Legals

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

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

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on March 28, 2023 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:
Consideration of the application of **Timothy Gray (DBA Anthracite Spirits) in conjunction with Elk Avenue Partners LLC, a Colorado limited liability company** to site a bar/restaurant use in the existing building located at 319 Elk Avenue, Unit C and D, Lots 25, 26, 27, 28 and 29, Block 22 in the B1 zone.
Additional requirements:
A conditional use permit for a restaurant/bar use in the B1 zone is required.
TOWN OF CRESTED BUTTE
By Nick Catmur, Planner I

Published in the *Crested Butte News*. Issues of March 17 and 24, 2023. #031708

—NOTICE OF PUBLIC HEARING—
CRESTED BUTTE BOARD OF ZONING
AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
125 SOPRIS AVENUE

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on March 28, 2023 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:
Consideration of the application of **Thomas Keller Loughlin** to rehabilitate the contributing historic single-family residence and site an addition on the north elevation of the building located at 125 Sopris Avenue, Lot 29, the South 85' of Lot 30 and the South one-half of Lots 31-32, Block 29 in the R3C zone.
Additional requirements:
- Architectural approval is required.
- A conditional waiver of a non-conforming aspect with respect to maximum lot size in the R3C zone is required; 7250 sf is the maximum and 8375 sf is existing.
- A conditional waiver of a non-conforming aspect with respect to the side yard setback in the R3C zone is required: seven and one-half (7½) feet for single-story and flat-roofed buildings and as much as eleven and one-half (11½) feet for sloped-roofed buildings, dependent upon snow storage guidelines is the range and 0' is provided.
- Permission to demolish a portion of a historic home is requested.
TOWN OF CRESTED BUTTE
By Nick Catmur, Planner I

Published in the *Crested Butte News*. Issues of March 17 and 24, 2023. #031707

SOUTH-EAST PERSPECTIVE

☒County Court ☐District Court ☐Denver Juvenile Court
Gunnison County, Colorado
Court Address: 200 East Virginia Avenue
Gunnison, CO 81230
(970) 642-8300

In the Matter of the Petition of:
☒Adult: Abigail Elizabeth Vining
or
☐Parent/Petitioner:
for Minor Child:

For a Change of Name to: Abigail Elizabeth Bachofer

▲ COURT USE ONLY ▲
Case Number:2023C21
Division B Courtroom

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Public Notice is given on March 17, 2023 (date) that a Petition for a Change of Name of a ☐Minor Child or ☒Adult has been filed with the Gunnison County Court.

The Petition requests that the name of

Abigail	Elizabeth	Vining
First Name	Middle Name	Last Name

be changed to

Abigail	Elizabeth	Bachofer
First Name	Middle Name	Last Name

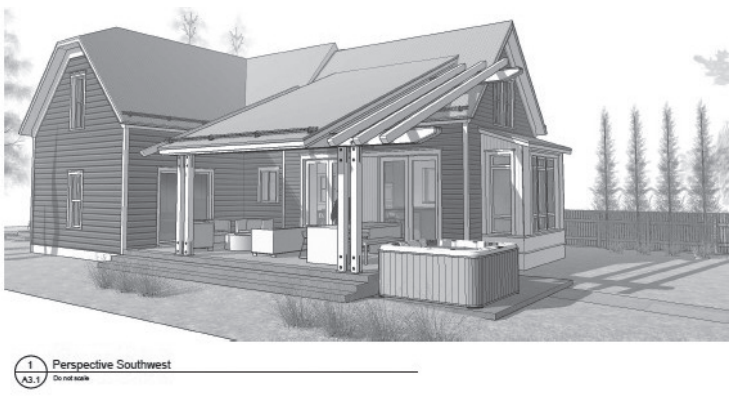
Cirenda Fry
Clerk of Court
By: Deputy Clerk

Published in the *Crested Butte News*. Issues of March 24, 31 and April 7, 2023. #032402

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

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on March 28, 2023 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:
Consideration of the application of **JVC Investment Group LLC – Series E** to lift, move 5' from eave to property line on east and rehabilitate and site additions to the existing contributing historic building located at 413 Elk Avenue, Lots 23-24, Block 23 in the B3 zone. *Continued from the February 28, 2023 BOZAR meeting.*
Additional requirements:
- Architectural approval is required.
- A conditional waiver of a non-conforming aspect with respect to side yard setback is required; three (3) feet to as much as seven and one-half (7½) feet for flat-roof buildings and from seven and one-half (7½) feet to as much as eleven and one-half (11½) feet for sloped-roof buildings, dependent upon snow storage requirements and guidelines and the proximity of adjacent structures, as determined by the Board. However, any setback between three (3) feet and seven and one-half (7½) feet must meet the criteria required for approval of a nonconforming aspect as set forth in Section 16-19-90 of this Chapter is required and 5' is provided on the west.
- A recommendation to the Town Council for a Revocable License Agreement for the existing 1' north accessory building encroachment onto Town rights of way (alley north of Elk Avenue between Fourth and Fifth Streets) is required.
- Permission to demolish a portion of a historic building in the B3 zone is requested.
TOWN OF CRESTED BUTTE
By Nick Catmur, Planner I

Published in the *Crested Butte News*. Issues of March 17 and 24, 2023. #031709



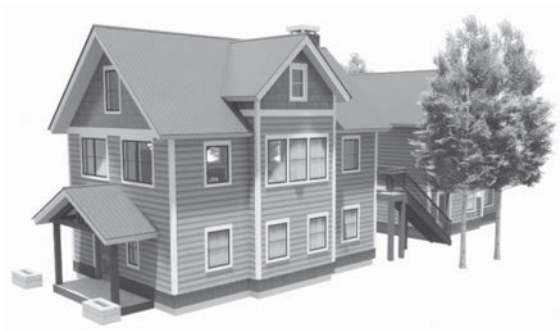
—LEGAL NOTICE—

Gunnison Watershed School District RE1-J is seeking Request For Proposals for Contracted Services for a Food Service Management Company for all its kitchens in the District (Crested Butte, Gunnison Community School and Gunnison High School). Proposals must be for all sites. Please call Kristen Osborn at 970-641-7770 for project details. Proposals are due to the Administrative Office, Lake School 800 North Boulevard Street by 4:00PM on April 17, 2023 where they will be publically read. Contract will begin July 1, 2023. Certificate of Liability and proof of Workers Compensation must accompany the proposal.

Published in the *Crested Butte News*. Issues of March 10, 17, 24 and 31, 2023. #031013

—NOTICE OF PUBLIC HEARING—
CRESTED BUTTE BOARD OF ZONING
AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
624/626 BUTTE AVENUE

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on March 28, 2023 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:
Consideration of the application of **Camille Marie Polster and David Peter Polster** to site a duplex to be located at 624/626 Butte Avenue, the West 20 feet of Lot 4, all of Lot 5 and the east 2.5 feet of Lot 6, Block 56 in the R4 zone.
Additional requirements:
- Architectural approval is required.
- A conditional waiver of a non-conforming aspect with respect to minimum lot width is required; 50' is required and 47.5' is provided.
TOWN OF CRESTED BUTTE

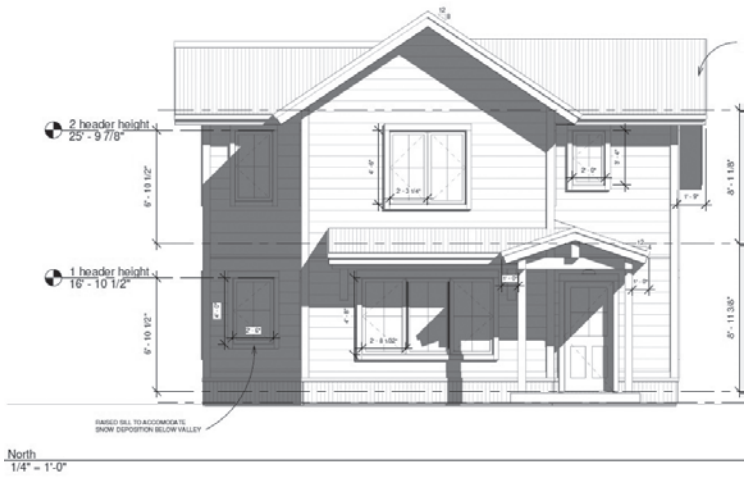


By Nick Catmur, Planner I

Published in the *Crested Butte News*. Issues of March 17 and 24, 2023. #031710

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

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on March 28, 2023 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:
Consideration of the application of **Town of Crested Butte** to site a single-family residence to be located at 928 Butte Avenue, Lot 02, Block 79 in the Paradise Park Subdivision in the R2A zone.
Additional requirements:
- Architectural approval is required.
TOWN OF CRESTED BUTTE
By Nick Catmur, Planner I



Published in the *Crested Butte News*. Issues of March 17 and 24, 2023. #031711

☒County Court ❑District Court ❑Denver Juvenile Court
Gunnison County, Colorado
Court Address: 200 East Virginia Avenue
Gunnison, CO 81230
(970) 642-8300

In the Matter of the Petition of:
☒Adult: Linsey Jane Olesiak
or
❑Parent/Petitioner:
for Minor Child:

For a Change of Name to: Linsey Jane Bachofer

▲ COURT USE ONLY ▲
Case Number:2023C20

Division B Courtroom

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Public Notice is given on March 17, 2023 (date) that a Petition for a Change of Name of a ❑Minor Child or ☒Adult has been filed with the Gunnison County Court.

The Petition requests that the name of

Linsey	Jane	Olesiak
First Name	Middle Name	Last Name

be changed to

Linsey	Jane	Bachofer
First Name	Middle Name	Last Name

Cirenda Fry
Clerk of Court
By Deputy Clerk

Published in the *Crested Butte News*. Issues of March 24, 31 and April 7, 2023. #032401

—LEGAL—

PLEASE TAKE NOTICE that a public hearing of the Crested Butte Town Council will be on the 3rd day of April 2023 at 7PM on Ordinance No. 5, Series 2023 in the Town Council Chambers, located at 507 Maroon Avenue, Crested Butte, CO and on Zoom.
Ordinance No. 5, Series 2023 - An Ordinance of the Crested Butte Town Council Amending Chapters 1 and 2 of the Crested Butte Municipal Code.
The public may connect to the meeting via Zoom with the following address:
https://us02web.zoom.us/j/89237278984
Or Telephone: Dial: US: +1 719 359 4580 or +1 253 215 8782 or +1 346 248 7799 or +1 669 444 9171 or +1 669 900 6833 or +1 253 205 0468 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 +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799
Webinar ID: 892 3727 8984
TOWN OF CRESTED BUTTE, COLORADO
/s/ Lynelle Stanford, Town Clerk

Published in the *Crested Butte News*. Issue of March 24, 2023. #032403

—LEGAL—

PLEASE TAKE NOTICE that a public hearing of the Crested Butte Town Council will be on the 3rd day of April 2023 at 7PM on Ordinance No. 6, Series 2023 in the Town Council Chambers, located at 507 Maroon Avenue, Crested Butte, CO and on Zoom.
Ordinance No. 6, Series 2023 - An Ordinance of the Crested Butte Town Council Amending Chapter 14 of the Crested Butte Municipal Code to Provide for Regulation of the Municipal Watershed Protection District.
The public may connect to the meeting via Zoom with the following address:
https://us02web.zoom.us/j/89237278984
Or Telephone: Dial: US: +1 719 359 4580 or +1 253 215 8782 or +1 346 248 7799 or +1 669 444 9171 or +1 669 900 6833 or +1 253 205 0468 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 +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799
Webinar ID: 892 3727 8984
TOWN OF CRESTED BUTTE, COLORADO
/s/ Lynelle Stanford, Town Clerk

Published in the *Crested Butte News*. Issue of March 24, 2023. #032404

—GUNNISON WATERSHED SCHOOL DISTRICT—
WORK SESSION AGENDA
MARCH 27, 2023 ~ 5:30 P.M.
LAKE CONFERENCE ROOM

This meeting will be conducted in person and by distance using the video conferencing platform ZOOM.
Please check the GWSD website for further instructions.
Work Session discussion item:
A. Superintendent Review Process discussion
B. Draft of the 2023-24 Board of Education meeting date
C. Professional Growth Plans for GWSD-
1. Dr. Leslie Nichols
2. Shari Sullivan Marshall, CIA Director,
3. Katie Gallagher, Instructional Technology Specialist
4. Andy Hanks, GMS Principal

Published in the *Crested Butte News*. Issue of March 24, 2023. #032405

deadline tuesday at noon

Classifieds

classifieds@crestedbuttenews.com • 970.349.0500, ext. 105 • www.crestedbuttenews.com • deadline tuesday at noon

For Rent

PITCHFORK 3 BEDROOM/2.5 BATH: Gas fireplace, hardwood floors, furnished or not furnished, south facing and a great place to live. $3950, pets ok. 847-769-7800 or liskorinternational@gmail.com. (3/24/28).

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. (3/24/37).

1 BED/1 BATH CONDO UNIT: In-town Crested Butte available May 1. Long term rental. $1900/month. Couples allowed. Off street parking. No smoking. No pets per HOA. Water/sewer included. 1st floor unit. Short walk to bus stop, town park, school, Elk Ave. Confluencecapital19@gmail.com. (3/24/46).

LONG TIME LOCAL NEEDS RENTAL by May 1. 970-366-2431. (3/24/9).

3 BED/2 BATH HOUSE in Meridian Lake, fully furnished, garage, mountain views, large yard and flower garden, on cul-de-sac, no pets. Available 6/9 to 8/18, $10K for 10 weeks, bills included, text for more information at 303-619-0094. (3/24/38).

LARGE STUDIO-LIKE EN-SUITE BEDROOM: Private entry. Utilities, cable TV, wi-fi included, off-street parking. In town. NS/NP. Some outdoor space. Long term, available April 1. $1200/mo. 970-349-0244. (3/24/28).

NEED PLACE TO LIVE for month of April. Can house sit. Retired from teaching and returned to area to make it my home. Have 2 kitty companions. Kathleen 970-783-1578. (3/24/29).

ROOM IN DOWNTOWN HOME: Run of house with senior. Looking for like individual. $1,000 includes all. Dog possible. 30 day minimum. Send particulars to: whatsnextfromcb@me.com. (3/24/26).

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. (3/24/37).

MT. CB PITCHFORK 2.5 BEDROOM/2 BATH: Sauna, design decor, Gas fireplace, hardwood floors, furnished, mountains every window, office, and a great place to live. $3800, pets ok. 516-521-7952 or amhagerty@gmail.com. Available April 1st. (3/24/35).

Vacation Rentals

SUNNY SUMMER RENTAL: Newer 3+BD/2.5BA tastefully furnished home in ideal location bordering quiet town park. Reasonably priced below VRBO rates! Perfect home for a memorable CB summer! Available July through September 970-682-3699. Cbtownhome@gmail.com. (3/24/36).

2255WILDCAT.COM - Crested Butte's Premier 5-Star Luxury Vacation Rental with 36 acres, Unreal views, 5 Bedroom/5 Bath, 13 beds. Open concept with 25 foot ceilings and modern mountain architecture. Call Jordon 817-733-6947. (3/24/32).

WEST END SUMMER RETREAT ON ELK AVE: Renovated 3BR/ 2BA beautifully furnished home overlooking Coal Creek available for the month of August (30 day minimum). A walker's paradise. Please contact Annalise at info@mountainhm.com for more information. https://kochevarhouse.com. (3/24/39).

Commercial Rentals

BAKERY BUILDING OFFICE SPACE: 745 sq.ft. rental available. Just off of Elk Avenue, sunny, private bathroom and modern layout. 970-349-2773. (3/24/20).

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. (3/24/23).

OFFICE SPACE FOR RENT: 161 sq.ft. 2nd floor office space in Silver Queen building, 115 Elk Avenue. Plumbed with sink. Available ASAP. $600. Call Micah at 970-349-7550 for details. (B. (3/24/30).

ELK AVENUE COMMERCIAL SPACE: 1061 sq.ft. rental available. Gorgeous location, high foot traffic with incredible exposure! 970-349-2773. (3/24/17).

OFFICE SPACE FOR RENT: 216 sq.ft. 2nd floor office space in Silver Queen building, 115 Elk Avenue. Plumbed with sink, built in cabinets and countertop. Available ASAP. $725. Call Micah at 970-349-7550 for details. (C. (3/24/35).

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@cbmountaingoat.com. (3/24/54).

Commercial Rentals

OFFICE BUILDING FOR RENT: Available immediately at 210 W Spencer. 3600 square feet, 8 individual offices, conference room, breakroom with microwave and refrigerator, copy room and separate manager's office. 12 parking spaces, 1 handicapped. Rent and utilities negotiable depending upon length of lease. Snow removal and lawn care included. Contact Dan at 970-922-9910. (3/24/53).

LIGHT INDUSTRIAL UNIT FOR RENT: Located in Riverland Industrial Park. 1,200 square feet, 10' high garage door, with small office and bathroom. $1,750/month plus utilities. Call or text Chris at 970-596-4787 if interested. (3/24/34).

1000' SPACE IN RIVERLAND INDUSTRIAL PARK: Two windows looking at Whetstone Mountain. Great for office, storage, workshop. $1600 per month inclusive of utilities. 970-209-3564. (3/31/24).

RENTAL SPACE AVAILABLE for Local Non-Profits: The Town of Crested Butte has three office spaces available to rent for local non-profit organizations. The spaces range from 120 to 590 sq. ft. and will be available for move-in this summer. A lottery will be held on March 30th if there are multiple eligible applicants. To be eligible you must be a 501(c)(3) non-profit organization. The deadline to apply for the lottery is March 27th. Any interested non-profits should contact Kat Carpenter for more details. Please email kcarpenter@crestedbutte-co.gov or call 970-349-5338 ext. 101. (3/24/94).

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. (3/24/23).

OFFICE FOR RENT: Downtown right off Elk, 144 sq.ft Open, spacious and bright. Includes utilities and internet. Terms negotiable. 970-596-9826. (3/24/20).

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. (3/24/50).

For Sale

CHRISTMAS DECOR BUSINESS FOR SALE: Turn-key business opportunity in Crested Butte. Domain name MyCrestedButteChristmas.com is available. For information, email Lisa@MyTellurideChristmas.com. (4/7/21).

1969 TOYOTA FJ40 LAND CRUISER 4X4 with 81,086 original miles stored in a temperature controlled garage the last 27 years in CB. Snow plow and blower come free. For more information and pictures visit 2255wildcat.com/landcruiser - Call Jordon 817-733-6947. (3/24/39).

WOMEN'S TAOS STYLEY SNEAKERS: Size 8.5. Taos Mac Star brown canvas sneaker. New, worn once, do not fit. Paid $115, hoping to get $90. Call (970) 209-2978. (3/24/pd/27).

ROOFING MATERIAL: Titanium PSU 30 Synthetic Roofing Underlayment. About 25' used of 72' roll. Paid $130, will sell for $75. Call 970-275-8910. (3/24/pd/22).

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

MOTORHOME FOR SALE: 2012 Monaco Knight Model 36PFT class A motorhome. Private sale, no sales tax or consignment fees. Diesel pusher, 350HP MaxxForce 10 engine, 6-speed Allison transmission, just over 72,000 miles. Beautiful inside & out with three slide-outs. View "MON_Knight_WEB2012.pdf" for information & specifications; interior pictures are same, exterior is Mocha Splendor. Extras: washer/dryer, tire monitoring system, ladder, dual control mattress heater, 4" king memory foam mattress cover, one set of king sheets, extra TV/remote control for outside viewing, extra large fire extinguisher, Wineguard MiniMax Satellite Dome. Extras also available: 2-year-old Blue Ox tow bar & bike rack/dual tow hitch. 2015 Subaru Impreza Hatchback can be included for additional $20,900: manual transmission, $3,000 tow package, 60K miles, clean. $149,000 OBO. Call Jim 970-275-9294 for location, showing, and details. (3/24/pd/132).

For Sale

18 FT. 1991 LAKE RIDER PONTOON BOAT: 40HP Nissan motor and trailer. New deck carpet and seats reupholstered recently. Lawrence fish/depth finder, 2 Cannon down riggers included. Other fishing equipment available. Completely ready for fishing and boating. The boat is located in Gunnison, CO. $4,900 OBO. Call Jim 970-275-9294 for location, showing, and details. (3/24/pd/55).

Real Estate

VACANT LAND FOR SALE IN CB SOUTH: .41 Acre lot on Cascadilla, .5 miles up the hill from the GVRTA bus stop. Single family or duplex allowed on this western sloping lot with great solar gain and forever views of Red Mountain, Whetstone and down valley. Fish the East River, explore Cement Creek, ride the free bus to CB or Gunny. Live your dream! Call Pete Nichols at Coldwell Banker Mountain Properties, 970-275-1176, MLS 793523, $289k. (3/24/pd/76).

ACREAGE LOCATED in Gold Basin Light Industrial Park, Gunnison, Colorado. 6 acre parcel or less, amount negotiable depending on size & term. Long term lease up to 10 years with a twenty year option. Smaller lots available at negotiated price. Contact Dan at 970-922-9910. (3/24/43).

FSBO 3BD/2.5BA CBS: Sunny spacious energy efficient home. Perfectly located near transit bus stop on quiet corner lot between river and park. Vaulted, slab granite, wood floors, stainless appliances. Large upper deck living and side deck off master. Oversized 2 car garage with plenty of additional storage. Available June. Asking 1.1M. Cbtownhome@gmail.com. (3/24/54).

Employment

HOUSING IS AVAILABLE for highly qualified applicants. Laggis Design & Construction is hiring Carpenters of all levels. Top pay DOE and full benefit package. Email chris@laggisconstruction.com or call Chris at 970-209-0485. (3/24/31).

PROJECT HOPE OF GUNNISON VALLEY is hiring an experienced leader to fill the Executive Director position. Position is a full-time salaried role, with annual COLA increases, plus PTO, paid sick leave, and a health stipend. Full job description and application instructions available at https://www.hope4gv.org/employment. Email info@hope4gv.org with questions and to apply. (3/31/54).

ClassifiedsWORK
classifieds@crestedbuttenews.com