

Legals

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

—PUBLIC NOTICE OF ELECTION—

NOTICE IS HEREBY GIVEN that the Town of Mt. Crested Butte will conduct a special recall election via mail ballot on Tuesday, February 13, 2024, between the hours of 7:00 a.m. and 7:00 p.m. Ballots may be returned by mail (voters must provide return postage) or dropped off at Town Hall, 911 Gothic Road, Mt. Crested Butte. Ballots may be dropped off between 8:00 a.m. and 5:00 p.m., Monday through Friday and on Election Day, February 13, 2024 from 7:00 a.m. to 7:00 p.m. Any person registered to vote in the Town of Mt. Crested Butte limits is qualified to vote in the recall election. At said special recall election, the registered

electors of the Town of Mt. Crested Butte will vote on whether or not to recall Town Councilmember Roman Kolodziej and, if he is recalled, who among the nominated candidates should replace him. Electors may vote for one (1) candidate from the list below:
Peter Esselstyn
Bruce Nation
Tom Rolleczek
Bobbie Sferra
BALLOTS WILL BE MAILED to all eligible and qualified registered voters at their current address beginning January 22, 2024. Voter registration changes can be made online by visiting www.

GoVoteColorado.gov. The last day to request a ballot to be mailed is January 29, 2024. Voters who make changes to their registration online after January 29, 2024, must visit Town Hall, 911 Gothic Road, Mt. Crested Butte to obtain a ballot. **Ballots will not be forwarded.** Voters who do not receive a ballot should call the Mt. Crested Butte Town Clerk at 970-349-6632, extension 103 for further instructions. **BALLOTS RETURNED** must be received by the Town before 7:00 p.m. on February 13, 2024 to be counted. Ballots received after this time will not be counted, regardless of the date of postmark if mailed.

FOR QUESTIONS regarding the municipal special election, call the Mt. Crested Butte Town Clerk at 970-349-6632 extension 103 or email at toconnell@mtcb.colorado.gov . **IN WITNESS WHEREOF**, the Town Clerk of the Town of Mt. Crested Butte, Colorado has caused this Official Election Notice to be given.
By: /s/ Tiffany O'Connell
Tiffany O'Connell, CMC
Designated Election Official Town of Mt. Crested Butte

Published in the *Crested Butte News*. Issues of January 26 and February 2, 2024. #012607

deadline tuesday at noon

—NOTICE OF JOINT PUBLIC HEARING—

CONCERNING LUC-23-00015, A LAND USE CHANGE PERMIT APPLICATION FOR A MINOR IMPACT LAND USE CHANGE FOR A TWO LOT SUBDIVISION ON THE PARCEL OF LAND COMMONLY KNOWN AS PARCEL NO. 3791-000-00-040, 3529 STATE HIGHWAY 114, GUNNISON, COLORADO; AND A LAND CONSERVATION COVENANT FOR PARCEL NO. 3791-000-00-039; BOTH PARCELS ARE LEGALLY DESCRIBED AS A SINGLE PARCEL WITHIN THE WARRANTY DEED RECORDED AT RECEPTION NO. 599837 AS THE NW 1/4 SW 1/4 OF SECTION 28, TOWNSHIP 49 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, GUNNISON COUNTY, COLORADO

HEARING DATE, TIME AND LOCATION: The Gunnison County Planning Commission and Gunnison Board of County Commissioners will conduct a joint public hearing on **March 7th 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: Thomas J. Spezze and Tamara M. Spezze.

PARCEL LOCATION: The NW1/4 SW1/4 of Section 28, Township 49 North, Range 2 East, N.M.P.M. Also known as 3528 State Highway 114, Cochetopa Creek Drainage, Gunnison, CO (PID 3791-000-00-040) and State Highway 114, Cochetopa Creek Drainage, Gunnison, CO (PID 3791-000-00-039).

PROPOSAL: The Applicant proposes to subdivide a 7.84-acre parcel at 3528 CO-114 (Parcel No. 3791-000-00-040) into two lots, 3-acre Lot 1 and 4.84-acre Lot 2, on the west side of CO-114. The Applicant proposes to conserve a 29.72-acre parcel (Parcel No. 3791-000-00-039) located on the east side of CO-114 and opposite of the subdivision parcel along the Cochetopa Creek, with perpetual protective covenants, severing residential development rights and any potential future subdivision.

HOW TO VIEW THE APPLICATION:

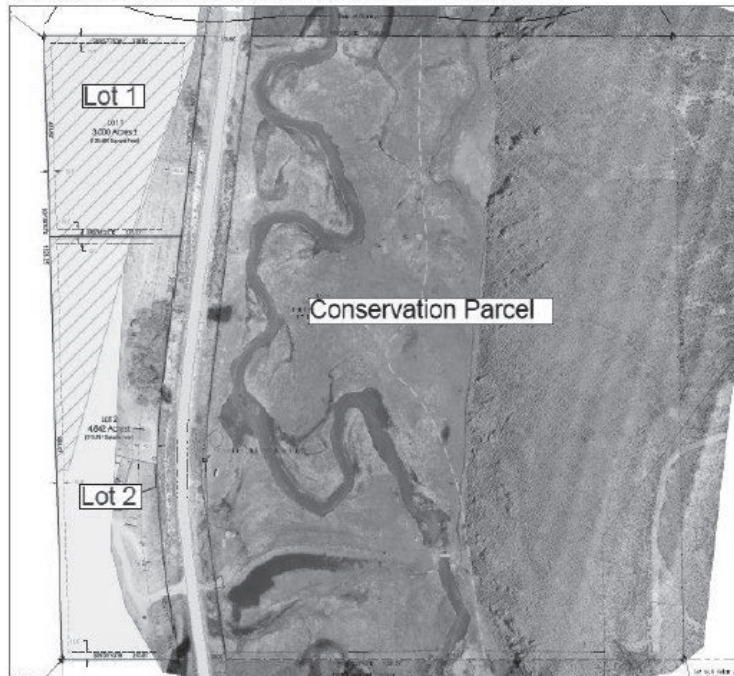
A copy of the application is available online at: <https://www.gunnisoncounty.org/436/Permit-Database>. Select "projects" and type **LUC-23-00015** in the application number field. If you have questions or issues accessing the files, contact the Community Development Department at (970) 641-0360.

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, 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.

PROPOSAL SITE PLAN:

Figure 1. Subdivision and Conservation Parcel Configuration



/s/ Hillary I. Seminick, ACIP
Planning Director
Gunnison County Community Development Department

Published in the *Crested Butte News*. Issue of February 2, 2024. #020208

—NOTICE OF PUBLIC HEARING—

**CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION, INC.
SPECIAL AREA MULTI-FAMILY DEVELOPMENT REVIEW
CB SOUTH POA OFFICE, 61 TEOCALLI ROAD, CRESTED BUTTE, CO 81224**

Join virtually: Zoom id 851 4719 8741
PLEASE TAKE NOTICE THAT a CB South Property Owners Association (POA) Board of Directors public hearing will be held on Tuesday, February 13, 2024, at 6:00 p.m. for the purpose of considering the following:
The applicant David Hilb for a Three-Unit Multi-Family building on Lot 2, Block 3, Crested Butte South – First Filing, AKA 96 Elcho Avenue, to be

approved as such in use from vacant lot to multi-family residential use so the applicant may proceed to review by the CB South POA Design Review Committee.
There is a 14-day public comment period in which comments regarding the above-referenced proposed change of use from a vacant lot to a multi-family residential use may be submitted to the Design Review Committee. The

14-day public comment period shall be from January 30, 2024, to February 12, 2024. 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*. Issue of February 2, 2024. #020201

—REQUEST FOR PROPOSAL—

**MT. CRESTED BUTTE WAYFINDING
PHASE 2 FABRICATION AND INSTALLATION PROJECT**

The Town of Mt. Crested Butte is requested bid proposals from qualified firms for the Phase 2 fabrication and installation of wayfinding signs in the Town. This Project is for Phase 2 of the Mt. Crested Butte Signage and Wayfinding Master Plan (dated March 2023), and includes twelve (12) signs, with the Phase 2 sign installations concentrated in the downtown ski base area. The Phase 2 Project entails the fabrication and installation of three (3) sign types, including:

Destination (D = 8 Signs), Destination Building Mounted (DB = 3 Signs) and Destination Building Mounted Town Hall (DBTH = 1 Sign). The Bid Documents can be found on Bid-Net and the Town Website at the following Town link (<https://mtcb.colorado.gov/request-for-proposals>).

Published in the *Crested Butte News*. Issues of January 26 and February 2, 2024. #012601

—DOWNTOWN DEVELOPMENT AUTHORITY—

**REGULAR MEETING
FEBRUARY 5, 2024 ~ 4:00 P.M.
MT. CRESTED BUTTE, COLORADO**

The Downtown Development Authority will be holding a regular meeting on February 5, 2024, at 4:00 P.M. at the Mt. Crested Butte Town Hall. If you wish to attend via zoom please go to <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 February 2, 2024. #020206

—NONDISCRIMINATORY POLICY— CAMP GUNNISON

Camp Gunnison admits students of any race, color, national, and ethnic origin to all the rights, privileges, programs, and activities generally according or made available to students at Camp Gunnison.

It does not discriminate on the basis of race, color, national and ethnic origin in administration of its educational poli-

cies, admissions, policies, scholarship and loan programs, and athletic and other Camp Gunnison administered programs.

Published in the *Crested Butte News*. Issue of February 2, 2024. #020203

—TAX LIEN SALE NUMBER 201900012— NOTICE OF PURCHASE OF PROPERTY AT TAX LIEN SALE AND OF APPLICATION FOR ISSUANCE OF TREASURER'S DEED

To Every Person in Actual Possession or Occupancy of the hereinafter Described Land, Lot or Premises, and to the Person in Whose Name the same was Taxed or Specially Assessed, and to all Persons having Interest of Title of Record in or to the said Premises and To Whom It May Concern, and more especially to: **Austin Norman Estate and Razor Creek Ranch, LLC**

You and each of you are hereby notified that on the 1st day of November 2019, the then County Treasurer of Gunnison County, in the State of Colorado, sold at public tax lien sale to Razor Creek Ranch, LLC the following described property situate in the County of Gunnison, State of Colorado, to-wit:

**Schedule Number: 398300000000
Legal Description: GAS & OIL RIGHTS TO 161.35 ACRES 48N4W**

and said County Treasurer issued a certificate of purchase therefore to Razor Creek Ranch, LLC.

That said tax lien sale was made to satisfy the delinquent property (and special assessment) taxes assessed against said property for the year 2018;

That said property was taxed or specially assessed in the name(s) of Austin Norman Estate for said year 2018; That said Razor Creek Ranch, LLC on the 19th day of January 2023, the present holder of said certificate (who) has made request upon the Treasurer of said County for a deed to said property;

That a Treasurer's Deed will be issued for said property to Razor Creek Ranch, LLC at 2:00 o'clock p.m., on the 8th day of May 2024, unless the same has been redeemed; Said property may be redeemed from said sale at any time prior to the actual execution of said Treasurer's Deed.

This Notice of Purchase will be published in *Crested Butte News* on January 19, 2024, January 26, 2024 and February 2, 2024.

Witness my hand this 19th day of January 2024
Debbie Dunbar
Gunnison County Treasurer

Published in the *Crested Butte News*. Issues of January 19, 26 and February 2, 2024. #011902

legals@crestedbuttenews.com

970.349.0500 ext. 105

**—PLANNING COMMISSION REGULAR MEETING—
FEBRUARY 7, 2024 ~ 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 February 7, 2024. 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 February 2, 2024. #020204

**—TOWN COUNCIL REGULAR MEETING—
FEBRUARY 6, 2024 ~ 6:00 P.M.
MT. CRESTED BUTTE, COLORADO**

The Town Council of the Town of Mt. Crested Butte will be holding their regular meeting on February 6, 2024 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 February 2, 2024. #020205

legals@crestedbuttenews.com

**—NOTICE OF VARIANCE REQUEST—
SKYLAND COMMUNITY ASSOCIATION
350 COUNTRY CLUB DRIVE, SUITE 112A
CRESTED BUTTE, CO 81224
PHONE (970) 349-7411 FAX (970) 349-5054**

PLEASE TAKE NOTICE that the Board of Directors of the Skyland Community Association will take input on the following variance request. All objections should be submitted in writing to the association by March 1st, 2024.

Allow an average building height of 38'-6", 2'-6" over the maximum height of 36 feet for an 8:12 primary roof pitch. Allow an engineered concrete retaining wall along the driveway. The architect for the project has requested

the variances to mitigate the extreme topography of the lot, reduce the overall height impact, and help meet requirements set forth by the Skyland Metropolitan District. Plans for the project may be viewed in the Skyland

Community Association business office located at the address noted above. Business hours are Monday-Friday, 8:00 am to 5:00pm. The project is located at Skyland Lot S-20, 948 Ridge Road. All questions

should be addressed to Mike Billingsley at the above phone number.

Published in the *Crested Butte News*. Issues of February 2 and 9, 2024. #020202

**—AGENDA—
TOWN OF CRESTED BUTTE
REGULAR TOWN COUNCIL MEETING
TOWN COUNCIL CHAMBERS
507 MAROON AVE; CRESTED BUTTE, CO
MONDAY, FEBRUARY 5, 2024**

Meeting Information to Connect Remotely:
<https://us02web.zoom.us/j/81739536837>
Or Telephone: Dial: +1 719 359 4580 US +1 669 444 9171 US +1 253 205 0468 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 +1 564 217 2000 US +1 646 931 3860 US
Webinar ID: 817 3953 6837
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.

4:45 Meal available in Meeting Room Junior.
5:00 WORK SESSION – Held jointly with the Board of Zoning and Architectural Review (BOZAR).

1) Compass Plans Integration: Communication Plan; Historic Preservation Plan Success Measures; Climate Action Plan Process and Goal; and Infill Overview.

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) January 16, 2024 Special Town Council Meeting Minutes.

Staff Contact: Town Clerk Lynelle Stanford
2) Memorandum of Agreement (MOA) with the Gunnison Valley Regional Housing Authority for the Crested Butte GreenDeed Program.
Staff Contact: Sustainability Coordinator Dannah Leeman

3) Selection of Consultant for In-Fill Study.
Staff Contact: Community Development Director Troy Russ

4) Sustainable Tourism and Outdoor Recreation Committee Nomination Letter.
Staff Contact: Recreation, Open Space, and Trails Supervisor Joey Carpenter

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) (Second Reading) Ordinance No. 1, Series 2024 - An Ordinance of the Crested Butte Town Council Amending Section 4-2-120 of the Crested Butte Municipal Code.

Staff Contact: Finance Director Kathy Ridgeway

7:25 NEW BUSINESS

1) Emergency Order (Resolution 11, Series 2023): 208 Elk Avenue (Lots 12 & 13, Block 28, Crested Butte Subdivision), The Hideout – Temporary Accessory Kitchen Request Discussion and Direction.

Staff Contact: Community Development Director Troy Russ

7:45 2) Discussion on Whetstone Utility Extension Agreement.

Staff Contact: Public Works Director Shea Earley

8:15 3) Discussion on Whetstone Pre-Annexation Agreement.

Staff Contact: Community Development Director Troy Russ

8:25 4) (First Reading) Ordinance No. 2, Series 2024 - An Ordinance of the Town of Crested Butte, Colorado, Amending Section 13-1-280 of the Crested Butte Municipal Code Regarding Extension of Town Systems Outside Town Boundaries.

Staff Contact: Public Works Director Shea Earley

8:35 COUNCIL REPORTS AND COMMITTEE UPDATES

8:40 OTHER BUSINESS TO COME BEFORE THE COUNCIL

8:45 DISCUSSION OF SCHEDULING FUTURE WORK SESSION TOPICS AND COUNCIL MEETING SCHEDULE

- Tuesday, February 20, 2024 - 6:00PM Work Session - 7:00PM Regular Council
- Monday, March 4, 2024 - 6:00PM Work Session - 7:00PM Regular Council
- Monday, March 18, 2024 - 6:00PM Work Session - 7:00PM Regular Council

8:50 ADJOURNMENT

Published in the *Crested Butte News*. Issue of February 2, 2024. #020207

Classifieds

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

FOR RENT

FULL SIZED GARAGE SPACE DOWN-TOWN: Remote control door. Plowed. \$300 monthly. what-snextfromcb@me.com. (2/2/13).

MOUNTAINEER SQUARE CONDO: One bedroom, two bath. Available 2/26. 30 day minimum, \$4000/mo. ski season, \$2100/mo. off season. Everything included. Flexible lease. References and deposit. 908-328-9840. (2/2/28).

SPACIOUS 1BD SUITE with bathroom. Available now, in a furnished 2 BD Condo in Mt. CB. Shared living room and kitchen. \$1200/mo., includes W/D and utilities. Contact mcb-digs@gmail.com. (2/2/31).

ROOM FOR RENT IN GUNNISON: Available Feb. 1. Share a non-smoking 4 bedroom/2 bath, 2nd floor duplex with W/D, large common area & large deck. Year lease. Shared utilities/wi-fi + 1 month security deposit. Close to shopping, no pets. \$550/mo. Call 970-361-2649 or 970-275-9294. (2/2/pd/46).

CBS DUPLEX UNIT: Duplex unit 1BD/1BA, 750 sq.ft., heated garage. View Lot is appx 7500 sq.ft. \$600k OMC with large down. mammoth-cabin@yahoo.com. (2/2/24).

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. (2/2/37).

FOR RENT

3BD/3BA: Ideal for end of season or transition. Brand new modern beautiful furnished energy efficient home in CB South with views forever! Available March 21 into early April. Fast internet for remote work. Professional, mature with excellent references. Price dependent on timing/situation. 970-713-0977. www.CrestedButte-SouthVacation.com. (2/2/46).

CBS 4-PLEX ready for permitting, seeking partner open to all ideas. mammothcabin@yahoo.com. (2/2/13).

HABITAT IS ACCEPTING APPLICATIONS: Deadline to apply is March 1st. For income qualifications and more information go to www.hfh-gunnison-valley.org or call 970-641-1245 for more information. (2/23/25).

VACATION RENTALS

3BD/3BA: Ideal for end of season or transition. Brand new modern beautiful furnished energy efficient home in CB South with views forever! Available March 21 into early April. Fast internet for remote work. Professional, mature with excellent references. Price dependent on timing/situation. 970-713-0977. www.CrestedButte-SouthVacation.com. (2/2/46).

IN-TOWN 3BD/2.5BA: 30+ days. NS/NP, all utilities included. Ideal for a mountain get away or work remotely. Perfect for mature, professional with excellent references. Serious Inquiries only. 248-866-2593. (2/9/30).

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. (2/2/37).

COMMERCIAL RENTALS

CB OFFICE SPACE FOR RENT located at Third & Belleview upstairs. 315 sq.ft. for \$790 includes utilities. Available February 1 with 6 mo. lease. Contact cbsouthkerry@gmail.com. (2/2/26).

COMMERCIAL RENTALS

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 aprox. 200 sq.ft. \$1000/month. Call 970-596-6736 or email gary@cbmountaingoat.com. (2/2/66).

COMMERCIAL KITCHEN AND RETAIL SPACE for rent beginning mid-April '24. 1,700 sq.ft. property. The Front 400 sq.ft. space is now a successful well established Deli including dis-

COMMERCIAL RENTALS

play refrigerators, counters and seating. The Back of the property is 1300 sq.ft. complete commercial kitchen, bathroom and office. Located in Crested Butte with plenty of parking and great delivery and loading area. This property is perfect for Deli, Catering, Bakery or...possibilities are endless. Rent or purchase is negotiable \$3,885- \$5,885/month. 970-209-3928. (2/2/80).

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

CB SOUTH OFFICE FOR RENT: South facing, 380 sq.ft., in commercial district. Shared bathroom, utilities included except internet. \$925/mo., 1 yr lease. Available now. Contact Mary 970-275-5112. (2/9/28).

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. (2/2/34).

ELK AVENUE OFFICE SPACE: Looking for the ideal office space that combines convenience and charm? Look no further. With a variety of sizes to suit your unique needs, our spaces are conveniently located and affordably priced. kezia@toad-propertymanagement.com, (970) 349-2773. (2/2/40).

Classifieds
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DEADLINE TUESDAY AT NOON
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