

# Legals

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

### —REQUEST FOR PROPOSALS— TOWN OF MT. CRESTED BUTTE

The Town of Mt. Crested Butte (Town) is soliciting proposals from qualified firms to provide exterior repairs to the Mt. Crested Butte Town Hall Buildings. Town Hall is located at 911 Gothic Road, Mt. Crested Butte, CO 81225. This Project involves exterior repairs to two separate Town buildings, including the Town Hall Administration Building and the Town Maintenance Garage Building. The purpose of this Project is to provide exterior building siding and roof repairs in 2024 and a longer-term phased improvement plan to best serve the future needs of the Town. The improvements may involve a combination of refurbishment, repairs and replacement. Project phasing and costs are a major consideration for the Town. The Town's primary objectives for this Project are: Task 1: Assess the need and timing of exterior repairs – per building and type of repair. Task 2: Identify a phased means and method for accomplishing exterior repairs – per building. Task 3: Identify the repair costs proposed for 2024 – per building and type of repair. The Proposal deadline is December 22, 2023 at 3:00 PM (Mountain Standard Time). The Bid Documents and any addendums can be found on the Town's website at <https://mtcb.colorado.gov/request-for-proposals>.

Published in the *Crested Butte News*. Issues of November 24 and December 1, 2023. #112401

### —MEETING NOTICE—

The Town Council of the Town of Mt. Crested Butte will be holding a work session at 5:30 P.M. on December 5, 2023 regarding the Green Deed Program. The regular meeting will start at 6:00 P.M. The agenda and packet will be posted to the Town's website no later than 24 hours prior to the meeting. This meeting will be at the Mt. Crested Butte Town Hall, 911 Gothic Road, Mt. Crested Butte. Please review the meeting agenda on the website for attendance options.

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 December 1, 2023. #120104

## legals@crestedbuttenews.com

### —REQUEST FOR PROPOSALS— TOWN OF MT. CRESTED BUTTE

The Town of Mt. Crested Butte, Colorado ("Town") is requesting proposals from licensed professional firms to provide municipal on-call geotechnical engineering services. The Town desires to obtain the professional services of a qualified and well-rounded firm with extensive municipal and Colorado mountain experience, and available project staff. The on-call geotechnical services will normally center around municipal projects to build, repair, or replace Town infrastructure, including roadways, recreational facilities, utilities, and site developments. The Town seeks qualification-based proposals to provide geotechnical services under a two-year contract period. Proposals must be submitted electronically by December 15, 2023 by 3:00 pm (MST) to [toconnell@mtcb.colorado.gov](mailto:toconnell@mtcb.colorado.gov). The RFQ documents and any addendums can be found on the Town's website at <https://mtcb.colorado.gov/request-for-proposals>. Please contact Jeff Smith, Capital Projects Manager, at [jsmith@mtcb.colorado.gov](mailto:jsmith@mtcb.colorado.gov) or 970-349-6632 ext 108 with any questions.

Published in the *Crested Butte News*. Issues of November 24 and December 1, 2023. #112404

### —MEETING NOTICE—

The Planning Commission of the Town of Mt. Crested Butte will be having a Regular Meeting at 5:00 P.M. on December 6, 2023. The agenda and packet will be posted to the Town's website no later than 24 hours prior to the meeting. This meeting will be at the Mt. Crested Butte Town Hall, 911 Gothic Road, Mt. Crested Butte. Please review the meeting agenda on the website for attendance options.

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 December 1, 2023. #120102

### —NOTICE OF PUBLIC MEETING AGENDA— DESIGN REVIEW COMMITTEE (DRC) CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION THURSDAY, DECEMBER 21, 2023 • 6:00 PM CB SOUTH POA, 61 TEOCALLI ROAD

Join virtually: Email [staff@cbsouth.net](mailto:staff@cbsouth.net) for a Zoom invitation. Questions about this Agenda/Meeting can be directed to 970-349-1162 or [info@cbsouth.net](mailto:info@cbsouth.net) or viewed at: [www.cbsouth.net](http://www.cbsouth.net)

**6:00 PM** Call to Order  
**6:05 PM** Approve Minutes from November 28, 2023  
Declaration of Notices  
Business:  
**6:10 PM** Design Review for Reber House, Single-Family Residence, Lot 31, Block 14, Filing #2, AKA 21 Stephenson Place.  
**6:50 PM** Design Review for Hodgson & Hosterman, Single-Family Residence, Lot 35, Block 28, Filing #4 AKA 230 Neville Way.  
**Other Business**  
Discussion and Consideration of

Changes to Owen, Duplex Residence at Lot 31, Block 26, Filing #3 aka 60 Anderson.  
**8:00 PM** Adjourn  
**ADA Accommodations:** Anyone needing special accommodations as determined by the *American Disabilities Act* may contact the Association Manager prior to the day of the hearing.  
**Agenda Items:** All times are estimates. Please allow for earlier discussion. Please show up at least 20 minutes prior to the listed times. A complete set of plans can be viewed at the Crested Butte South POA office, 61 Teocalli Road, by appointment.

Published in the *Crested Butte News*. Issues of December 1, 8 & 15 2023. #120107

### —LEGAL NOTICE— CRESTED BUTTE FIRE PROTECTION DISTRICT NOTICE OF PROPOSED BUDGET

NOTICE is hereby given that a proposed budget has been submitted to the Crested Butte Fire Protection District for the ensuing year of 2024; a copy of such proposed budget has been filed in the office the Chief Executive, 308 Third Street, Crested Butte, Colorado where the same is open for public inspection; such proposed budget will be considered at meeting of the Board of Directors to be held at 5:15 PM on December 12, 2023 at Fire Station #2 located at 751 Gothic Road, Mt. Crested Butte, CO 81225.

Any interested elector of may inspect the proposed budget and file or register any objections thereto at any time prior to the final adoption of the budget.

CRESTED BUTTE FIRE PROTECTION DISTRICT  
By: Sean M. Caffrey, CEO

Published in the *Crested Butte News*. Issues of December 1 and 8, 2023. #120101

### —AGENDA— TOWN OF CRESTED BUTTE REGULAR TOWN COUNCIL MEETING TOWN COUNCIL CHAMBERS 507 MAROON AVE; CRESTED BUTTE, CO MONDAY, DECEMBER 4, 2023

Meeting Information to Connect Remotely:  
<https://us02web.zoom.us/j/86996710415>  
Or Telephone: Dial: +1 719 359 4580 US +1 253 205 0468 US +1 669 444 9171 US +1 305 224 1968 US +1 309 205 3325 US +1 360 209 5623 US +1 386 347 5053 US +1 507 473 4847 US +1 564 217 2000 US +1 646 931 3860 US +1 689 278 1000 US  
Webinar ID: 869 9671 0415  
*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.*

#### **6:00 WORK SESSION – Including Members from the Board of Zoning and Architectural Review (BO-ZAR)**

- 1) Implementing the Compass Facilitation Plan.  
-Transportation Mobility Plan  
-Historic Preservation Plan  
-Climate Action Plan  
-Strategic Infill Plan

**6:30** 2) Historic Preservation Plan Kick-Off.  
*Staff Contact: Community Development Director Troy Russ*

#### **7:00 REGULAR TOWN COUNCIL MEETING CALLED TO ORDER BY MAYOR OR MAYOR PRO-TEM**

##### **7:01 APPROVAL OF AGENDA**

##### **7:02 CONSENT AGENDA**

1) November 20, 2023 Regular Town Council Meeting Minutes.  
*Staff Contact: Town Clerk Lynelle Stanford*

2) (First Reading) Ordinance No. 29, Series 2023 - An Ordinance of the Crested Butte Town Council Approving the Lease of the Property at 615 2<sup>nd</sup> Street to Crested Butte Nordic Council.  
*Staff Contact: Parks, Recreation, Open Space, and Trails Director Janna Hansen*

3) Red Lady Open Space Intergovernmental Agreement (IGA) with Colorado State Forest Service (CSFS).  
*Staff Contact: Recreation, Open Space & Trails Supervisor Joey Carpenter*

4) Services Agreement for the Crested Butte/Mt. Crested Butte Chamber of Commerce to Operate the Visitor Center in Crested Butte.  
*Staff Contact: Town Manager Dara MacDonald*

5) Special Event Application for Chanukah in Crested Butte Closing 3<sup>rd</sup> Street on the South Side of Elk Avenue to the Alley Between Elk Avenue and Sopris Avenue on Wednesday, December 13<sup>th</sup>, 2023.  
*Staff Contact: Deputy Town Clerk Kellie Cheever*

6) Mineral Point Gap Funding Loan Deed of Trust and Promissory Note.  
*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. Council members may request that an item be removed from Consent Agenda prior to the Council's vote. Items removed from the Consent Agenda will be considered under New Business.*

#### **7:03 PUBLIC COMMENT**

*Citizens may make comments on items not scheduled on the agenda. Those commenting should state their name and physical address for the record. Comments may be limited to five minutes.*

#### **7:10 STAFF UPDATES**

#### **7:15 LEGAL MATTERS**

#### **7:20 PUBLIC HEARING**

1) *Will be Continued to December 18<sup>th</sup>, 2023 - Resolution No. 18, Series 2023 - A Resolution of the Crested Butte Town Council Adopting the Budget and Appropriating Sums of Money for the Town of Crested Butte, Colorado for the Fiscal Year Beginning the First Day of January 2024, and Ending the Last Day of December 2024, Estimating the Amount of Money Necessary to be Derived from Revenue Sources, and Setting Forth the Total Estimated Expenditures for Each Fund.*  
*Staff Contact: Finance Director Kathy Ridgeway*

#### **7:25 NEW BUSINESS**

1) Extraterritorial Sewer Extension Policy Discussion.  
*Staff Contact: Community Development Director Troy Russ and Public Works Director Shea Earley*

**7:45** 2) Request for the Extension of Potable Water and Sewer Services to 132 Meadow Lane (Lot 4, Trappers Crossing at Crested Butte).

*Staff Contact: Public Works Director Shea Earley*

**7:55** 3) Letter of Support for RMBL Application for Enterprise Zone Tax Credits.

*Staff Contact: Town Manager Dara MacDonald*

#### **8:00 COUNCIL REPORTS AND COMMITTEE UPDATES**

#### **8:05 OTHER BUSINESS TO COME BEFORE THE COUNCIL**

#### **8:10 DISCUSSION OF SCHEDULING FUTURE WORK SESSION TOPICS AND COUNCIL MEETING SCHEDULE**

*Monday, December 18, 2023 - 6:00PM Work Session - 7:00PM Regular Council*

*Tuesday, January 2, 2024 - 6:00PM Work Session - 7:00PM Regular Council*

*Tuesday, January 16, 2023 - 6:00PM Work Session - 7:00PM Regular Council*

#### **8:15 EXECUTIVE SESSION**

1) For the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e) regarding the Whetstone annexation discussion.

2) 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 Town Manager's review.

#### **9:45 ADJOURNMENT**

Published in the *Crested Butte News*. Issue of December 1, 2023. #120106

### —NOTICE OF APPROVAL CREATING A VESTED PROPERTY RIGHT— TOWN OF CRESTED BUTTE

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).

November 21, 2023:  
**1 Gothic LLC, a Texas limited liability company:** to propose variance(s)

specific to the property located at 3 Gothic Avenue, Block 7, Lots 17-18 in the R1 zone. A variance to the alteration of building site finished grade in the R1 zone is requested; maximum is 3' and 8.5' was granted. A variance to the minimum side yard setback in the R1 zone is requested; minimum is 7'6"-11'6" and 7'6" was granted. A variance to the minimum exterior wall height in the R1 zone is requested; minimum is 7' and 4'8" is requested for the primary building on the southwest corner, 2' on the southwest and southeast corner of the accessory and 6' on the northwest corner of the accessory building was

granted. A variance to the minimum vertical distance from eave line of roof to finished grade level: minimum is 6' and 4'8" is requested for the primary building on the southwest corner, 2' on the southwest and southeast corner of the accessory and 6' on the northwest corner of the accessory building 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

Published in the *Crested Butte News*. Issue of December 1, 2023. #120103

### —LEGAL NOTICE— GUNNISON WATERSHED SCHOOL DISTRICT RE1J SWEARING IN CEREMONY DECEMBER 4, 2023 • 5:30PM • 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.

Anne Brookhart,  
Jody Coleman  
Mark VanderVeer

Board President Tyler Martineau will administer the oath of office to newly elected board members:

Published in the *Crested Butte News*. Issue of December 1, 2023. #120105

**—NOTICE OF JOINT PUBLIC HEARING—  
CONCERNING LUC-22-00052, A LAND USE CHANGE PERMIT APPLICATION FOR  
A MINOR IMPACT LAND USE CHANGE FOR A THREE LOT SUBDIVISION.**

A TRACT OF LAND WITHIN THE SE1/ NW1/4 OF SECTION 35, TOWNSHIP 50 NORTH, RANGE 1 WEST, NEW MEXICO PRINCIPAL MERIDIAN, GUNNISON COUNTY, COLORADO; SAID TRACT BEING MORE PARTICULARLY DESCRIBED WITHIN THE WARRANTY DEED RECORDED UNDER NO. 675047. PARCEL NO. 3701-350-00-027.

**HEARING DATE, TIME AND LOCATION:** The Gunnison County Planning Commission will conduct a public hearing on **January 4<sup>th</sup> at 9:00 a.m.** in the meeting room upstairs in the Blackstock Government Center, 221 N. Wisconsin St. in Gunnison and/or by **ZOOM** meeting. If attending by Zoom please go to the online meetings tab at <https://www.gunnisoncounty.org/144/Community-and-Economic-Development> for the ZOOM meeting link to hear public comments concerning this land use change permit application. **APPLICANT:** Bobette Sylvester-McCarroll and Richard McCarroll **PARCEL LOCATION:** 13.2 acres in Section 35, Township 50N, Range 1W,

County Of Gunnison. TBD W Denver Ave, Gunnison. Parcel No. 3701-350-00-027.

**PROPOSAL:** Applicant is proposing to subdivide 13.2 acres into three single-family residential lots with agricultural capabilities, as limited by the current deed restriction. Each parcel will have a single-family home, not greater than 3,500 square feet with additional garage and/or agricultural structures, not exceed the County limitations of the total area. The current ingress/egress access point (on the South, North of Knowles Ranch Way from Denver Avenue and 8<sup>th</sup> Street in the City of Gunnison) will continue to be used for construction and hauling as necessary to accommodate the construction of houses. The current road will be modified to accommodate emergency vehicles. Roads will be constructed to the residential houses and to an additional ingress/egress access point on the north end of the parcel.

**PUBLIC PARTICIPATION:** The public is invited to submit oral or written comments at the hearing, or to submit

written comments by email: [planning@gunnisoncounty.org](mailto: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/ Rachael Blondy  
Planner I  
Gunnison County Community Development Department

Published in the *Crested Butte News*. Issue of December 1, 2023. #120108

**—NOTICE OF DRC MEETING—  
CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION, INC.  
SPECIAL AREA ARCHITECTURAL DESIGN REVIEW  
DECEMBER 21, 2023 • 6:50 P.M**

CB SOUTH POA OFFICE, 61 TEOCALLI ROAD, CRESTED BUTTE, CO 81224

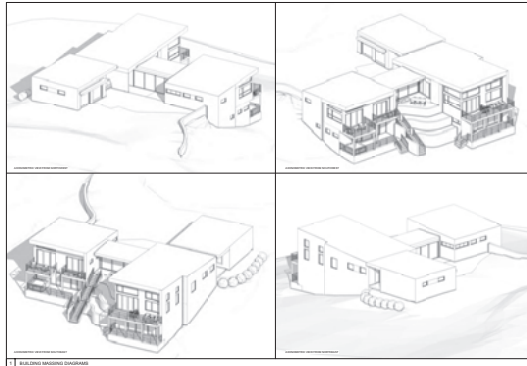
Join virtually: Email [staff@cbsouth.net](mailto:staff@cbsouth.net) for a Zoom invitation

Published in the *Crested Butte News*. Issues of December 1, 8 & 15 2023. #120110

PLEASE TAKE NOTICE THAT a CB South Property Owners Association Design Review Committee meeting will be held on Thursday, December 21, 2023, at 6:50 p.m. for the purpose of considering the following:

*Design Review* for the application for **Design Review for Hodgson & Hosterman, Single-Family Residence, Lot 35, Block 28, Filing #4 AKA 230 Neville Way**. A complete set of plans can be viewed at the Crested Butte South P.O.A. Office, 61 Teocalli Road by appointment.

There is a 14-day public comment period in which comments regarding the above-referenced project may be submitted in writing to the Design Review Committee. The 14-day public comment period shall be from December 4, 2023 to December 18, 2023. Comments may be submitted to the CB South Design Review Manager by email at [drcmanager@cbsouth.net](mailto:drcmanager@cbsouth.net), by mail or in person to the address listed above. Comments must be professional.



**—NOTICE OF DRC MEETING—  
CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION, INC.  
SPECIAL AREA ARCHITECTURAL DESIGN REVIEW  
DECEMBER 21, 2023 • 6:10 P.M**

CB SOUTH POA OFFICE, 61 TEOCALLI ROAD, CRESTED BUTTE, CO 81224

Join virtually: Email [staff@cbsouth.net](mailto:staff@cbsouth.net) for a Zoom invitation

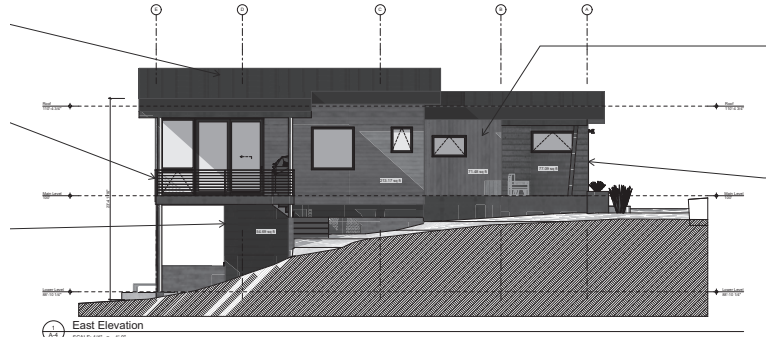
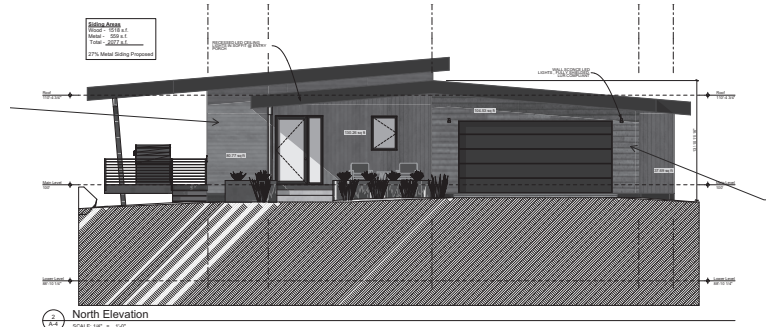
PLEASE TAKE NOTICE THAT a CB South Property Owners Association Design Review Committee meeting will be held on Thursday, December 21, 2023, at 6:10 p.m. for the purpose of considering the following:

*Design Review* for the application for **Design Review for Reber House, Single-Family Residence, Lot 31, Block 14, Filing #2, AKA 21 Stephenson Place**.

A complete set of plans can be viewed at the Crested Butte South P.O.A. Office, 61 Teocalli Road by appointment.

There is a 14-day public comment period in which comments regarding the above-referenced project may be submitted in writing to the Design Review Committee. The 14-day public comment period shall be from December 4, 2023 to December 18, 2023. Comments may be submitted to the CB South Design Review Manager by email at [drcmanager@cbsouth.net](mailto:drcmanager@cbsouth.net), by mail or in person to the address listed above. Comments must be professional.

Published in the *Crested Butte News*. Issues of December 1, 8 & 15 2023. #120109



**deadline tuesday at noon**

# 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

**BRAND NEW TOWNHOME IN CB SOUTH:** 3BD/2.5 bathroom, 2 car attached/tandem garage, heated storage, in-floor heat, unfurnished. NP/NS. \$4,000/mo. includes water/sewer. Call/Text: 970-901-2922. (12/1/29).

**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). (12/1/37).

**MERIDIAN LAKE MEADOWS 1 BED/1BATH BASEMENT APT** Brand new, furnished. Approx. 600 sf. Separate, private patio entrance. 6-month lease with option to extend, but house currently for sale thus 2 month move-out clause if needed. Snow removal around apt required by renter. NS/NP. \$1300/mo including utilities. Available mid Dec. Email [Barbsbestlife@gmail.com](mailto:Barbsbestlife@gmail.com). (12/1/55).

**IN TOWN CB:** Recently renovated 4BD/1.5BA, 3 housemates needed. Mudroom, W/D. Small house, big kitchen, living areas fully furnished. \$1100-1300 includes utilities and wifi. Must love dogs (I have 2) 6 mo.-2 yrs. Salle 612-810-7064. (12/1/38).

**FSBO 3 bed/2.5 bath CBS.** Sunny spacious energy efficient home on quiet corner near transit. Completely remodeled, vaulted, granite, wood floors, stainless appliances, jetted soak tub. Two upper decks provide outstanding views. Oversized 2 car heated garage. Owner financing available at 4.9%! \$1.17M. 970-682-3699 [coloradodono@gmail.com](mailto:coloradodono@gmail.com). (12/1/44).

## FOR RENT

**CB TOWNHOUSE:** 2 Bed/1.5Bath, south-facing unit. \$2300/mo. includes utilities & W/D. Partially furnished, no pets. Call/text 970-275-4724. (12/1/20).

**BUCKHORN TOWNHOME:** This Brand New Build is an unfurnished 1,144 sq.ft. townhome, 3 bed/2 bath, 2 car garage with a backyard. Vaulted ceilings upstairs with plenty of windows throughout to let the light in. Available now! \$3975/month + utilities with a 1 year lease. Visit [www.crestedbuttelodging.com](http://www.crestedbuttelodging.com) for photos and to submit an application. (12/1/54).

**LARGE, FULLY FURNISHED** beautiful 4BR/4.5 BA home on Mt. CB, 1 year lease with option to renew. Great Views. Close to the Goldlink chairlift 2-car garage, approx. 4000 sq.ft., WD, gas fireplace, jacuzzi bath tub, one dog negotiable, \$4200mo plus utilities 970-275-3060. (12/1/43).

**PRIVATE ROOM & BATH** in town. Furnished. NP/NS avail December 1 - June. \$1100/month. Text: 970-201-5760. (12/1/16).

**FOR RENT:** Apartment in Gunnison, secluded location. 1 bath, no pets. Call for additional information. 970-641-2917. (12/1/16).

**CRESTED BUTTE SOUTH:** 2 bedroom, 1.5 bath unit, fully furnished, new hardwood floors, washer and dryer, deck, pets ok. \$2700 plus utilities. Beautiful garden and perfect place to enjoy everything. [liskorinternational@gmail.com](mailto:liskorinternational@gmail.com), 847-769-7800. (12/1/33).

**2 LARGE BEDROOM APARTMENTS** for rent, approx. 1700 s/f. Bus stop out front. Available 11/01/23, 16 6th Street, Crested Butte. Call 573-437-4125. (12/1/23).

## FOR RENT

**3 BEDROOM/2 BATH** modern townhouse in CB South with garage, \$3,400/mo. + gas and electric. Call/Text Ryan Jordi, Owner Broker 970-596-1906. (12/1/23).

## VACATION RENTALS

**2255WILDCAT.COM** Crested Butte's Premier 5-Star Luxury Vacation Rental with 36 acres, Unbelievable Views, 5 Bedroom/5 Bath, 13 beds, 5,112 sq.ft. Open concept with 25 foot ceilings and modern mountain architecture. Visit [2255wildcat.com](http://2255wildcat.com) or call Jordon 817-733-6947. (12/1/37).

## COMMERCIAL RENTALS

**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. (12/1/23).

**OFFICE SPACE FOR RENT:** 250 sq.ft. office space located on the 2nd floor of Silver Queen building located at 115 Elk Avenue. \$995 per month. Available ASAP. Call 970-349-7550 for details. (12/1/31).

**NEW OFFICE SPACES IN TOWN** and a 400 sq.ft. storage/shop space available w/ shop sink. 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 approx. 200 sq.ft. \$1000/month. Call 970-596-6736 or email [gary@cbmountaingoat.com](mailto:gary@cbmountaingoat.com). (12/1/66).

## REAL ESTATE

**OFFICE OR SHOWROOM FOR RENT:** 1/2 block off Elk on 3rd St. Shared kitchenette and bathroom. Internet and utilities are included. 140 sq.ft. Available Dec. 1st with 1 year lease. \$550. Please call 970-596-9826. (12/1/34).

**PERHAPS THE NICEST OFFICE IN TOWN:** 3rd Floor, with sunny roof top deck. Huge views. 5th and Belleview. Elevator access, parking, space is fairly new, and in great shape. 340 square feet plus deck, for \$1200 per month plus NNN. Call Bill at 970-209-1405. (12/1/44).

**NICELY FINISHED OFFICE SPACE** for rent at 309 Belleview in Crested Butte, 685 sq.ft., ground floor, off-street parking. Tenant pays electric and internet. Available now. Year lease, 1st, last, security. \$1800/mo. Contact Jim, 970-209-

## COMMERCIAL RENTALS

**OFFICE SPACE FOR RENT:** 190 sq.ft. Top floor office space at Silver Queen building at 115 Elk Avenue. East facing looking at Mt. CB. Great for professional services. Quiet Floor. Available Nov 1st. \$795 (G). Please contact Micah 970-349-7550. (12/1/39), 9211. (12/1/35).

**OFFICE SPACE AVAILABLE:** 800 for 315 sq.ft. upstairs at 301 Belleview, Unit 6C. All utilities except internet included. Shared bathroom, deck and common area. Year lease. Contact Kerry 970-275-8677 or email [cbsouthkerry@gmail.com](mailto:cbsouthkerry@gmail.com). (12/1/33).

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

**Classifieds WORK**

**DEADLINE TUESDAY AT NOON**

[classifieds@crestedbuttenews.com](mailto:classifieds@crestedbuttenews.com)