

Legals

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<input checked="" type="checkbox"/> District Court <input type="checkbox"/> Denver Probate Court Gunnison County, Colorado Court Address: 200 E. Virginia Avenue Gunnison, CO 81230	
In the Matter of the Estate of TIMOTHY M. ROLPH A/K/A TIMOTHY MICHAEL ROLPH, Deceased	COURT USE ONLY
Attorney or Party Without Attorney (Name and Address): Benjamin L. Patterson, Attorney 750 W Hampden Ave, Suite 505 Englewood, CO 80110 Phone Number: (303)488-9888 E-mail: ben@fleisherpattersonlaw.com FAX Number: (303)488-9889 Atty. Reg. #:45030	Case Number: 23PR31085 Division 11 Courtroom
NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO § 15-12-801, C.R.S.	
NOTICE TO CREDITORS	
Estate of <u>TIMOTHY M. ROLPH A/K/A TIMOTHY MICHAEL ROLPH, Deceased</u> Case Number <u>2023PR30044</u>	
All persons having claims against the above named estate are required to present them to the personal representative or to	
<input checked="" type="checkbox"/> District Court of <u>Gunnison</u> County, Colorado or <input type="checkbox"/> Denver Probate Court of the City and County of Denver, Colorado	
on or before <u>March 3, 2024</u> , or the claims may be forever barred.	
<u>Benjamin L. Patterson</u> Type or Print name of Person Giving Notice	
<u>750 W Hampden Ave, Suite 505</u> Address	
<u>Englewood, CO 80110</u> City, State, Zip Code	
Publish only this portion of form.	
Published in the <i>Crested Butte News</i> . Issues of November 3, 10 and 17, 2023. #110301	

—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 24, 2023:
Whiterock Real Estate Investments, LLC: to lift, construct a new foundation, remove the existing non-historic rear addition and site a new addition to the existing historic single-family residence located at 323 Whiterock Avenue, Tract 2 Owen Subdivision, Block 34 in the R2C zone. A conditional waiver of a non-conforming aspect with respect to side yard setback 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 required and 4'2" (eave) 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 November 3, 2023. #110302

**—TOWN OF MT. CRESTED BUTTE—
ORDINANCE NO. 8
SERIES 2023**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MT. CRESTED BUTTE, COLORADO, AMENDING SECTIONS 11-3, 11-6, AND 11-7 OF THE CODE OF THE TOWN OF MT. CRESTED BUTTE CONCERNING SHORT-TERM RENTAL REGULATIONS

REVISED, PASSED, ADOPTED, AND APPROVED ON SECOND READING at a regular meeting of the Town Council of the Town of Mt. Crested Butte, Colorado, held the 17th day of October 2023.

Contact Tiffany O'Connell at toconnell@mtcb.colorado.gov or 970-349-6632, ext 103 to obtain full copies of the ordinance.

Published in the *Crested Butte News*. Issue of November 3, 2023. #110305

**—UPPER GUNNISON RIVER WATER CONSERVANCY DISTRICT—
BOARD OF DIRECTORS BOARD MEETING AND PUBLIC HEARING
210 WEST SPENCER AVENUE, SUITE B, GUNNISON, CO 81230 AND VIA ZOOM VIDEO/TELECONFERENCING
MONDAY, NOVEMBER 27, 2023 AT 5:30 P.M.
NOTICE AS TO PROPOSED BUDGET MEETING AND PUBLIC HEARING**

Notice is hereby given that a proposed Budget for the calendar year beginning January 1, 2024 and ending December 31, 2024, will be considered by the Board of Directors of the Upper Gunnison River Water Conservancy District (UGRWCD). Adoption of the proposed Budget will be discussed at a public hearing during the regularly scheduled meeting of the Board of Directors on Monday, November 27, 2023 commencing at 5:30 p.m. at the UGRWCD offices at 210 West Spencer, Suite B, Gunnison, CO 81230 or via Zoom video/teleconferencing. Any interested party may file objections to the proposed budget at any time prior to the final adoption of the budget. The Budget will be available for inspection prior to the meeting. For Questions or Zoom login details, please call (970)641-6065.

Published in the *Crested Butte News*. Issue of November 3, 2023. #110307

**—NOTICE OF PUBLIC HEARING—
2023 AMENDED BUDGET, 2024 PROPOSED BUDGET
NOVEMBER 15, 2023 ~ 4:00 PM
SKYLAND METROPOLITAN DISTRICT
SKYLAND LODGE
350 COUNTRY CLUB DRIVE, SUITE 112A
CRESTED BUTTE, COLORADO 81224**

Pursuant to C.R.S. 29-1-106, notice is hereby given that the proposed 2023 amended budget and the proposed 2024 budget have been submitted to the Board of Directors of the Skyland Metropolitan District. Copies of the proposed budgets have been filed in the office of the District, Skyland Lodge, 350 Country Club Drive, Suite 112A, Crested Butte, Colorado 81224, where they are open for public inspection. The proposed budgets will be considered at the regular meeting of the Board of Directors of the District to be held at Skyland Lodge, 350 Country Club Drive, Suite 112A, Crested Butte, Colorado 81224 on November 15, 2023 at 4:00 P.M. The Board will hold a public hearing at such meeting during which all interested parties may be heard. Any interested elector of the Skyland Metropolitan District may inspect the proposed budgets and file any objections thereto at any time prior to the final adoption of the budgets by the Board of Directors. Respectfully submitted,
Greg Wiggins, Chairman

Published in the *Crested Butte News*. Issues of November 3 and 10, 2023. #110308

**—NOTICE OF A BOARD OF COUNTY COMMISSIONERS PUBLIC HEARING—
CONCERNING PROPOSED AMENDMENTS TO THE GUNNISON COUNTY LAND USE RESOLUTION**

HEARING DATE, TIME AND LOCATION: The Gunnison County Board of County Commissioners will conduct a public hearing, **on Tuesday, December 5, 2023 at 4:30 p.m.** in the Commissioners meeting room, Gunnison County Courthouse, 200 E Virginia, Gunnison, CO, to hear public comment concerning proposed amendments to the Gunnison County *Land Use Resolution*.
PROPOSAL: The Community Development Director has recommended amendments to the Gunnison County *Land Use Resolution*.
PUBLIC PARTICIPATION: The public is invited to submit verbal or written comments at the hearing, or to submit written comments by email: planning@gunnisoncounty.org or 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 online at: <https://www.gunnisoncounty.org/436/Permit-Database>. Select "projects" and type in LUC-23-00045 to view the file. Additional information may be obtained by calling (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/ Cathie Pagano
Assistant County Manager of Community & Economic Development

Published in the *Crested Butte News*. Issue of November 3, 2023. #110303

**—PLANNING COMMISSION REGULAR MEETING—
NOVEMBER 8, 2023 ~ 5:00 P.M.
MT. CRESTED BUTTE, COLORADO**

The Planning Commission of the Town of Mt. Crested Butte will be having a Regular Meeting at 5:00 P.M. on November 8, 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 November 3, 2023. #110304

**—DOWNTOWN DEVELOPMENT AUTHORITY—
NOVEMBER 6, 2023 ~ 4:00 P.M.
REGULAR MEETING
MT. CRESTED BUTTE, COLORADO**

The Downtown Development Authority will be holding a regular meeting on November 6, 2023, at 4:00 P.M. at the Mt. Crested Butte Town Hall. If you wish to attend via zoom please to go <https://mtcrestedbuttecolorado.civicweb.net/Portal/> and click on the agenda for November 6, 2023. 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 November 3, 2023. #110306

**—TOWN COUNCIL REGULAR MEETING—
NOVEMBER 7, 2023 ~ 6:00 P.M.
CRESTED BUTTE, COLORADO**

The Town Council of the Town of Mt. Crested Butte will be holding a work session at 4:00P.M. on November 7, 2023. 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 November 3, 2023. #110310

deadline tuesday at noon

**—UPPER GUNNISON RIVER WATER CONSERVANCY DISTRICT—
BOARD OF DIRECTORS BOARD MEETING AND PUBLIC HEARING
210 WEST SPENCER AVENUE, SUITE B, GUNNISON, CO 81230 AND VIA ZOOM VIDEO/TELECONFERENCING
MONDAY, NOVEMBER 27, 2023 AT 5:30 P.M.
NOTICE AS TO PROPOSED BUDGET MEETING AND PUBLIC HEARING**

**NOTICE OF PUBLIC HEARING
2023 AMENDED BUDGET, 2024 PROPOSED BUDGET
NOVEMBER 15, 2023-- 4:00 PM
EAST RIVER REGIONAL SANITATION DISTRICT
SKYLAND LODGE
350 COUNTRY CLUB DRIVE, SUITE 112A
CRESTED BUTTE, COLORADO 81224**

Pursuant to C.R.S. 29-1-106, notice is hereby given that the proposed 2023 amended budget and the proposed 2024 budget have been submitted to the Board of Directors of the East River Regional Sanitation District. Copies of the proposed budgets have been filed in the office of the District, Skyland Lodge, 350 Country Club Drive, Suite 112A, Crested Butte, Colorado 81224, where they are open for public inspection. The proposed budgets will be considered at the regular meeting of the Board of Directors of the District to be held at Skyland Lodge, 350 Country Club Drive, Suite 112A, Crested Butte, Colorado 81224 on November 15, 2023 at 4:00 P.M. The Board will hold a public hearing at such meeting during which all interested parties may be heard. Any interested elector of the East River Regional Sanitation District may inspect the proposed budgets and file any objections thereto at any time prior to the final adoption of the budgets by the Board of Directors. Respectfully submitted,
Greg Wiggins, Chairman

Published in the *Crested Butte News*. Issues of November 3 and 10, 2023. #110309

**—NOTICE OF PUBLIC HEARING BEFORE THE TOWN COUNCIL—
TOWN OF MT. CRESTED BUTTE, COLORADO**

Please take notice that the Mt. Crested Butte Town Council will hold a public hearing on Tuesday, November 21, 2022, at 6:00 P.M. in person and virtually. All interested parties are encouraged to submit written comments, attend in person or virtually. Please use the information below:

The purpose of the hearing is for public input on Ordinance No. 9 Series 2023 – An Ordinance of the Town Council of the Town of Mt. Crested Butte, Colorado, Adopting an Additional Appropriation for the Fiscal Year ending December 31, 2024. To view the full ordinance please contract Tiffany O'Connell at toconnell@mtcb.colorado.gov or 970-349-6632, ext 103. All interested persons are requested to attend. Those who speak at the public hearing shall be allowed a maximum of 3 minutes to express their comments to the Town Council. Written comments are encouraged and should be received digitally at toconnell@mtcb.colorado.gov or mail to the Town Office, PO Box 5800, Mt. Crested Butte, CO 81225-5800 or by fax to (970) 349-6326, by Wednesday, November 15th at 5:00 P.M., Mountain Time. No action or discussion shall take place by the Town Council until the public hearing is officially closed.

To attend virtually please go to: <https://mtcrestedbuttecolorado.civicweb.net/portal/>
Dated this 31st day of October, 2023.
/s/ Tiffany O'Connell
Town Clerk

Published in the *Crested Butte News*. Issue of November 3, 2023. #110312

—AGENDA—
**TOWN OF CRESTED BUTTE
 REGULAR TOWN COUNCIL MEETING
 TOWN COUNCIL CHAMBERS
 507 MAROON AVE; CRESTED BUTTE, CO
 MONDAY, NOVEMBER 6, 2023**

Meeting Information to Connect

Remotely:
<https://us02web.zoom.us/j/88180060673>
 Or Telephone: Dial: +1 719 359 4580 US
 +1 669 444 9171 US +1 253 205 0468
 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: 881 8006 0673

Public comments may be submitted at any time to the entire Council via email at towncouncil@crestedbutte-co.gov.

The times are approximate. The meeting may move faster or slower than expected.

6:00 WORK SESSION

1) 2019 CAP Update & 2030 Climate Action Priorities.

Staff Contact: Sustainability Coordinator **Dannah Leeman**

6:30 2) Transportation Mobility Plan.
 Staff Contact: Community Development Director **Troy Russ** and Town Planner III **Mel Yemma**

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) October 16, 2023 Regular Town Council Meeting Minutes.

Staff Contact: Deputy Town Clerk **Kellie Cheever**

2) Mineral Point – 2nd Extension of Lease Option with TWG.

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 PRESENTATION**

1) 2022 Financial Audit Presentation by Michael Jenkins of McMahan and Associates LLC.

Staff Contact: Finance Director **Kathy Ridgeway**

7:30 PUBLIC HEARING

1) (Second Reading) Ordinance No. 24, Series 2023 - An Ordinance of the Crested Butte Town Council Repealing and Replacing Chapter 10 of the Crested Butte Municipal Code.

Staff Contact: Chief Marshal **Mike Reilly**

7:35 2) (Second Reading) Ordinance No. 26, Series 2023 - An Ordinance of the Crested Butte Town Council Repealing and Replacing Chapter 8 of the Crested Butte Municipal Code.

Staff Contact: Chief Marshal **Mike Reilly**

7:40 3) (Second Reading) Ordinance No. 27, Series 2023 - An Ordinance of the Crested Butte Town Council amending Chapter 16, Section 16-1-120 of the Crested Butte Municipal Code.

Staff Contact: Community Development Director **Troy Russ**

7:45 4) (Second Reading) Ordinance No. 28, Series 2023 - An Ordinance of the Crested Butte Town Council Granting Approval for a Building Envelope Relocation on Lot 3 of Trappers at Crested Butte and Authorizing Mayor Billick to Sign a Recreational Access Easement on the Same Property.

Staff Contact: Recreation, Open

Space & Trails Supervisor **Joey Carpenter**

7:50 5) Transfer of the Hotel/Restaurant Liquor License for the Location of 208 Elk Avenue from Work + Shop Operations LLC DBA The Last Steep Bar & Grill to CBRP 208 Elk LLC DBA The Hideout.

Staff Contact: Town Clerk **Lynelle Stanford**

7:55 6) Transfer of the Hotel/Restaurant Liquor License for the Location of 212 Elk Avenue from Work + Shop Operations LLC DBA 212 Elk to CBRP 212 Elk Avenue LLC DBA Two Twelve.

Staff Contact: Town Clerk **Lynelle Stanford**

8:00 NEW BUSINESS

1) USPS Update.

Staff Contact: Community Development Director **Troy Russ**

8:20 2) Discussion about Updated Draft 2024 Budget.

Staff Contact: Finance Director **Kathy Ridgeway**

8:40 3) Discussion about Provision of Visitor Center Services at the 4-Way.

Staff Contact: Town Manager **Dara MacDonald**

9:10 COUNCIL REPORTS AND COMMITTEE UPDATES**9:15 OTHER BUSINESS TO COME BEFORE THE COUNCIL****9:20 DISCUSSION OF SCHEDULING FUTURE WORK SESSION TOPICS AND COUNCIL MEETING SCHEDULE**

Monday, November 20, 2023 - 6:00PM Work Session - 7:00PM Regular Council

Monday, December 4, 2023 - 6:00PM Work Session - 7:00PM Regular Council

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

9:25 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 Town Manager's review.

10:00 ADJOURNMENT

Published in the *Crested Butte News*. Issue of November 3, 2023. #110311

Classifieds

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

FOR RENT

4+ BDRM/3.5 BATH with single car garage; Unfurnished Mt. CB home available for the winter season. Located on Paradise Road, offers great mountain views. \$4,200/month + utilities. NP/NS. Available for a 6-month lease starting November 1. For photos and to apply visit www.crestedbuttelodging.com/long-term-rentals. (11/10/45).

3BDRM/2BATH IN TOWN: Furnished townhome in the Meadows available for the winter season. 1/2 block to the bus stop, W/D in the unit. Available for a 6-month lease starting November 5, possibility to extend. \$3,000/month + utilities. NP/NS. For photos and to apply visit www.crestedbuttelodging.com/long-term-rentals. (11/10/49).

DECEMBER! HOLIDAYS! 2BD/2BA with potential for 3/3 or office. Brand new modern beautiful furnished energy efficient home in CB South with views forever! Available Dec. 1 - Jan. 12, possibly end of November. Fast internet for remote work. Professional, mature with excellent references. Price dependent on timing/situation. 30 + days preferred. 970-713-0977. www.Crested-ButteSouthVacation.com. (11/3/53).

NICELY FURNISHED 3 bdrm/3.5 bath home close to Town of CB, Nordic Center; 3 miles to Mt. CB and Resort. 2 stall attached garage, W/D, wi-fi, driveway snow plowing included. NO smokers, NO pets; 2 adults or family. \$4,000 + electric. Available November 15+ - April 15+ 2024 per lease. TEXT only 970-209-4895. (11/3/53).

2 LARGE BEDROOM APARTMENTS for rent, approx. 1700 sq.ft. Bus stop out front. Available 11/01/23, 16 6th Street, Crested Butte. Call 573-437-4125. (11/3/23).

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. (11/3/29).

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. (11/3/37).

IN TOWN OF CRESTED BUTTE: 1BD/1BA, 6 month lease, electric heat. Great location in small complex. One off-street parking spot, west end of town. One block to bus stop. Quiet location, party animals need not apply. Perfect for one person or one couple max. First, last, security, \$1800. Call or text 970-275-0346 if interested. (11/3/55).

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

FOR RENT

CRESTED BUTTE SOUTH: 2 bedroom, 1.5 bath unit, fully furnished, new hardwood floors, washer and dryer, deck, pets ok. \$2900 plus utilities. Beautiful garden and perfect place to enjoy everything. likorinternational@gmail.com, 847-769-7800. (11/3/33).

FURNISHED CUSTOM HOME IN CBS for rent 12/1 - 4/15. 2BD/2BA double suite design featured in PEAK magazine. Expansive views of Whetstone, Red and Flat Top mountains and thoughtful mid-century decor. Radiant floor heat and utilities included \$3700/mo. + deposit. NP/NS. Text 317-201-3003 for pics and link to details. (11/3/50).

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 for photos and to submit an application. (11/3/54).

VACATION RENTALS

2255WILDCAT.COM Crested Butte's Premier 5-Star Luxury Vacation Rental with 36 acres, Epic Views, 5 Bedroom/5 Bath, 13 beds, 5,112 sq.ft. Open concept with 25 foot ceilings and modern mountain architecture. Visit 2255wildcat.com or call Jordon 817-733-6947. (11/3/37).

DECEMBER! HOLIDAYS! 2BD/2BA with potential for 3/3 or office. Brand new modern beautiful furnished energy efficient home in CB South with views forever! Available Dec. 1 - Jan. 12, possibly end of November. Fast internet for remote work. Professional, mature with excellent references. Price dependent on timing/situation. 30 + days preferred. 970-713-0977. www.Crested-ButteSouthVacation.com. (11/3/53).

COMMERCIAL RENTALS

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. (11/3/34).

OFFICE SPACE FOR RENT: 14'x20' Office space available for rent located at 337 Buckley Drive in Riverland. Not furnished. \$750 per month. Available ASAP Please call 970-349-7550 for details. (11/3/30).

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. (11/3/23).

COMMERCIAL RENTALS

OFFICE SPACE FOR RENT: 250 sq.ft. office space located on the 2nd floor of Silver Queen building located at 115 Elk Avenue. \$1,100 per month. Available ASAP. Call 970-349-7550 for details. (11/3/31).

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. \$870 (G). Please contact Micah 970-349-7550. (11/3/39).

RIVERLAND - (2) RENTALS AVAILABLE IMMEDIATELY: 300' 2nd floor office. \$600 includes utilities. Loading dock height shop space, \$1600 includes utilities. 970-209-3564. (11/3/21).

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. (11/3/33).

OFFICE SPACE FOR LEASE: Two units available immediately at 210 West Spencer Avenue, Suite A, Gunnison, CO. Approximately 200 square feet each with fresh paint, newly cleaned carpets, exterior windows, and individually-keyed doors. Office complex includes off-street private parking, snow removal and yard care and access to a conference room. Rent is \$450 per month for each unit and includes utilities. (Internet and phone service are not included.) \$500 security deposit due at signing. Call the Upper Gunnison River Water Conservancy District at (970) 641-6065 for tour. (11/3/87).

FOR SALE

ROOFING MATERIAL: Titanium PSU 30 Synthetic Roofing Underlayment. About 25' used of 72' roll. Paid \$130, will sell for \$75. Call 970-275-8910. (11/3/pd/22).

REAL ESTATE

INVESTMENT / HOUSING INVESTMENT: Partner in a duplex to be built. Ken for details 970-765-7414. (11/3/14).

HOME FOR SALE: 1700 sq.ft. 2020 build. Very accessible single story home in great West Gunnison location. For further details enter 600 Carbon Court, Gunnison, Colorado into Zillow search and/or contact teravistalimited@gmail.com, 970-497-9113. (11/3/35).

REAL ESTATE

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. (11/3/43).

DEVELOPMENT DEAL: 4-5 units, incredible views, Brush Creek road area, entry level townhomes. Call or text Ken 512-947-7797. (11/3/18).

EMPLOYMENT

GUNNISON COUNTY EMPLOYMENT OPPORTUNITIES *Housing is held for Gunnison County employees and may be available for you to rent* Crew Leader (Somerset, Colorado) Public Works: 40 hours/week, hourly rate range from \$30.22 to \$33.08, plus full benefits. Deputy Chief Financial Officer Finance: 40 hours/week, starting salary range from \$9,505 to \$10,420. Full salary grade range from \$9,505 to \$11,809, plus full benefits. Airport Duty Officer I Airport: 40 hours/week, monthly salary range from \$3,990 to \$4,368, plus full benefits. Case-worker I HHS: 40 hours/week, monthly salary range from \$4,989 to \$6,065, plus full benefits. Public Health Nurse II - Child Care Health Consultant HHS: 6 hours/week, hourly rate range from \$32.03 to \$36.47, plus partial benefits. Public Health Nurse II - Substance Abuse Prevention Juvenile Services: 20 hours/week, hourly rate range from \$32.03 to \$38.94, plus partial benefits. Airport Operations Manager Airport: 40 hours/week, monthly salary range from \$6,238 to \$8,194, plus full benefits. Seasonal Worker Public Works: Guaranteed 40 hours/week, hourly rate range from \$15.75 to \$22.28 depending on experience, plus partial benefits. Outdoor work that includes, traffic control, fencing, tree and brush removal, trail work, recycling, equipment training, and much more, all in a 4 day work week! Patrol Deputy Sheriff: Full-Time, 40 hours/week, monthly salary range from \$5,552 to \$7,853 plus full benefits. Detention Deputy Sheriff: Full-Time, 40 hours/week, monthly salary range from \$4,989 to \$7,057 plus full benefits. Only work 14 days a month! For more information, including complete job descriptions, required qualifications and application instructions, please visit www.GunnisonCounty.org/jobs. (11/3/262).

LOOKING FOR SOMEONE who is available to do odd jobs and maintenance work. Please txt 970-209-8184. (11/3/16).

EMPLOYMENT

TOP TIER CONSTRUCTION is hiring roofers and roof laborers. No experience necessary. Will train. Competitive pay. 970-209-2918. (11/3/17).

PRECISE PAINTING IS HIRING PAINTERS: Seasonal or Year-round full-time. Must be willing to commit for at least Spring/Summer/Fall. Pay starts at \$22/hr for inexperienced candidates, more with experience. 4 or 4.5 day work week, earn PTO, raises come quickly, opportunity for benefits. Happy to train the right people! Call Rob at 970-509-0851. (11/3/55).

PROJECT MANAGER POSITION AVAILABLE: Residential construction knowledge a plus, part time, excellent pay. Email resume to ken@teoventures.com or text 970-765-7414. (11/3/21).

FULL BENEFITS INCLUDING RETIREMENT PLAN: Pitas in Paradise is hiring full time positions at both CB and Gunni locations. Email resume to pitasinparadise@gmail.com or stop by in person. (11/3/29).

ROCKY MOUNTAIN CHOCOLATE FACTORY in Crested Butte is now hiring. Shift Manager - Previous management experience preferred. Counter Help - Provide excellent customer service, scoop ice cream, stock cases and other duties. FUN JOB! GREAT TIPS! Flexible hours. Apply in person at 314 Elk Avenue, Crested Butte or send resume to: ashlee.rmcf@hotmail.com. (11/17/51).

CRESTCLEANINGCO is hiring cleaners! Must be meticulous and hard working. References and transportation are a must. Pay DOE. Contact Lindsey at 303-888-7846. (11/17/22).

THE TOWN OF CRESTED BUTTE seeks applicants for a Planner I or Planner II (seeking most qualified) to join the Community Development team. The Planner I/II assists with the processing of development applications to BOZAR, the development and amendment of long-range plans and regulations, and supports case work for the housing division. This year-round position includes an excellent benefits package with 100% employer paid health, dental, vision, life insurance, and contribution to retirement plan after one year of employment. Starting salary is \$50,529 - \$61,146 for Planner I or \$55,297 - \$67,653 for Planner II DOQ. Full job descriptions are available on the Town's website at www.townofcrestedbutte.com/jobs. Please submit application, cover letter, and resume via email to jobs@crestedbutte-co.gov. Position is open until filled. The Town of Crested Butte is an Equal Opportunity Employer. (11/3/133).

SEEKING PROFESSIONAL, DEDICATED TEAM MEMBERS for our innovative year-round restaurant! Positions available: kitchen supervisors, line cooks, dishwashers, bussers. Be a part of a growing restaurant group. Contact Chef/Owner David Wilkins: (512) 970-3116. (11/3/33).

ClassifiedsWORK

classifieds@crestedbuttenews.com