

Joe Busse Jr.

Joseph Richard Busse Jr., age 63, passed away on July 16, 2024. He was diagnosed with kidney disease 10 years ago and began dialysis. Last Tuesday, his body succumbed to his illness. His spirit has now joined his two mothers and his father in heaven where he can enjoy the things he loved and blue skies.

Joe spent most of his childhood in Waldwick, NJ, and graduated from Waldwick High School. He worked as a plumber in New Jersey and New York, where he eventually took over his father's business, Bren-wall Plumbing and Heating. In 2008, he moved to Gunnison, Colorado, and worked at Timberline Mechanical as a plumber and for the Gunnison Watershed School District.

Joe enjoyed camping, fishing and skiing in the Gunnison Valley. He was also passionate about music, cooking and loved to plant in his garden. Known for his contagious joy, Joe always had a big smile on his face and loved to crack jokes.

Joe is survived by his son Joseph Richard Busse III (wife, Sarah Busse), daughter Corrine Sletner (husband, Nick Sletner), siblings Maria (Busse) Madson (husband, John Madson),



Michael Busse (Traci Busse), Jennifer (Busse) Kennedy (husband, Darren Kennedy) and Patrick Busse (fiancé, Lisa StPierre). He is also survived by his grandchildren Caroline and Benjamin Sletner, as well as nieces and nephews TJ Agner, Kaitlyn Irish, Leah & Kayla Busse, Josh and Matty Busse.

A celebration of Joe's life was held on Sunday, July 21 at Garlic Mike's.

Please consider making a donation to the kidney foundation at support.kidney.org in Joe's memory.



Debbie Pipkin

Come join us to celebrate Debbie's life on Wednesday, July 31. Debbie lived in Crested Butte in the late 1990s. She owned and operated Razzberries, a women's clothing boutique on Elk Avenue for many years.

Debbie never knew a stranger. She loved us all and she loved Crested Butte. She loved her Malamutes, Shih-Tzus, her many cats and of course her children, grandchildren and great-grandchildren. Debbie's favorite pastimes were hiking and camping with her dogs in and around Crested Butte.

She was a loving and amazing woman. Please join her family and friends for this celebration.

The gathering will take place on July 31 from 5-7 p.m. at Rainbow Park.

Legals

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

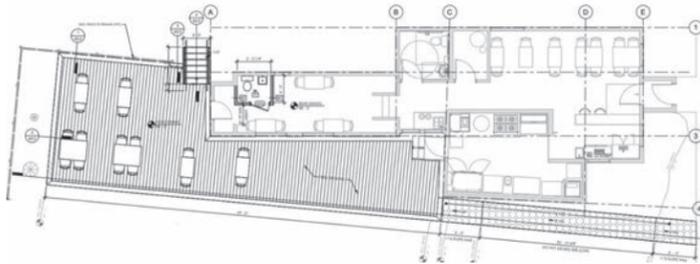
—NOTICE OF PUBLIC HEARING— CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW TOWN OF CRESTED BUTTE, COLORADO 307-307 SIXTH STREET UNIT #A-C

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on June 25, 2024, 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 **Nima Sherpa and Ang Sherpa** to propose an expanded outdoor seating area associated with the existing restaurant/bar for the property located at 307-309 Sixth Street, Units A-C Sixth Street Development Condominiums, Block 24 in the B3 zone. (Sherpa/Kraii)

- Architectural approval is required.
- An expansion of a conditional use permit for a bar/restaurant in the B3 zone is required.

By Madison Manning, Planning Technician

Published in the *Crested Butte News*. Issues of July 19 and 26, 2024. #071901



—NOTICE OF PUBLIC HEARING— CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW TOWN OF CRESTED BUTTE, COLORADO 20 MAROON AVENUE

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on June 25, 2024, 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 **William Arnold and Fiona Arnold**

- A recommendation to the Town Council for a Revocable License Agreement for the existing 2'3" front entry steps encroachment onto Town rights of way (Maroon Avenue) is required.

TOWN OF CRESTED BUTTE
By Madison Manning, Planning Technician

Published in the *Crested Butte News*. Issues of July 19 and 26, 2024. #071902

for an interior remodel and siting an addition on the southeast corner of the existing historic single-family residence located at 20 Maroon Avenue, Tract 1, Yaklich Subdivision in the R1C zone. (Hadley/Gallen)
-Architectural approval is required.



—NOTICE OF DRC MEETING— CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION, INC. SPECIAL AREA ARCHITECTURAL DESIGN REVIEW

Location: 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 Tuesday, July 30, 2024, at 5:30 p.m. for the purpose of considering the following:

Design Review for the application for **Design Review for Elmenhorst, Single-Family Residence, Lot 29/30, Block 29, Filing #4, AKA 6 Proffitt 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 July 15, 2024 to July 29, 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*. Issues of July 12, 19 & 26, 2024. #071205



deadline Tuesday at noon

—NOTICE OF STORAGE UNIT CONTENTS SALE— ELK MOUNTAIN STORAGE

Please be advised that on August 8, 2024, at 10:00 AM, a public sale of the contents of Storage Unit #31, located at Elk Mountain Storage, 307 Red Lady Avenue, Crested Butte, Colorado 81224 will occur. The location of the sale shall be 307 Red Lady Avenue, Crested Butte, Colorado.

Published in the *Crested Butte News*. Issues of July 26 & August 2, 2024 #072602

—NOTICE OF LAND USE CHANGE PERMIT APPROVALS CREATING A VESTED RIGHT—
GUNNISON COUNTY, COLORADO

PLEASE TAKE NOTICE that Gunnison County has approved the following Land Use Change permits with site-specific development plans(s) within unincorporated Gunnison County, which creates a three-year vested property right pursuant to Colorado Revised Statutes, Article 68 of Title 24 C.R.S., as amended. A "vested property right" gives the following applicant(s) the right to undertake the development subject to the condition(s) of approval of the site-specific development plan(s). At a joint public hearing with the Gunnison County Board of Adjustment on July 18, 2024, the Gunnison County Planning Commission approved Minor Impact Land Use Change Permit No. 6, Series of 2024 for LUC-24-00011, Hartman Castle. The Applicant, Hartman Preservation Corporation, representing the property

owners, Dave and Susan Taylor, to allow for a new commercial use of Hartman Castle and grounds at 277 CR 50, Gunnison CO, Parcel No. 3787-110-00-015 and legally described as Township 49 North, Range 1 West, N.M.P.M., Section 11: Two Parcels of Land Located in The SE ¼ NW ¼ NW ¼ Of Said Section 11, And Further Described In The Special Warranty Deed At Reception No. 612691, Gunnison County Clerk And Recorder, County Of Gunnison, State Of Colorado. The project approves mixed uses with the Castle and grounds used for weddings, events, community gatherings and educational purposes. The Castle will be available year-round, and the grounds will be used seasonally. A detached shed will be converted into a catering kitchen and administrative offices. No change in use is proposed for either of the two residential struc-

tures on the property. At said joint public hearing on July 18, 2024, the Gunnison County Board of Adjustment approved a Certificate of Variance Approval No. 1, Series of 2024. The approval granted a variance from Gunnison County Land Use Resolution (LUR) Section 13-104: *Setbacks from Property Lines and Road Rights-of-Way*, Table 7. *Setbacks from Property Lines and Road Rights-of-Way*, reducing the setback requirement between adjacent residential and commercial uses from 50' to 0'.

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

Published in the *Crested Butte News*. Issue of July 26, 2024 #072607

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

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on June 25, 2024, 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 **Leedy Elk Ave LLC** to construct a

in the B4 zone district is 6250 sf and lot exists at 17,188 sf. -A special development permit for excessive slope review per Sec. 16-10-20 is required.

TOWN OF CRESTED BUTTE
By Madison Manning, Planning Technician

Published in the *Crested Butte News*. Issues of July 19 and 26, 2024 #071904



-Architectural approval is required. -A conditional waiver of a non-conforming aspect with respect to lot size is required; maximum lot size

—NOTICE—
ENVIRONMENTAL AT LARGE

The Gunnison Basin Roundtable is seeking applicants to represent environmental interests and shall be selected from nominees submitted by one or more regionally, state-wide, or nationally recognized environmental conservation organizations that have operated in Colorado for at least five years. The

selected Member will serve the balance of a five-year term (current term expires November 2025). Candidate should have a background or interest in environmental water resources management. The Gunnison Basin Roundtable meets bimonthly in the Montrose/Delta area. Please submit letters of interest to Wendell

Koontz at wkoontz@deltacountyco.gov. Deadline for submittal is Friday, August 16, 2024. Roundtable will consider applicants at their next meeting on September 30, 2024.

Published in the *Crested Butte News*. Issues of July 19, 26 & August 2, 2024 #071906

—COMBINED NOTICE - PUBLICATION—
CRS §38-38-103 FORECLOSURE SALE NO. 2024-001

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust: On April 25, 2024, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Gunnison records.

Original Grantor(s) SUE A SEELBINDER
Original Beneficiary(ies) WELLS FARGO BANK, N.A.
Current Holder of Evidence of Debt CSMC 2019-RPL11 TRUST
Date of Deed of Trust July 12, 2007
County of Recording Gunnison
Recording Date of Deed of Trust July 18, 2007
Recording Information (Reception No. and/or Book/Page No.) 577084
Original Principal Amount \$158,000.00
Outstanding Principal Balance \$128,323.14

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the Evidence of Debt secured by the Deed of Trust and other violations of the terms thereof

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN. LOT 15, TOMICHI HEIGHTS SUBDIVISION, COUNTY OF GUNNISON, STATE OF COLORADO. Purported common address: 193 UTE LANE, GUNNISON, CO 81230. THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Wednesday, 08/21/2024, at Treasurer's Office, 221 N. Wisconsin, Suite T, Gunnison, CO 81230, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 7/5/2024
Last Publication 8/2/2024
Name of Publication Crested Butte News

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED.

DATE: 04/25/2024
Debbie Dunbar, Public Trustee in and for the County of Gunnison, State of Colorado
/s/ Teresa Brown

By: Teresa Brown, Deputy Public Trustee
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
Carly Imbrogno, Esq. #59553
Ryan Bourgeois, Esq. #51088
David Drake #43315
Randall M. Chin, Esq. #31149
Barrett Frappier & Weisserman, LLP 1391 Speer Blvd STE 700, Denver, CO 80204 (303) 350-3711
Attorney File # 00000009875238

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.
©Public Trustees' Association of Colorado Revised 1/2015

Published in the *Crested Butte News*. Issues of July 5, 12, 19, 26 and August 2, 2024. #070501



—NOTICE OF PUBLIC HEARING—
APPLICATION FOR A SPECIAL EVENT LIQUOR LICENSE
TOWN OF MT. CRESTED BUTTE, COLORADO

Pursuant to the laws of the State of Colorado and the ordinances of the Town of Mt. Crested Butte, Colorado, COLORADO 500 CHARITIE FUND on June 27, 2024, applied for a Special Event Liquor License. If granted, said license will be exercised at Lodge Site MSN-4, aka CBMR Dirt Parking Lot, Mt. Crested Butte, Colorado from August 24, 2024 12:00 A.M. to August 29, 2024 11:59 P.M. The liquor license authority of the Town of Mt. Crested Butte, Colorado, will hold a public hearing on said application on Tuesday, the 20th day of August 2024 at 6:00 p.m. in the Council Chambers, Municipal Building, 911 Gothic Road, Mt. Crested Butte, Colorado, at which time and place any interested persons may be present and heard. All interested persons may attend in person or virtually. For information how on to

attend virtually please see the meeting agenda located here: <https://mtcrestedbuttecolorado.civicweb.net/portal/>
Any petition or remonstrances pertaining to the grant of said license may be filed at the office of the Town Clerk, Town Offices, 911 Gothic Rd/ PO Box, Mt. Crested Butte, Colorado, or toconnell@mtcb.colorado.gov no later than Wednesday, August 14, 2024 at 5:00pm. You may also appear in person at the Town Council meeting on August 20, 2024 at 6:00 P.M.

Dated this 16th day of August, 2024
/s/ Tiffany O'Connell
Town Clerk

Published in the *Crested Butte News*. Issue of July 26, 2024 #072601

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

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on June 25, 2024, 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 **1 Gothic LLC, a Texas limited liability company** to site a new single-family residence and accessory building (unheated) for the property located at 1 and 1 ½ Gothic Avenue, Block 7, Lots 17-18 in the R1 zone. (White)

development permit for excessive slope review per Sec. 16-10-20 is required. -Architectural appropriateness is required.

TOWN OF CRESTED BUTTE
By Madison Manning, Planning Technician

Published in the *Crested Butte News*. Issues of July 19 and 26, 2024 #071903



-A special

legals@crestedbuttenews.com

970.349.0500 ext. 105

—LEGAL NOTICE—
VOTE ANNOUNCEMENT
CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

VOTE Thursday, August 1 through Thursday, August 15, 2024 Crested Butte South Property Owners Association members will vote on 2 issues:

- 1. Board of Directors Election**
There are 4 board seat openings and 4 candidates. To view candidate information, please go to: <https://crestedbuttesouth.net/>
- 2. IRS Revenue Ruling 70-604**

A "Yes" vote approves the election under Revenue Ruling 70-604 to "roll over" any excess "member income" (as defined by the IRS) from the current tax year to the next tax year. This is an important tax planning tool for the Association that requires approval by the membership in order to avoid possible dispute with the IRS in the event of a tax audit. Approval of this election by the members provides the Association

with protection from negative tax results, and possibly saves the Association money that would otherwise be paid in taxes. At the advice of our CPA, there are no negative consequences to approving this election, but there is the possibility of negative consequences if it is not approved.

Published in the *Crested Butte News*. Issue of July 26, 2024 #072604

—SPECIAL MEETING—
GUNNISON WATERSHED SCHOOL DISTRICT
FRIDAY, JULY 26, 2024 • 12:00PM

ZOOM ONLY

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

- 1. Call to order
- 2. Roll call
- 3. Pledge of Allegiance
- 4. Approval of agenda
- 5. Consider approval of Marble Charter School Contract (**ACTION ITEM**)
- 6. Adjourn

Published in the *Crested Butte News*. Issue of July 26, 2024 #072606

**—NOTICE OF DRC MEETING—
CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION, INC.
SPECIAL AREA ARCHITECTURAL DESIGN REVIEW**

Location: 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 Tuesday, July 30, 2024, at 5:30 p.m. for the purpose of considering the following:
Design Review for the application for **Derusseau, The Ravens Townhouses, Duplex Residence, Lot 19, Block 23, Filing #3, AKA 419 Zeligman**. 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 Re-

view Committee. The 14-day public comment period shall be from July 15, 2024 to July 29, 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*. Issues of July 12, 19 & 26, 2024. #071204



**—NOTICE OF PUBLIC MEETING AGENDA—
DESIGN REVIEW COMMITTEE (DRC)
CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION
TUESDAY, JULY 30, 2024
5:30 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

Other Business
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.

5:30 PM Call to Order
5:35 PM Approve Minutes from June 27, 2024
Declaration of Notices
Business:
5:40 PM Design Review for Elmenhorst, Single-Family Residence, Lot 29/30, Block 29, Filing #4, AKA 6 Proffitt Place.
6:25 PM Design Review for Derusseau, The Ravens Townhouses, Duplex Residence, Lot 19, Block 23, Filing #3, AKA 419 Zeligman.

Published in the *Crested Butte News*. Issues of July 12, 19 & 26, 2024. #071206

**—NOTICE OF LAND USE CHANGE PERMIT APPROVALS CREATING A VESTED RIGHT—
GUNNISON COUNTY, COLORADO**

PLEASE TAKE NOTICE that Gunnison County has approved the following Land Use Change permits with site-specific development plans(s) within unincorporated Gunnison County, which creates a three-year vested property right pursuant to Colorado Revised Statutes, Article 68 of Title 24 C.R.S., as amended.
A "vested property right" gives the

following applicant(s) the right to undertake the development subject to the condition(s) of approval of the site-specific development plan(s).
LUC-24-00022 – LFSH CO, LLC – A Minor Impact Approval has been issued to the Applicant for a residence larger than 5,000 sq. ft. on parcels of land legally described as Lots 6 And 7, Block 1, The Homestead Subdivision,

According To The Plat Recorded Under Reception No. 260760.

/s/ Sean Pope
Land Use Planner
Gunnison County Community Development Department

Published in the *Crested Butte News*. Issue of July 26, 2024 #072605

**—CB SOUTH P.O.A. BOARD MEETING NOTICE & AGENDA—
WEDNESDAY AUGUST 14, 2024
P.O.A. BOARD MEETING AGENDA
START TIME: 6:00 PM
CB SOUTH POA, 61 TEOCALLI ROAD**

Questions about this Agenda/Meeting can be directed to 349-1162 or staff@cbsouth.net
This agenda can also be viewed on-line at www.cbsouth.net

6:00 PM Call to Order
6:01 PM Adjourn Regular Meeting
6:02 PM Executive Session - Legal on possible covenant amendment

Published in the *Crested Butte News*. Issue of July 26, 2024 #072603

LEGAL & CLASSIFIED DEADLINE TUESDAY AT NOON

Classifieds

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

FOR RENT

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. (7/26/37).

BRUSH CREEK BUCKHORN CONDO 2 bedroom, 1 bath, unfurnished. Washer/dryer, no pets, no smokers. Heated garage, incredible views. \$3200/month. 1-year minimum, available August 1. Call (970) 901-8323. (7/26/29).

MT. CB SUNNY 2BR CONDO Completely remodeled. Quiet complex. Jacuzzi bath, 2 private decks, slab granite, stainless appliances, wood floors, efficient Ng heat. \$2,050/Month 970-682-3699 cbtownhome@gmail.com. (7/26/27).

LUXURY HOME for rent 4 BR/4.5 BA fully furnished ideally located between Crested Butte and Mt. Crested Butte. Will rent as 3 BR or 4 BR. Sleeps up to 8 people. Pets negotiable. No smoking. Available for a minimum of 6 months plus. Availabe through June 2025. Email jen_cb@yahoo.com. (8/30/52).

GUNNISON TOWNHOUSE 3 bedroom 1.5 bath \$2850 immediate occupancy, pets allowed, small back yard enclosed, liskointernational@gmail.com, 847-769-7800. (7/26/18).

MONTHLY SKI / SNOW HOME RENTAL in the heart of downtown Crested Butte 3BD/2BA. Single-family home for rent Dec 2024 and Jan 2025. 6,500 a month (Feb and MARCH taken). Two blocks from Elk Ave on the West side of town. Amazing location and skiing all around. Sleeps up to 6 people comfortably. Pets negotiable - Send info and requests. Parking on the property. Fully furnished - Includes utilities, wi-fi, internet, cable, water, trash, sewage. Email cbrental2022@gmail.com. (8/23/76).

VACATION RENTALS

CRESTED BUTTE'S #1 VACATION RENTAL 36 Acres only 10 minutes to downtown with THE BEST VIEWS in CBI! 5 Bedroom/5 Bathroom with 13 beds, Open Concept with 25 foot ceilings and modern mountain architecture - Book Direct with owner and save 15%! Visit 2255wildcat.com. (7/26/44).

COMMERCIAL RENTALS

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@toadpropertymanagement.com, (970) 349-2773. (7/26/40).

PRIVATE OFFICE SPACE in excellent CB South location, available June 1st. Contact Peak, 970-349-6339. (7/26/14).

OFFICE SPACE Available now 301 Bellevue Ave. and Third St. Upstairs, unit 6C, in the CB News building. 318 sqft with shared common area, bathroom and deck. \$800 included utilities. Contact Kerry 970-275-8677. (7/26/33).

OFFICE SPACE AVAILABLE Aug. 1. 405 Elk Ave. Upstairs in GVO clinic. 1 room with small kitchen area. Rent: \$600/month. If interested email: drbeim38@gmail.com. (8/2/26).

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 aprox. 200 sq.ft. \$1000/month. Call 970-596-6736 or email gary@cbmountaingoat.com. (7/26/66).

COMMERCIAL RENTALS

OFFICE SPACE FOR RENT, UNIT C: 216 sq.ft. 2nd floor office space at Silver Queen building, 115 Elk Avenue. Plumbed with sink, built in cabinets and countertop. Available ASAP. \$750. Call 970-349-7550 to set up an appointment. (7/26/37).

FOR SALE

1969 TOYOTA FJ40 LAND CRUISER 4X4 with 81,000 original miles and runs good stored in a temperature controlled garage the last 30 years in CB. Snow plow and blower come free. For more information and pictures visit 2255wildcat.com/landcruiser - Asking \$20,000. Call Jordon 817-733-6947. (7/26/44).

REAL ESTATE

1.5 ACRE LOT FOR SALE: Buckhorn Ranch. Unique opportunity for 2-story, 20-unit Lodge, with concept approval. Can be a luxury single-family home site. Beautiful Whetstone Mountain backdrop. 163 N. Avion Dr. \$950,000. Brian 720-416-1389. (7/26/34).

3 BR 2.5 BA CONDO on SE corner of 7th & Maroon, unit 4. FSBO asking \$650k. 970-349-2650. (8/30/17).

EMPLOYMENT

THE GUNNISON VALLEY REGIONAL HOUSING AUTHORITY (GVRHA) is hiring a PT/FT Temporary Office Administrator with the potential to be Permanent. Job duties include Quicbooks AP/AR, electronic filing, responding to phone, email and in-person inquiries, loan servicing and general administrative duties as needed. \$22-\$24/DOE. Please email hiring@gvrha.org for more information. (7/26/54).

EMPLOYMENT

BED & BREAKFAST ASSISTANT: The Purple Mountain B&B is looking for an assistant in the mornings to help care for guests and clean this summer, 1-3 days a week. Must be organized, have an eye for detail, and enjoy helping people make the most of their Crested Butte vacations. Pays \$20-22/ hour based on experience plus seasonal bonuses. Please call Chris at 970-349-5888 for more information. (7/26/66).

THE CLUB AT CRESTED BUTTE is hiring a part-time, seasonal Market Attendant for \$16/hr. + gratuity. Must be willing to pick up extra shifts as needed. Employee benefits include complimentary golf and employee discounts. For more information or to submit a resume, please visit theclubatcrested-butte.com or email jobs@clubatcrestedbutte.com. (8/2/49).

PEAK PROPERTY MANAGEMENT AND SALES is looking for new cleaners to join our team. We are a busy property management company that offers year round work. Must be organized, detail oriented, able to multi-task, work unsupervised, and able to work week-ends and holidays. Your own transportation is needed along with good communication skills. Wage DOE. Please submit resumes to info@peakcb.com or call 970-349-6339. (7/26/64).

JOIN OUR TEAM at Paradise Lawn & Snow! We are seeking motivated team members to join our busy lawn care service crew. Duties include gardening, mowing, leaf removal and general lawn maintenance, as well as irrigation installation, repair and maintenance. Servicing all of Crested Butte. Competitive employment packages and year-round hours available. Contact: Ted Greeney (508) 364-6636 ted@paradisecb.com. (7/26/58).

EMPLOYMENT

THE MT. CRESTED BUTTE WATER & SANITATION DISTRICT is accepting applications for a Capital Projects Supervisor. Under the general direction of the District Manager, this full-time position is responsible for professional level oversight on all phases of capital expenditure construction projects for the District. Desired skills and experience include a successful record of delivering projects on schedule and within budget, strong project management skills, effective communication skills both written and verbal, and a passion for water and wastewater construction projects. Important qualifications include a combination of experience and education with a desired Bachelor of Science degree in construction management, a PMP certification, and/or a PE license in the State of Colorado. A valid Colorado driver's license is required. Starting salary is \$90,000 - \$130,000 DOE. Excellent benefits package including 100% employer paid premium family health, dental, vision, and life insurance, 12 paid holiday days, paid sick leave, paid personal leave, two weeks paid vacation, employer contribution to retirement plan (5% automatic mandatory employer matching with 1-3% optional additional matching), employer provided uniforms, and a wellness benefit/ski pass. Full job description is available at www.mcbwsd.com. Please submit cover letter and resume to Mt. Crested Butte Water and Sanitation District, PO Box 5740, Mt. Crested Butte, CO 81225 or email info@mcbwsd.com. Position is open until filled. MCBWSD is an Equal Opportunity Employer. (7/26/221).

PET AU PAIRS is seeking part time pet sitters and dog walkers to add to our team. Flexible schedule, you choose which jobs you take. Email meg@petaupairs.com for more info. (7/26/31).