

20 YEARS AGO today

Land Trust seeks funds to preserve CB South wetlands

Fundraising under way
By ALEESHA TOWNS

Wetlands around Crested Butte South could be preserved for perpetuity if the Crested Butte Land Trust is successful in raising \$11,000 to facilitate the donation of a conservation easement.

According to Crested Butte Land Trust president Sandy Leinsdorf, the Huckleby and Zeligman families are donating a conservation easement for 19 acres in two parcels north of the East River near Crested Butte South.

A conservation easement is a legal agreement between a landowner and a land trust that permanently protects open space by limiting the amount and type of development that can take place. The land remains in private ownership and owners can continue to

live and work on the land if that's provided in the easement's provisions.

Last month, the Crested Butte Land Trust and the Crested Butte South Property Owners Association sent out a joint letter soliciting private donations from the Crested Butte South Property Owners Association. "It's a really important conservation project for the CB South community and for the county because of the important wetlands," Leinsdorf explains. "This easement will protect this sensitive property and critical habitat for perpetuity."

Although the conservation easement is being donated, the Crested Butte Land Trust needs \$23,000 to cover project costs, such as surveys, appraisals, endowment deposit and lawyer fees. The group received a \$12,000 grant from the Gunnison County Land Preservation Board and is currently seeking private donations to make up the difference. So far, the Land

Trust has gathered more than \$5,000.

Gunnison County feels this year's flu bug bite

Local hospital restricts visitors
By MELISSA RUCH

The numbers of new flu cases statewide are slowing down, but physicians locally are still urging residents to get flu shots during one of the highest, and earliest, outbreaks of influenza in Colorado. In addition, the Gunnison Valley Hospital has enacted visitor restrictions to keep the public healthy.

Several patients at the hospital have tested positive for influenza, commonly known as the flu. This is why the new restrictions were created, says Candy Williams, GVH infection control nurse. As of this past Friday, visitors are restricted to one to two household members who are immediate family, and no children. "This tighter control is because the general public doesn't always use common sense when visiting people in the hospital. And we are trying to protect the public," says Williams.

According to Williams, there were requests from local physicians for the restriction as well.

"The flu is all over the place. It just doesn't make sense to bring elderly, children or pregnant women where you know the flu is or has been," says Williams.

The state health department on Monday, December 1, reported 730 new influenza cases for the week prior statewide. That is a drop from the 1,950 new cases that were reported by the state the week before.

"We don't know if it's going to be a big flu year, or just an early start" says Public Health director Carol Dawson, whose department urges flu shots for children between



Bob Gille, director of public works, is busy filling the town tow lot the old-fashioned way, with a forklift, so make sure you understand the winter parking regulations! PHOTO BY ALEX FENLON

the ages of six months to two years old. Since October, public health has administered more than 300 flu shots for children, a record-breaking figure.

Gunnison County Public Health has been compiling flu statistics locally. The Crested Butte Medical Center is reporting 15 positive cases of influenza and two cases are reported from the Elk Avenue Medical Center for the past month. According to Public Health, Dr. Wolkov's Gunnison office is reporting 25 cases of the flu just in the past week.

Symptoms of the Type A H3 strain of the flu, which is hitting Colorado hard, are fever, headache, extreme tiredness, dry cough, sore throat, runny or stuffy nose and muscle aches.

Although the term "stomach flu" is sometimes used to describe vomiting, nausea or diarrhea, these illnesses are caused by certain other viruses, bacteria, or possibly parasites, and are rarely related to influenza.

According to the Colorado Department of Health, the flu shot created this year does not match up well to the Type A F3 strain; the vaccine does not completely protect humans from this strain of the flu, but it does help make the virus milder.

Thus far, this flu season, Colorado has experienced three officially confirmed deaths from the flu: a 15-year-old, an eight-year-

old and a 21-month-old. The state has not yet confirmed the case of a two-year-old who appeared to have died from flu complications.

Heather Finbow, the clinic manager at the Crested Butte Medical Center, said this week that influenza testing has been going on daily at the clinic. "The flu is definitely here," she says. "And there are definitely some sick people out there."

Dr. Lee Lynch has also been testing patients for influenza at the Elk Avenue Medical Center in Crested Butte. She advises people that it is not too late to get a flu shot. "The CDC [Centers for Disease Control and Prevention] recommends getting the flu shot all the way through December," she notes. Her second piece of advice is, if you do come down with influenza, it is treatable by medicine. "It will lessen the duration of your misery by a day or two," Dr. Lynch explains. "It's worth getting checked within the first 24 to 48 hours of experiencing the symptoms of influenza."

One way to help protect yourself from the flu, says Dawson, is to wash your hands. "Frequent good handwashing is key," she urges.

Although statistics of new flu cases are slowing down, Dr. Lynch points out that the virus still has the potential to last all winter. "We are a little different here. People continue to come and continue to bring things with them, as the waves of tourists arrive," she concludes.



CBMR rental shop organizers Justin Dirks and Erika Fitzgerald are making sure everything is in its place in preparation for the resort's opening. PHOTO BY ALEX FENLON

Legals

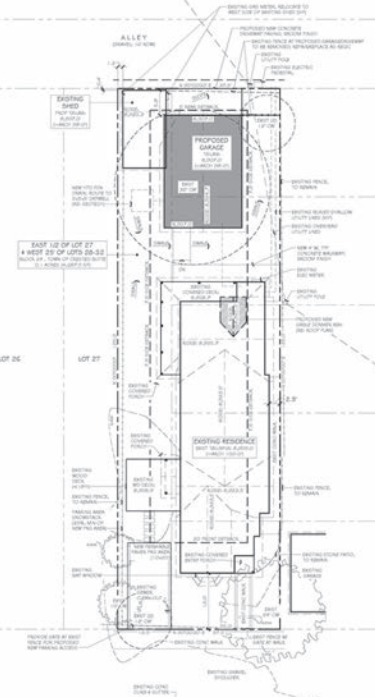
legals@crestedbuttenews.com • phone: 970.349.0500 ext. 105 • www.crestedbuttenews.com

—NOTICE OF PUBLIC HEARING— CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW TOWN OF CRESTED BUTTE, COLORADO 223 SOPRIS AVENUE

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on December 19, 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 **Michael A. Ferguson** to propose additions to the historic single-family residence and accessory building located at 223 Sopris Avenue, the East one-half of Lot 27 and all of Lot 28, Block 28, also described as the East one-half of Lot 27 and the west 25 feet of Lots 28 through 32, Block 28 in the R1C zone. (Henson)
-Architectural approval is required.
-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 1' is provided on the west (accessory building).

TOWN OF CRESTED BUTTE
By Jessie Earley, Planner III
Published in the *Crested Butte News*.
Issues of December 8 & 15, 2023.
#120805



See attached plans

—NOTICE OF PUBLIC HEARING— CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW TOWN OF CRESTED BUTTE, COLORADO 930, 930 ½ AND 932 BELLEVUE AVENUE

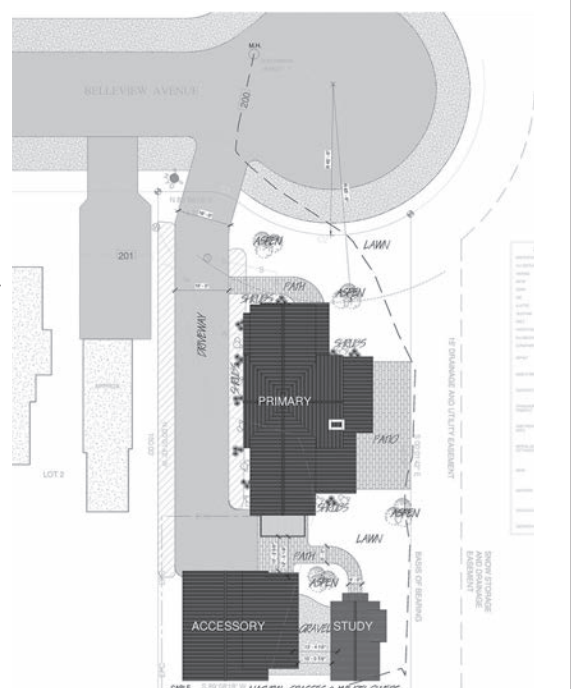
PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on December 19, 2023 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado, specific information can be found on the agenda on the Town website regarding access to the virtual meeting, for the purpose of considering the following:

Consideration of the application of **David Hull and Jennifer Hull** to site a single family residence and two accessory buildings to be located at 930, 930 ½ and 932 Bellevue Avenue, Tract 1, Block 74 Verzh Ranch Annexation in the R1D zone. (Penfield/Hadley)
-Architectural approval is required.
-A conditional use permit for an accessory building, nonresidential use, heated is required.

See attached plans

TOWN OF CRESTED BUTTE
By Jessie Earley, Planner III

Published in the *Crested Butte News*. Issues of December 8 & 15, 2023. #120806



deadline tuesday at noon

—NOTICE OF GUNNISON COUNTY ELECTRIC ASSOCIATION ANNUAL MEETING & ELECTION—

The Gunnison County Electric Association's 85th Annual Meeting will be held on Tuesday, June 18, 2024 at 6:00 p.m. at 37250 W. US Highway 50, Gunnison, CO 81230.

GCEA's Board of Director positions eligible for election are Districts 6 and 7 currently held by Polly Oberosler and Mark Daily, respectively.

For more information call 970-641-3520.

Published in the *Crested Butte News*. Issues of December 8, 2023. #120801

**—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 for a Zoom invitation
Questions about this Agenda/Meeting can be directed to 970- 349-1162 or info@cbsouth.net or viewed at: 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—

PLEASE TAKE NOTICE that a public hearing of the Crested Butte Town Council will be on the 18th day of December, 2023 at 7PM on Ordinance No. 29, Series 2023 in the Town Council Chambers, located at 507 Maroon Avenue, Crested Butte, CO and on Zoom. Ordinance No. 29, Series 2023 - An Ordinance of the Crested Butte Town Council Approving the Lease of the Property at 615 2nd Street to Crested Butte Nordic Council.

us/j/81477364236
Or Telephone: Dial: +1 719 359 4580 US +1 253 205 0468 US +1 669 444 9171 US +1 564 217 2000 US +1 646 931 3860 US +1 689 278 1000 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
Webinar ID: 814 7736 4236

TOWN OF CRESTED BUTTE, COLORADO
/s/ Lynelle Stanford, Town Clerk

The public may connect to the meeting via Zoom with the following address:
<https://us02web.zoom>.

Published in the *Crested Butte News*. Issue of December 8, 2023. #120807

**—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**

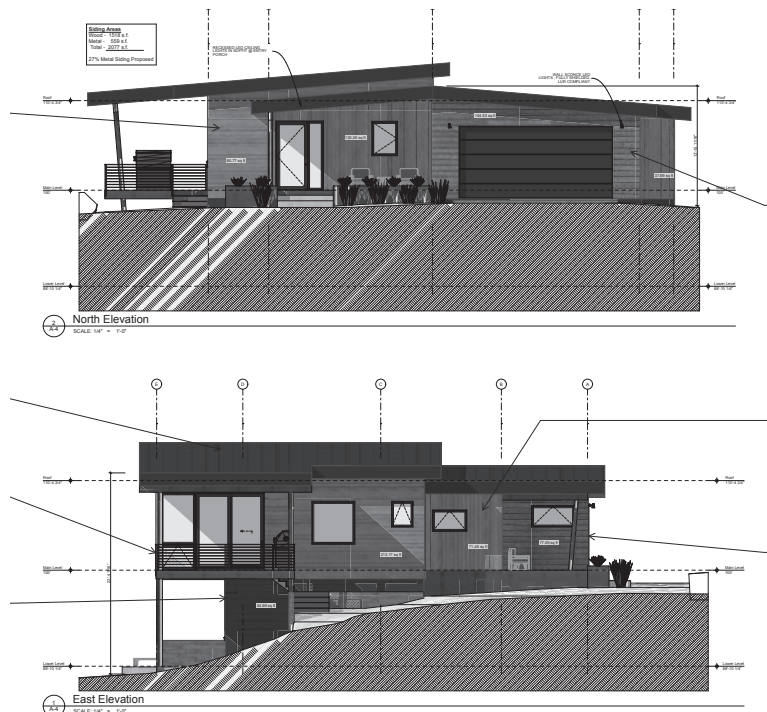
Join virtually: Email staff@cbsouth.net for a Zoom invitation

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, 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



**—NOTICE OF PUBLIC HEARING—
2024 RATES & FEES – JANUARY 9, 2024
MT. CRESTED BUTTE WATER AND SANITATION DISTRICT
MT. CRESTED BUTTE, GUNNISON COUNTY, COLORADO**

Notice is hereby given that the Board of Directors of the Mt. Crested Butte Water and Sanitation District has proposed an increase in 2024 water and sanitation rates and fees.

That a copy of said proposed rates and fees has been filed at the District's office, 100 Gothic Road, Mt. Crested Butte, Colorado 81225, where the same is open for public inspection. That said proposed rate increase will be considered at a

regular meeting of the Mt. Crested Butte Water and Sanitation District to be held at 100 Gothic Road, Mt. Crested Butte, Colorado on Tuesday the 9th day of January 2024 at 5:00 P.M. That meeting will be held remotely via Zoom. Please see the District website for further instructions about how to join that meeting (www.mcbwsd.com/Agendas-Meetings-Minutes). The Board will hold a public hearing at such meeting during which all interested parties

may be heard.

Any interested elector of the Mt. Crested Butte Water and Sanitation District may inspect the proposed 2024 rates and fees and file or register any objections thereto at any time prior to the final adoption.

Mike Fabbre, District Manager

Published in the *Crested Butte News* Issue of December 8, 2023. #120810

**—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 of 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

**—LEGAL—
NOTICE OF BUDGET
TOWN OF CRESTED BUTTE, COLORADO**

Please Take Notice, that a public hearing, continued from December 4, 2023, will be held on Monday, December 18, 2023 for the following purpose:

Public hearing on 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.

THIS PUBLIC HEARING INCLUDES HIGHWAY USERS' MONEY BUDGETED IN THE AMOUNT OF \$58,964.75. THE STREET AND ALLEY FUND IS COVERED IN PART BY HIGHWAY USER FUNDS.

The public hearing will also be on Zoom.

Please use the address below to join the webinar:
<https://us02web.zoom>.

us/j/81477364236
Or Telephone: Dial: +1 719 359 4580 US +1 253 205 0468 US +1 669 444 9171 US +1 564 217 2000 US +1 646 931 3860 US +1 689 278 1000 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
Webinar ID: 814 7736 4236

The full text of these items is on file at the Town Offices, 507 Maroon Avenue, Crested Butte, Colorado, or on the Town's website at www.townofcrestedbutte.com for public reading. Any interested person may inspect the proposed budget and file or register any objections thereto at any time prior to the final adoption of the budget.

TOWN OF CRESTED BUTTE, COLORADO
/s/ Lynelle Stanford, Town Clerk

Published in the *Crested Butte News*. Issue of December 8, 2023. #120808

**—IN THE DISTRICT COURT IN AND FOR WATER DIVISION NO. 4—
STATE OF COLORADO**

TO: ALL PERSONS INTERESTED IN WATER APPLICATIONS IN SAID WATER DIVISION NO. 4

Pursuant to C.R.S. 37-92-302, as amended, you are notified that the following is a resume of all applications filed in the Water Court during the month of November 2023.

The names, address of applicant, source of water, description of water right or conditional water right involved, and description of the ruling sought are as follows:

The water right claimed by this application may affect in priority any water right claimed or heretofore adjudicated within this division, and owners of affected rights must appear to object and protest within the time provided by statute, or be forever barred.

CASE NO. 2023CW3074. Colorado Water Conservation Board ("CWCB"), 1313 Sherman Street, Suite 718, Denver, Colorado 80203. Please direct communications regarding this case to Rebecca Crotty, Assistant Attorney General, Water Conservation Unit, Natural Resources & Environment Section, Office of the Colorado Attorney General, 1300 Broadway, 7th Floor, Denver, Colorado 80203. Telephone: (720) 508-6260. Email: rebecca.crotty@coag.gov. APPLICATION FOR WATER RIGHTS TO PRESERVE THE NATURAL ENVIRONMENT TO A REASONABLE DEGREE. **1. Name & Address of Applicant:** Colorado Water Conservation Board ("CWCB") 1313 Sherman Street, Suite 718 Denver, CO 80203 (303) 866-3441. Please direct communications regarding this case to the attorney listed in the caption. **2. Name of water right:** Cameron Creek Instream Flow Water Right. **3. Legal Description:** The Cameron Creek Instream Flow Water Right is located in the natural stream channel of Cameron Creek from its headwaters to the confluence with Lottis Creek, a distance of approximately 3.69 miles. A map depicting the approximate location of the Cameron Creek Instream Flow Water Right reach is attached as **Exhibit 1. A. Upstream Terminus:** Cameron Creek headwaters in the vicinity of: 1. UTM: Northing: 4284643.53; Easting: 362920.79 (NAD 1983 Zone

13 North) 2. Lat/Long: Latitude 38° 41' 59.29" N; Longitude 106° 34' 34.93" W B. **Downstream Terminus:** confluence with Lottis Creek at: 1. UTM: Northing: 4289426.62; Easting: 365596.60 (NAD 1983 Zone 13 North) 2. Lat/Long: Latitude 38° 44' 35.89" N; Longitude 106° 32' 47.53" W C. The Universal Transverse Mercator (UTM) of the upstream and downstream termini will be used as the legal description for the decree in this matter. The Lat/Long coordinates are provided as cross-reference locations only. The UTM and Lat/Long locations for the upstream and downstream termini were derived from CWCB GIS using the National Hydrography Dataset (NHD). **4. Source:** Cameron Creek, tributary to Lottis Creek, tributary to the Taylor River, tributary to the Gunnison River, tributary to the Colorado River. **5. A. Date of initiation of appropriation:** January 24, 2023. **B. How appropriation was initiated:** Appropriation and beneficial use occurred on January 24, 2023, by the action of the CWCB pursuant to sections 37-92-102(3) and (4) and 37-92-103(3), (4) and (10), C.R.S. **C. Date applied to beneficial use:** January 24, 2023. **6. Amount of water claimed:** Instream flow of 1.1 cfs (04/01 - 09/30), 0.64 cfs (10/01 - 10/31), 0.5 cfs (11/01 - 03/31), absolute. **7. Proposed Uses:** Instream flow to preserve the natural environment to a reasonable degree. **8. Names and addresses of owners or reputed owners of the land upon which any new or existing diversion structure will be located:** The notice required by section 37-92-302(2)(b), C.R.S., to the owners or reputed owners of the land upon which any new or existing diversion or storage structure is or will be constructed is not applicable in this case. This Application is for instream flow water rights, exclusive to the CWCB under the provisions of section 37-92-102(3), C.R.S. As an instream flow water right, the CWCB's appropriation does not require diversion structures or storage. See *Colo. River Water*

Conservation Dist. V. Colo. Water Conservation Bd., 594 P.2d 570, 574 (Colo. 1979); § 37-92-103(4)(c), C.R.S. As a surface water right, the CWCB's appropriation of instream flow water rights does not involve construction of a well. **9. Remarks:** This appropriation by the CWCB, on behalf of the people of the State of Colorado, is made pursuant to sections 37-92-102(3) & (4) and 37-92-103(3), (4) & (10), C.R.S. The purpose of the CWCB's appropriation is to preserve the natural environment to a reasonable degree. At its regular meeting on May 18, 2023, the CWCB determined, pursuant to section 37-92-102(3)(c), C.R.S., that the natural environment of Cameron Creek will be preserved to a reasonable degree by the water available for the appropriations to be made; that there is a natural environment that can be preserved to a reasonable degree with the CWCB's water rights herein, if granted; and that such environment can exist without material injury to water rights. **GUNNISON COUNTY.** YOU ARE FURTHER NOTIFIED THAT you have until the last day of January 2024 to file with the Water Clerk a Verified Statement of Opposition setting forth facts as to why a certain application should not be granted or why it should be granted only in part or on certain conditions. A copy of such a Statement of Opposition must also be served upon the applicant or the applicant's attorney and an affidavit of certificate of such service shall be filed with the Water Clerk, as prescribed by C.R.C.P. Rule 5. (Filing fee: \$192.00; Forms may be obtained from the Water Clerk's Office or on our website at www.courts.state.co.us). (This publication can be viewed in its entirety on the state court website at: www.courts.state.co.us). FRED CASTLE, Water Clerk, Water Division 4, 1200 N. Grand Ave., Bin A, Montrose, CO 81401

Published in the *Crested Butte News*. Issue of December 8, 2023. #120803

—IN THE DISTRICT COURT IN AND FOR WATER DIVISION NO. 4— STATE OF COLORADO

TO: ALL PERSONS INTERESTED IN WATER APPLICATIONS IN SAID WATER DIVISION NO. 4

Pursuant to C.R.S. 37-92-302, as amended, you are notified that the following is a resume of all applications filed in the Water Court during the month of November 2023.

The names, address of applicant, source of water, description of water right or conditional water right involved, and description of the ruling sought are as follows:

The water right claimed by this application may affect in priority any water right claimed or heretofore adjudicated within this division, and owners of affected rights must appear to object and protest within the time provided by statute, or be forever barred.

CASE NO. 2023CW3073, Colorado Water Conservation Board ("CWCB"), 1313 Sherman Street, Suite 718, Denver, Colorado 80203. Please direct communications regarding this case to Christopher Stork, Senior Assistant Attorney General, Mackenzie Herman, Assistant Attorney General, Water Conservation Unit, Natural Resources & Environment Section, Office of the Colorado Attorney General, 1300 Broadway, 7th Floor, Denver, Colorado 80203. Telephone: (720) 508-6311 (Stork) (720) 508-6317 (Herman). Email: christopher.stork@coag.gov; mackenzie.herman@coag.gov. APPLICATION FOR WATER RIGHTS TO PRESERVE THE NATURAL ENVIRONMENT TO A REASONABLE DEGREE. 1. Name & Address of Applicant: Colorado Water Conservation Board ("CWCB") 1313 Sherman Street, Suite 718 Denver, CO 80203 (303) 866-3441 Please direct communications regarding this case to the attorney listed in the caption. 2. Name of water right: Curecanti Creek Instream Flow ("ISF") Water Right. 3. Summary of Application: By this Application, the CWCB requests adjudication of two ISF Water Rights to preserve the natural environment to a reasonable degree. The water rights are on two distinct segments of Curecanti Creek, a natural stream tributary to Morrow Point Reservoir 4. Legal Description: Both Curecanti Creek ISF Water Rights are in

the natural stream channel of Curecanti Creek, and each segment is described individually below. A. Curecanti Creek (Upper) ISF Water Right is located in the natural stream channel of Curecanti Creek from its headwaters to the confluence with Commissary Gulch, a distance of approximately 9.9 miles. A map depicting the approximate location of the Curecanti Creek (Upper) ISF Water Right reach is attached as Exhibit 1. 1. Upstream Terminus: Curecanti Creek headwaters in the vicinity of: a. UTM: Northing: 4286947.81; Easting: 293747.09 (NAD 1983 Zone 13 North) b. Lat/Long: Latitude 38° 42' 25.66" N; Longitude 107° 22' 19.21" W 2. Downstream Terminus: confluence with Commissary Gulch at: a. UTM: Northing: 4272414.37; Easting: 294045.93 (NAD 1983 Zone 13 North) b. Lat/Long: Latitude 38° 34' 34.81" N; Longitude 107° 21' 51.35" W B. Curecanti Creek (Lower) ISF Water Right is located in the natural stream channel of Curecanti Creek from the confluence with Commissary Gulch to the confluence with Morrow Point Reservoir, a distance of approximately 10.1 miles. A map depicting the approximate location of the Curecanti Creek (Lower) ISF Water Right reach is attached as Exhibit 2. 2. Upstream Terminus: confluence Commissary Gulch at: a. UTM: Northing: 4272414.37; Easting: 294045.93 (NAD 1983 Zone 13 North) b. Lat/Long: Latitude 38° 34' 34.81" N; Longitude 107° 21' 51.35" W 3. Downstream Terminus: confluence Morrow Point Reservoir at: a. UTM: Northing: 4258638.97; Easting: 289312.65 (NAD 1983 Zone 13 North) b. Lat/Long: Latitude 38° 27' 4.29" N; Longitude 107° 24' 51.86" W C. The Universal Transverse Mercator (UTM) of the upstream and downstream termini will be used as the legal description for the decree in this matter. The Lat/Long coordinates are provided as cross-reference locations only. The UTM and Lat/Long locations for the upstream and downstream termini were derived from CWCB GIS using the National Hydrography Dataset (NHD). 5. Source: Curecanti Creek, tributary to the Gunnison River,

tributary to the Colorado River. 6. A. Date of initiation of appropriation: January 24, 2023. B. How appropriation was initiated: Appropriation and beneficial use occurred on January 24, 2023, by the action of the CWCB pursuant to sections 37-92-102(3) and (4) and 37-92-103(3), (4) and (10), C.R.S. C. Date applied to beneficial use: January 24, 2023. 7. Amount of water claimed: A. Curecanti Creek (Upper) ISF: Instream flow of 1.5 cfs (03/01 - 03/31), 8.5 cfs (04/01 - 07/15), 2.5 cfs (07/16 - 07/31), absolute. B. Curecanti Creek (Lower) ISF: Instream flow of 3 cfs (03/01 - 03/31), 11.8 cfs (04/01 - 07/15), 4.8 cfs (07/16 - 07/31), 0.4 cfs (08/01 - 09/30), 1.4 cfs (10/01 - 11/30), 0.6 cfs (12/01 - 02/28), absolute. 8. Proposed Uses: Instream flow to preserve the natural environment to a reasonable degree. 9. Increase to previously decreed ISF Water Right: The CWCB has an existing ISF Water Right on Curecanti Creek from its headwaters to the confluence with Commissary Creek, in the amount of 3.0 cfs (01/01 - 12/31), decreed in Case No. 84CW0390 with an appropriation date of May 4, 1984. The CWCB also has an existing ISF Water Right on Curecanti Creek from the confluence with Commissary Creek to the confluence with Morrow Point Reservoir, in the amount of 5.0 cfs (01/01 - 12/31), decreed in Case No. 84CW0391 with an appropriation date of May 4, 1984. The flow rates sought herein are in addition to the amount of the existing instream flow water rights. 10. Names and addresses of owners or reputed owners of the land upon which any new or existing diversion structure will be located: The notice required by section 37-92-302(2)(b), C.R.S., to the owners or reputed owners of the land upon which any new or existing diversion or storage structure is or will be constructed is not applicable in this case. This Application is for instream flow water rights, exclusive to the CWCB under the provisions of section 37-92-102(3), C.R.S. As an instream flow water right, the CWCB's appropriation does not require

diversion structures or storage. See Colo. River Water Conservation Dist. V. Colo. Water Conservation Bd., 594 P.2d 570, 574 (Colo. 1979); § 37-92-103(4)(c), C.R.S. As a surface water right, the CWCB's appropriation of instream flow water rights does not involve construction of a well. 11. Remarks: This appropriation by the CWCB, on behalf of the people of the State of Colorado, is made pursuant to sections 37-92-102(3) & (4) and 37-92-103(3), (4) & (10), C.R.S. The purpose of the CWCB's appropriation is to preserve the natural environment to a reasonable degree. At its regular meeting on May 18, 2023, the CWCB determined, pursuant to section 37-92-102(3)(c), C.R.S., that the natural environment of Curecanti Creek will be preserved to a reasonable degree by the water available for the appropriations to be made; that there is a natural environment that can be preserved to a reasonable degree with the CWCB's water rights herein, if granted; and that such environment can exist without material injury to water rights. GUNNISON COUNTY. YOU ARE FURTHER NOTIFIED THAT you have until the last day of January 2024 to file with the Water Clerk a Verified Statement of Opposition setting forth facts as to why a certain application should not be granted or why it should be granted only in part or on certain conditions. A copy of such a Statement of Opposition must also be served upon the applicant or the applicant's attorney and an affidavit of certificate of such service shall be filed with the Water Clerk, as prescribed by C.R.C.P. Rule 5. (Filing fee: \$192.00; Forms may be obtained from the Water Clerk's Office or on our website at www.courts.state.co.us). (This publication can be viewed in its entirety on the state court website at: www.courts.state.co.us). FRED CASTLE, Water Clerk, Water Division 4, 1200 N. Grand Ave., Bin A, Montrose, CO 81401

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—IN THE DISTRICT COURT IN AND FOR WATER DIVISION NO. 4— STATE OF COLORADO

TO: ALL PERSONS INTERESTED IN WATER APPLICATIONS IN SAID WATER DIVISION NO. 4

Pursuant to C.R.S. 37-92-302, as amended, you are notified that the following is a resume of all applications filed in the Water Court during the month of November 2023. The names, address of applicant, source of water, description of water right or conditional water right involved, and description of the ruling sought are as follows: The water right claimed by this application may affect in priority any water right claimed or heretofore adjudicated within this division, and owners of affected rights must appear to object and protest within the time provided by statute, or be forever barred. CASE NO. 2023CW3075, Colorado Water Conservation Board ("CWCB"), 1313 Sherman Street, Suite 718, Denver, Colorado 80203. Please direct communications regarding this case to Rebecca Crotty, Assistant Attorney General, and Christopher Davis, Assistant Attorney General, Water Conservation Unit, Natural Resources & Environment Section, Office of the Colorado Attorney General, 1300 Broadway, 7th Floor, Denver, Colorado 80203. Telephone: (720) 508-6260 (Crotty), (720) 508-6280 (Davis) Email: christopher.davis@coag.gov; rebecca.crotty@coag.gov. APPLICATION FOR WATER RIGHTS TO PRESERVE THE NATURAL

ENVIRONMENT TO A REASONABLE DEGREE. Name & Address of Applicant: Colorado Water Conservation Board ("CWCB"). Name of water right: Van Boxel Creek Instream Flow Water Right. Summary of Application: By this Application, the CWCB requests adjudication of an ISF Water Right to preserve the natural environment of Van Boxel Creek, a natural stream in the Upper Gunnison Watershed, to a reasonable degree. Legal Description: The Van Boxel Creek Instream Flow Water Right is located in the natural stream channel of Van Boxel Creek from its headwaters to the confluence with the Little Cimarron River, a distance of approximately 7.75 miles. A map depicting the approximate location of the Van Boxel Creek Instream Flow Water Right reach is attached as Exhibit 1. Upstream Terminus: Van Boxel Creek headwaters in the vicinity of: 1. UTM: Northing: 4233170.73; Easting: 282342.59 (NAD 1983 Zone 13 North) 2. Lat/Long: Latitude 38° 13' 12.74" N; Longitude 107° 29' 10.89" W. Downstream Terminus: confluence with Little Cimarron River at: 1. UTM: Northing: 4242731.81; Easting: 284132.66 (NAD 1983 Zone 13 North) 2. Lat/Long: Latitude 38° 18' 24.22" N; Longitude 107° 28' 7.83" W. The UTM and Lat/Long locations for the upstream and

downstream termini were derived from CWCB GIS using the National Hydrography Dataset (NHD). Source: Van Boxel Creek, tributary to Little Cimarron River, tributary to Gunnison River, tributary to Colorado River. Date of initiation of appropriation: January 24, 2023. How appropriation and beneficial use occurred on January 24, 2023, by the action of the CWCB pursuant to sections 37-92-102(3) and (4) and 37-92-103(3), (4) and (10), C.R.S. Date applied to beneficial use: January 24, 2023. Amount of water claimed: Instream flow of 2.5 cfs (04/01 - 04/30), 7.8 cfs (05/01 - 06/30), 7.1 cfs (07/01 - 07/31), 1.5 cfs (08/01 - 08/31), 0.4 cfs (09/01 - 09/30), absolute. Proposed Uses: Instream flow to preserve the natural environment to a reasonable degree. Names and addresses of owners or reputed owners of the land upon which any new or existing diversion structure will be located: The notice required by section 37-92-302(2)(b), C.R.S., to the owners or reputed owners of the land upon which any new or existing diversion or storage structure is or will be constructed is not applicable in this case. This Application is for instream flow water rights, exclusive to the CWCB under the provisions of section 37-92-

102(3), C.R.S. As an instream flow water right, the CWCB's appropriation does not require diversion structures or storage. See Colo. River Water Conservation Dist. V. Colo. Water Conservation Bd., 594 P.2d 570, 574 (Colo. 1979); § 37-92-103(4)(c), C.R.S. As a surface water right, the CWCB's appropriation of instream flow water rights does not involve construction of a well. Existing Instream Flow Water Right: The CWCB has an existing instream flow water right on Van Boxel Creek from its headwaters to the confluence with the Little Cimarron River, in the amount of 2.0 cfs (1/1 - 12/31), with an appropriation date of July 30, 1976, decreed in Case No. W-2921-76. The flow rates sought in this application are in addition to the amount of the existing instream flow water right. Remarks: This new appropriation by the CWCB, on behalf of the people of the State of Colorado, is made pursuant to sections 37-92-102(3) & (4) and 37-92-103(3), (4) & (10), C.R.S. The purpose of the CWCB's appropriation is to preserve the natural environment to a reasonable degree. At its regular meeting on May 18, 2023, the CWCB determined, pursuant to section 37-92-102(3)(c), C.R.S., that the natural environment of Van Boxel Creek will be preserved to a reasonable

degree by the water available for the appropriations to be made; that there is a natural environment that can be preserved to a reasonable degree with the CWCB's water rights herein, if granted; and that such environment can exist without material injury to water rights. GUNNISON COUNTY. YOU ARE FURTHER NOTIFIED THAT you have until the last day of January 2024 to file with the Water Clerk a Verified Statement of Opposition setting forth facts as to why a certain application should not be granted or why it should be granted only in part or on certain conditions. A copy of such a Statement of Opposition must also be served upon the applicant or the applicant's attorney and an affidavit of certificate of such service shall be filed with the Water Clerk, as prescribed by C.R.C.P. Rule 5. (Filing fee: \$192.00; Forms may be obtained from the Water Clerk's Office or on our website at www.courts.state.co.us). (This publication can be viewed in its entirety on the state court website at: www.courts.state.co.us). FRED CASTLE, Water Clerk, Water Division 4, 1200 N. Grand Ave., Bin A, Montrose, CO 81401.

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EARLY DEADLINE for 12/29 issue: Friday 12/22 at NOON • legals@crestedbuttenews.com

—NOTICE OF PUBLIC HEARING— 2024 BUDGET – JANUARY 9, 2024

MT. CRESTED BUTTE WATER AND SANITATION DISTRICT MT. CRESTED BUTTE, GUNNISON COUNTY, COLORADO

Notice is hereby given that the proposed 2024 budget has been submitted to the Board of Directors of the Mt. Crested Butte Water and Sanitation District. That a copy of said proposed budget has been filed at the District's office, 100 Gothic Road, Mt. Crested Butte, Colorado 81225, where the same is open for public inspection. That said proposed 2024 budget will be considered at a regular meeting of the Board of Directors of the Mt. Crested Butte Water and Sanitation District to be held at 100 Gothic Road, Mt. Crested Butte, Colorado on Tuesday the 9th day of January 2024 at 5:00 P.M. That meeting will be held remotely via Zoom. Please see the District website for further instructions about how to join that meeting (www.mcbwsd.com/Agendas-Meetings-Minutes). The Board will hold a public hearing at such meeting during which all interested parties may be heard.

Any interested elector of the Mt. Crested Butte Water and Sanitation District may inspect the proposed 2024 budget and file or register any objections thereto at any time prior to the final adoption of the budget.

Mike Fabbre, District Manager

Published in the Crested Butte News. Issue of December 8, 2023. #120809

—NOTICE OF DRC MEETING—

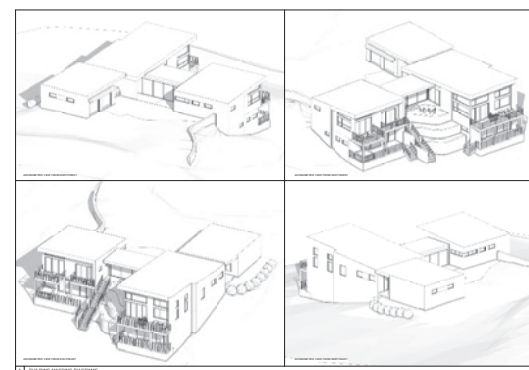
CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION, INC. SPECIAL AREA ARCHITECTURAL DESIGN REVIEW DECEMBER 21, 2023 • 6:50 P.M

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

Join virtually: Email staff@cbsouth.net 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 6:50 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 drc-manager@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. #120110



**—GUNNISON WATERSHED SCHOOL DISTRICT RE 1J REGULAR MEETING—
DECEMBER 11, 2023 • 5:30PM • LAKE SCHOOL CONFERENCE ROOM**

This meeting will be conducted in person and by distance using the video conferencing platform ZOOM Webinar. Please check the GWSD website for further instructions.

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Modifications/Approval of Agenda

V. Action Items

- Election of Board President
- Election of Board Vice President
- Election/Appointment of Board Secretary
- Election/Appointment of Board Treasurer

VI. Commendations, recognition of visitors, and public comment

**Visitors who wish to address the Board, please make known at the beginning of the meeting via Zoom or if in-person, please complete the public participation form.*

1. FY2023 Audit Presentation-Paul Backes, McMahan & Associates

VII. Administrative Action Summaries

A. Superintendent Summary - Dr. Nichols

- Successful Students
- Strong Employees
- Engaged Community
- Healthy Finance
 - Mill Levy update – Director of Finances- Tia Mills
- Functional Facilities

VIII. Action Items

A. Consent Grouping

Note: Items under the consent grouping are considered routine and will be enacted under one motion. There will not be separate discussion of these items prior to the time the board votes unless a Board Member requests an item be clarified or even removed from the grouping for separate consideration.

The Superintendent recommends approval of the following:

- Board of Education Minutes
 - November 13, 2023 Regular meeting
- Finance

Approve for payment, as presented by the Business Manager, warrants as indicated:

- General Account # 42888-43366
 - Payroll Direct Deposit # 58456-58858
- Personnel
 - Samantha Reddoch-Permanent Substitute-GES
 - JoAnn Klingsmith-Transitional employment for the 2024-25 school year
 - Tyler Hammer-Resignation-Kindergarten teacher-CBES
 - Rachel Sabbato-Resignation-Permanent Substitute-GES
 - Bryon Roberts-Resignation-Bus Driver-District

GES

4. Correspondence

B. New Business

- First reading of policy:
 - AC-Nondiscrimination/Equal Opportunity

C. Old Business

1. Consider approval of the FY2023 Audit

IX. Comments from the public
**Visitors who wish to address the Board, please make known via Zoom or if in-person, please complete the public participation form.*

X. Items introduced by Board Members

XI. Board Committee Assignments
District Accountability Committee-
School Accountability Committees-
Gunnison County Education Association Negotiations-
Gunnison County Education Association 3X3-
Fund 26-
Gunnison Valley Community Foundation-
Gunnison Memorial Scholarship-
Health Insurance Committee-

XII. Forthcoming Agendas/Meeting Dates and Times
Monday, January 8, 2024 Special Meeting@5:30 GUN
-Mill Levy Approval

Monday, January 15, 2024 Regular Meeting@5:30pm-CB
Monday, January 29, 2024 Regular Meeting/Amended
Budget@5:30pm-GUN

Monday, February 12, 2024 Regular Meeting@5:30pm-CB
Monday, February 26, 2024 Work Session@5:30pm-GUN

XIII. Adjournment

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Classifieds

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

FOR RENT

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. (12/8/55).

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. (12/8/43).

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. (12/8/29).

SPACIOUS, FURNISHED 2BD CONDO to share in Mt CB. Separate 1BD/1BA available now, \$1500/mo. includes W/D and utilities. Reply to mcbdlgs@gmail.com. (12/15/25).

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. (12/8/23).

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. (12/8/54).

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. (12/8/37).

3 BEDROOM/2 BATH modern townhouse in CB South with garage, \$3,400/mo. + gas and electric. Call/Text Ryan Jardi, Owner Broker 970-596-1906. (12/8/23).

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.

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, 847-769-7800. (12/8/33).

FOR RENT

2 BED/2 BATH CONDO for rent in Mt CB, for the ski season. Fully furnished. Ski-in ski-out. Internet and DirecTV service provided. \$2,000/month plus electric. First, last and security required(970) 349-5150. (12/8/34).

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 or call Jordon 817-733-6947. (12/8/37).

CRESTED BUTTE VACATION furnished upscale rental available during winter December-May. \$2500 month Please contact Jenny Lain 970-209-9190, Berkshire Hathaway. (12/22/19).

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. \$995 per month. Available ASAP. Call 970-349-7550 for details. (12/8/31).

NICELY FINISHED OFFICE SPACE for rent at 309 Bellevue in Crested Butte, 685 sq.ft., ground floor, off-street parking. Private bathroom, space would be perfect office for accountants, yoga or massage studios. Tenant pays electric and internet. Available now. Year lease, 1st, last, security. \$1800/mo. Contact Jim, 970-209-9211 or jlohr@q.com. (12/8/51).

PERHAPS THE NICEST OFFICE IN TOWN: 3rd Floor, with sunny roof top deck. Huge views. 5th and Bellevue. 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. (12/8/44).

OFFICE SPACE AVAILABLE: 800 for 315 sq.ft. upstairs at 301 Bellevue, 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. (12/8/33).

IN TOWN commercial/office/art space with private entrance and bath. Bright, open concept with all new electrical, plumbing, windows and doors. Negotiable lease \$1100/month. Call, (541)602-4557. (12/29/29).

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. (12/8/39).

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. (12/8/34).

OFFICE SPACE FOR RENT: 14'x20' Shop space/ Storage available for rent located at 337 Buckley Drive in Riverland. Not furnished. \$695 per month. Available ASAP. Please call 970-349-7550 for details. (12/8/31)

RIVERLAND 2nd floor office. 2 available: Small is ~300' @ \$650 including utilities. Large is ~700' with private bath and 2 offices @ \$1150, includes heat. 970 209-3564. (12/8/26).

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@cb-mountaingoat.com. (12/8/66).

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. (12/8/23).

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. (12/8/pd/22).

REAL ESTATE

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 terravistallimited@gmail.com, 970-497-9113. (12/8/35).

INVESTMENT / HOUSING INVESTMENT: Partner in a duplex to be built. Call Ken for details 970-765-7414. (12/8/15).

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. (12/8/pd/76).

REAL ESTATE

DEVELOPMENT DEAL: 4-5 units, incredible views, Brush Creek road area, entry level townhomes. Call or text Ken 512-947-7797. (12/8/18).

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. (12/8/43).

FSBO 2 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. (12/8/47).

EMPLOYMENT

EXPERIENCED SKID STEER OPERATOR NEEDED: VERY good pay and extra compensation for the right person. Starts ASAP. Call Jean at 970-275-8731. (12/8/21).

DIRECTOR OF YOUTH EDUCATION Provide leadership, coordination, and strategic growth of Mountain Roots' district-wide year-round youth programs, focused on environmental and nutrition education. Includes direct teaching, guiding program growth, and training/management of our 3-5 person program staff. \$55-60K DOE with benefits. mountainroots-foodproject.org/join-our-team. (12/22/44).

JOB OPPORTUNITY – DEVELOPMENT COORDINATOR The Rocky Mountain Biological Laboratory has an opening for a full-time development coordinator to support the development and operations functions at RMBL. The role is an integral member of the development team, supporting annual fundraising and communication efforts with additional client-facing and back-office support to the operations team. Ideal candidates will be mission-driven, thrive in small organizations, and prefer to work in teams rather than siloes. We seek someone who is detail-oriented and enjoys working in a dynamic and fast-changing environment. A bachelor's degree and experience in event planning, development, and/or clerical support are required. This is a non-exempt position with a total compensation of \$50,000. Benefits include paid time off and free lunch in the RMBL dining hall during the summer season. To see the full job description and learn how to apply, please visit our website at www.rmbll.org/about-us-2/jobs/.

EMPLOYMENT

ACTION ADVENTURES SNOWMOBILING is now accepting applications for the following positions: Snowmobile Tour Guides, Shuttle Van Drivers, and Guest Services / Office Staff. Very Competitive Compensation. COME HAVE FUN WITH US THIS WINTER! Send resume to james@actionadventures.com or call 970-349-5909. (12/8/40).

MASSAGE THERAPISTS: FT and PT competitive pay. All sheets, bookings, supplies and payments are taken care of by the Spa. Must be licensed in the State of Colorado. Fitness center membership is included. Please reach out to mark@elevationspa.com. (12/8/39).

IRWIN GUIDES is seeking a Guide Operations Coordinator. This full time year round position will be responsible for assisting the Irwin Guides General Manager with day-to-day operations and management of the guide team, including courses, day trips, and coordination with Eleven Experience guest trips. This position will play a key role in Irwin Guides activity sales and logistics, including face-to-face and phone/email interaction with guests; management of Irwin Guides office, calendars, and guide staffing; communication and coordination across Irwin Guides and Eleven Experience teams; operation of Irwin Guides retail space; and the development, promotion, and sales of Irwin Guides professional training programs. A strong candidate will have knowledge of the outdoor industry and local Gunnison Valley activities, and at least 3 years experience in an administrative role. This position requires effective oral and written communication, orientation to detail, sensitivity to deadlines, and responsiveness to delegation. Incumbent must be comfortable working independently and in a fast paced team environment. During Summer and Winter operations, this position will be required to work occasional early mornings and/or late afternoons, at least one weekend day per week, and some holidays. This is a full time benefited position starting at \$55,000 - \$60,000 annually, depending on experience and qualifications. For more information and to apply, please visit elevenexperience.com/careers. (12/29/215).

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

**deadline
tuesday at
noon**