROON AVE; CRESTED BUTTE, CO  
MONDAY, NOVEMBER 21, 2022**

**Meeting Information to Connect Remotely:**  
https://us02web.zoom.us/j/83593998257  
Or Telephone: Dial: US: +1 719 359 4580 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 669 444 9171 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 646 931 3860 or +1 689 278 1000 or +1 929 205 6099 or +1 301 715 8592 or +1 309 205 3325 or +1 312 626 6799  
Webinar ID: 835 9399 8257  
PUBLIC NOTICE IS HEREBY GIVEN THAT THE TOWN COUNCIL OF THE TOWN OF CRESTED BUTTE, COLORADO WILL HOLD A SPECIAL MEETING ON MONDAY, NOVEMBER 21, 2022 BEGINNING AT 6:15PM (WORK SESSION BEGINNING AT 5:30PM).  
Public comments may be submitted at any time to the entire Council via email at [towncouncil@crestedbutte-co.gov](mailto:towncouncil@crestedbutte-co.gov).  
The times are approximate. The meeting may move faster or slower than expected.

**5:30 WORK SESSION**  
1) Town of Crested Butte Wastewater Treatment Facility Zinc Compliance Schedule and Progress Update.  
Staff Contact: Public Works Director Shea Earley

**5:50** 2) Three Month Review of Attorney Services.  
Staff Contact: Town Attorney Karl Hanlon

**6:15 SPECIAL MEETING CALLED TO ORDER BY MAYOR OR MAYOR PRO-TEM**

**6:17 APPROVAL OF AGENDA**  
**6:19 CONSENT AGENDA**  
1) November 7, 2022 Regular Town Council Meeting Minutes.  
Staff Contact: Town Clerk Lynelle Stanford  
2) High Mountain Concepts Predevelopment Agreement.  
Staff Contact: Housing Director Erin Ganser  
3) Good Deed Workforce Buydown - 107 Teocalli Sales and Deed Restriction Strategy.  
Staff Contact: Housing Director Erin Ganser  
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.

**6:21 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.

**6:27 STAFF UPDATES**  
**6:35 LEGAL MATTERS**  
**6:40 PUBLIC HEARING**  
1) (Second Reading) Ordinance No. 21, Series 2022 - An Ordinance of the Crested Butte Town Council Repealing and Replacing Chapter 6

Article 6 (Vacation Rental Licenses) and Chapter 16, Article 14, Section 90 (Limitation on Vacation Rentals).  
Staff Contact: Community Development Director Troy Russ

**7:00** 2) (Second Reading) Ordinance No. 22, Series 2022 - An Ordinance of the Crested Butte Town Council Authorizing the Lease of a Town Residential Property, 814 Teocalli, Crested Butte, Colorado to a Town Employee.  
Staff Contact: Town Manager Dara MacDon-ald

**7:05 NEW BUSINESS**  
1) Discussion/Direction Regarding the Future of the RV Dump Station.  
Staff Contact: Community Development Director Troy Russ

**7:25** 2) 2023 Budget Review and Discussion.  
Staff Contact: Finance Director Kathy Ridge-way

**7:45** 3) Gunnison County Water and Wastewater Utility Extraterritorial Extension Request to Serve the Whetstone Essential and Workforce Housing Project.  
Staff Contact: Public Works Director Shea Earley

**8:05** 4) Ordinance No. 23, Series 2022 - An Ordinance of the Town of Crested Butte, Colorado, Amending Chapter 4, Article 2, of the Crested Butte Municipal Code to Establish an Exemption from the Town's Sales Tax for Certain Retail Delivery Fees

and Carryout Bag Fees Enacted by the State of Colorado.  
Staff Contact: Town Manager Dara MacDon-ald

**8:15 COUNCIL REPORTS AND COMMITTEE UPDATES**  
**8:20 OTHER BUSINESS TO COME BEFORE THE COUNCIL**  
**8:25 DISCUSSION OF SCHEDULING FUTURE WORK SESSION TOPICS AND COUNCIL MEETING SCHEDULE**  
• Monday, December 5, 2022 - 6:00PM Work Session - 7:00PM Regular Council  
• Monday, December 19, 2022 - 6:00PM Work Session - 7:00PM Regular Council  
• Tuesday, January 3, 2022 - 6:00PM Work Session - 7:00PM Regular Council

**8:30 EXECUTIVE SESSION**  
1) For discussion of a personnel matter under C.R.S. Section 24-6-402(4)(f) and not involving: any specific employees who have requested discussion of the matter in open session; any member of this body or any elected official; the appointment of any person to fill an office of this body or of an elected official; or personnel policies that do not require the discussion of matters personal to particular employees regarding the review of the Town Manager.

**9:30 ADJOURNMENT**

Published in the *Crested Butte News*. Issue of November 18, 2022. #111804

**—NOTICE OF PUBLIC HEARING—  
CRESTED BUTTE BOARD OF ZONING  
AND ARCHITECTURAL REVIEW  
TOWN OF CRESTED BUTTE, COLORADO  
412 AND 412 1/2 TEOCALLI AVENUE**

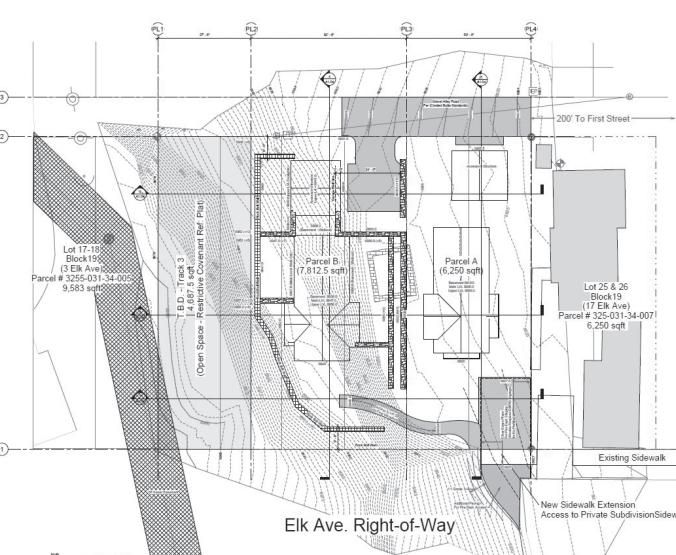
PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on November 22, 2022 beginning at **6:00 p.m.** in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado, specific information can be found on the agenda on the Town website regarding access to the virtual meeting, for the purpose of considering the following:  
The application of **Stash 5 LLC** to construct a single-family residence and cold accessory building to be located at 412 and 412 1/2 Teocalli Avenue, Tract 4, Block 11, Teocalli Avenue Tracts Subdivision in the R1 zone.  
Additional requirements:  
- **Architectural approval is required.** (See attached drawing)  
TOWN OF CRESTED BUTTE  
By Jena Greene, Planner I



Published in the *Crested Butte News*. Issues of November 11 and 18, 2022. #111114

**—NOTICE OF PUBLIC HEARING—  
CRESTED BUTTE BOARD OF ZONING  
AND ARCHITECTURAL REVIEW  
TOWN OF CRESTED BUTTE, COLORADO  
15 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 22, 2022 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 **Dennis R. Rozman as personal representative of the Estate of Robert J. Rozman in conjunction with JLDJN Partners, LP** to propose a minor subdivision for the property located at 15 Elk Avenue, Block 19, Lots 19-24 in the B4 zone.  
Additional requirements:  
- **Approval of a minor subdivision in the B4 zone is requested.** (See attached drawing)  
TOWN OF CRESTED BUTTE  
By Jena Greene, Planner I



Published in the *Crested Butte News*. Issues of November 11 and 18, 2022. #111116

**—GUNNISON COUNTY LIBRARY DISTRICT—  
1 QUARTZ STREET  
GUNNISON, CO 81230  
NOTICE OF BUDGET  
(PURSUANT TO 29-1-106, C.R.S.)**

NOTICE is hereby given that a proposed budget has been submitted to the BOARD OF TRUSTEES OF THE GUNNISON COUNTY LIBRARY DISTRICT for the ensuing year of 2023, copies of

such proposed budget have been filed at the Gunnison Public Library, the Crested Butte Library and online at [www.gunnisoncountylibraries.org](http://www.gunnisoncountylibraries.org), where the same is open for public inspection; such proposed

budget will be considered at the regular meeting of the BOARD OF TRUSTEES OF THE GUNNISON COUNTY LIBRARY DISTRICT to be held at the Gunnison Public Library located at 1 Quartz Street,

Gunnison, CO 81230 on **Thursday, December 8, 2022 at 1:00 P.M.** Any interested elector of Gunnison County may inspect the proposed budget and file or register any objections thereto

at any time prior to the final adoption of the budget.  
Published in the *Crested Butte News*. Issue of November 18, 2022. #111801

# Classifieds

[classifieds@crestedbuttenews.com](mailto:classifieds@crestedbuttenews.com) • 970.349.0500, ext. 105 • [www.crestedbuttenews.com](http://www.crestedbuttenews.com) • deadline tuesday at noon

## FOR RENT

**TOWN CONDO:** One block from bus stop. 1 person or couple. 1BD/1BA, W/D, elect heat. No pets, no smoking. One off-street parking, small quiet complex. Party animals need not apply. Available now-May 1. \$1800, first, last, security, 970-275-0346. (11/25/40).

**2BD/2BA WITH LARGE LOFT IN CB SOUTH:** Furnished or unfurnished, new hardwood floors & appliances, 300 sq.ft. deck, pets ok. 1/3 acre of property with seasonal stream. \$3300/mo. + utilities, \$4100/mo. furnished. First, last, security deposit required. Available 12/7 until Mountain closes in April. WhatsApp, 847-769-7800 or [Liskorinternational@gmail.com](mailto:Liskorinternational@gmail.com). (11/18/50).

**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](mailto:reservations@crestedbuttelodging.com). (11/18/37).

## FOR RENT

**ROOM IN DOWNTOWN HOME:** Run of house with senior and dog. Looking for like individual. Bucket list ski winter? 30 day minimum. Send particulars to: [whatsnextfromcb@me.com](mailto:whatsnextfromcb@me.com). (11/18/27).

**FOR RENT:** 4BD/3.5BA, nice home, 2 car garage, quiet east side of town, mostly furnished. \$5000/month, negotiable. Available November-May. 303-809-2433. (11/18/22).

**LIVE-IN CARETAKER AVAILABLE:** Call or text 970-366-2431. (11/18/7).

**FOR RENT 3 BED/2 BATH:** Fully furnished condo in Mt. CB on the shuttle loop. \$2,700 all utilities included except internet and cable. Available Dec. 1 - May 31, 2023. Sorry, no pets. Apply at [CrestedButteLodging.com/long-term-rentals](http://CrestedButteLodging.com/long-term-rentals). (11/18/37).

**LOCAL RESIDENT NEEDS** a small apartment. Employed and dependable. Call or text 970-366-2431. (11/18/13).

## COMMERCIAL RENTALS

**OFFICE FOR RENT:** Downtown office available, 1/2 block off of Elk, 144 sq.ft., open, spacious and bright, in a professional suite. Shared bathroom and kitchen area. Includes all utilities and high speed internet. Available December 1st. 1 year lease. Not suitable for massage or therapy where silence is needed. Please call 970-596-9826. (11/18/52).

**CORE LOCATION PROFESSIONAL SPACE** available for lease at 204 Elk Ave. 2nd Floor above Montanyas, 466 sq.ft. Views, Bath, ADA, Elevator. Call Channing Boucher of LIV Sotheby's at 970-596-3228 for details. (11/18/31).

**RARE BIRD WELLNESS CO-OP:** We are offering a space for people to rent day by day in the wellness field. (massage, cupping, ortho-bionomy, facials, energy work, etc) The space is all furnished in CB South and it's 120 sq.ft. Ground level with in-floor heat and private entrance. Jessica 970-596-3536, Tiddy 970-275-8044. (12/2/51).

## COMMERCIAL RENTALS

**OFFICE SPACE FOR RENT:** 362 sq.ft. Top floor office space in Silver Queen building, 115 Elk Avenue. South facing, large windows, overlooking Elk Avenue. Composed of 2 smaller spaces at 127 sq.ft. Great for professional services or multiple treatment rooms. Available ASAP. \$1225. Call Micah at 970-349-7550 for details. (E. (11/18/50)).

**ELK AVENUE COMMERCIAL SPACE:** 1061 sq.ft. rental available starting 12/1/22. Gorgeous location, high foot traffic with incredible exposure! 970-349-2773. (11/18/19).

**ELK AVENUE OFFICE SPACE:** 171 sq.ft. office space rental available for immediate move in! Affordable, with a full kitchen and bathroom (shared). 970-349-2773. (11/18/23).

**ELK AVENUE COMMERCIAL SPACE:** 1000 sq.ft. rental available starting 11/1/22. Nestled in the heart of Elk Avenue, a perfect opportunity! 970-349-2773. (11/18/21).

## COMMERCIAL RENTALS

**NEW OFFICE SPACES IN TOWN:** All included: Triple net charges, utilities, internet, common area janitorial, common area bathrooms, shared 2nd story deck, common area kitchen with refrigerator, microwave, dishwasher, and Keurig coffee maker, shared parking and all in a brand new building. Office spaces 200 sq.ft. \$850/month. Call 970-596-2848 or email [gary@cb-mountaingoat.com](mailto:gary@cb-mountaingoat.com). (11/18/54).

**COMMERCIAL KITCHEN AVAILABLE** for long term rent in CB South. Fully equipped kitchen with range/hood and commercial dishwasher upstairs plus large downstairs storage area and walk in fridge/freezer. \$5,000/month plus utilities. Please contact Ren at 970-349-6339. (11/18/39).

**OFFICE SPACE FOR RENT** above the Majestic Theater lobby. Private entrance and bathroom. 931 SF. Gorgeous CB Mountain views. \$1,600/mo. sales.cbmajestic@gmail.com. (11/18/23).