

# 20 YEARS AGO today

BY ALYSSA MOORE

## Union Park water storage plan returns (Abridged)

Proposed reservoir would hold more water than Blue Mesa

BY KRISTEN VAN HOESEN

Issues surrounding a massive water storage project in the form of a proposed reservoir in Union Park are heating up again, as the Natural Energy Resources Company (NECO) has reached the end of a six-year due diligence period, during which it had to deem a project viable.

NECO holds a conditional water right—a right that is not currently utilized—for a water project dubbed the Union Park Reservoir, which is proposed to be located one mile south of the existing Taylor Park Reservoir. The right entails 325,000 acre-feet of water for a storage project to support a hydroelectric production project. The current plan proposes that NECO store water in Union Park Reservoir and release it to the Taylor Reservoir to generate electric power.

The proposal also included an expansion of the proposed reservoir to 1.2 million acre-feet, which could essentially hold more water than Blue Mesa Reservoir. The expansion, argued proponent Dave Miller, would hold more water that would then be available for diversion to Colorado's five major river basins. There was also a hydroelectric component to the conceptual

plan that is said to have the ability to generate 60 megawatts.

The Upper Gunnison River Water Conservancy District (UGRWCD) board opposed the preliminary project purely because of the transmountain diversion component, as transmountain diversions' drawbacks include causing damage in receiving basins, loss of flows in the basin of origin and water quality implications. Additionally, as in this case, a storage project is usually attached to a transmountain diversion plan.

However, according to Karen Shirley, UGRWCD manager, NECO's initial proposal required a conditional water right for uses in addition to the hydroelectric right that was already established. The additional use would have granted NECO the right to the proposed reservoir expansion for uses other than hydroelectric generation. The application was denied, explains Shirley. "All [NECO] has left is a hydroelectric water right," says Shirley. "It's been an ongoing battle for years ... They applied for the right, but they never held a water right for additional use."

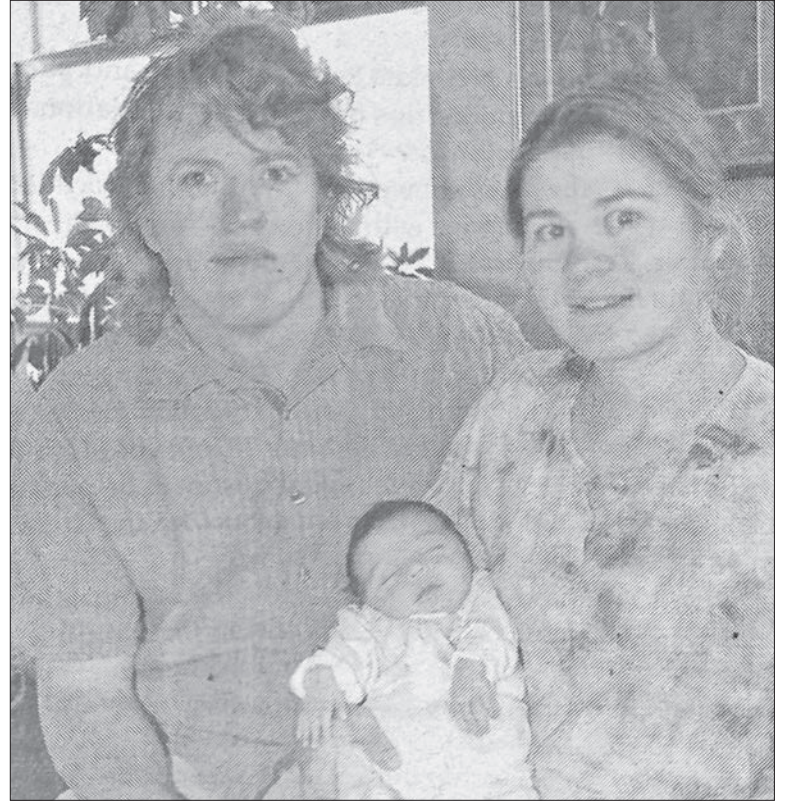
According to Shirley, the current proposal in question intends that NECO store water in Union Park Reservoir and release it to the Taylor Reservoir to generate electric power.

"There are numerous problems with that, the largest being

that they do not have permission from any of the entities involved," says Shirley.

To complete such a proposal, a hydroelectric power license is required from the Federal Energy Regulatory Commission, which NECO has not obtained, says Shirley. She also notes NECO has not obtained permission from the U.S. Forest Service or the Bureau of Reclamation, entities that own or operate Taylor Park. As a result, the UGRWCD agreed at the August board meeting to submit formal opposition to the plan. According to Shirley, others opposing the plan include the city and county of Gunnison and the Colorado River Water Conservation District.

The six-year due diligence period is a component of a conditional water right—a period during which the water right holder must demonstrate that substantial efforts have been made to continue the development of a project and work toward an absolute water right, which entails utilization of the right. A primary example of NECO's failure to do this, says Shirley, is that NECO does not have any contracts with people who would buy power from the proposed project. "Part of what you need to show in due diligence is 'I'm going to put water to this use and here's who's going to use it,'" she says.



Ian Billick and Jennifer Reithel welcomed Cormac Billick to the family on September 16. He weighed eight pounds, two ounces and was 19 1/2 inches long. PHOTO BY ALEX FENLON

NECO also filed a change application to move the proposed dam site and ask for larger acre-foot storage right. "The legal description is problematic," says Shirley of NECO's request for more water. "It's largely because NECO is advocating a larger water right than it actually holds," she says. Overall, the UGRWCD board contends, "This project, in the form being advocated, doesn't benefit the constituents in the district," says Shirley.

and mineral resource agencies in all 50 states.

The program is one result of the National Geologic Mapping Act of 1992, by which Congress shifted the task of collecting basic geologic information from the federal government to the states as a means for better assessing natural resources, environmental conditions, and geologic hazards throughout the United States. Geologic mapping in Colorado is normally conducted by CGS or USGS personnel based out of Denver.

The contract was awarded to the WSC team in recognition of their local expertise in unraveling the complex collage of strata, sediments, intrusions and faults that have made the Gunnison country a mecca for geologists for decades.

The final geologic map will provide a leap forward in the ability of the state and county to accurately assess current geologic resources and hazards and to plan for future growth in the area. Precambrian metamorphic and igneous rocks in Almont and Taylor canyons record the early assembly of North America between 1.7 and 1.4 billion years ago. Faults east and west of Jack's Cabin Road were responsible for uplifting the Ancestral Rocky Mountains 300 million years ago.

## WSC geologists awarded Almont geologic map contract (Abridged)

Western State College geology professors Allen Stork, Rob Fillmore and Jim Coogan are leaving few stones unturned in a rugged 55-square-mile area surrounding Almont. The WSC scientists are producing the first complete geologic map of the Almont 7.5-minute quadrangle for the Colorado Geologic Survey (CGS) and the United States Geologic Survey (USGS). WSC students Cody Allen and Dylan Tullius are assisting the effort as student interns for the CGS.

The geologic study is the result of contracts awarded to Stork, Fillmore and Coogan as part of the federally funded STATEMAP program, a cooperative program between the USGS and geologic



Frog Gifford, Jamie Watt, Lee Dickleman and Reed Hunker imagined what it would be like to be bank president Thom Cox at last Thursday's Business After Hours at Community Banks of Colorado.

PHOTO BY ALEX FENLON

# Legals

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

—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 September 2024.

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. 2024CW3038** (Ref. Case No. 18CW3000) Grizzly Trail Holdings LLC c/o Barton E. Showalter; 1265 VZ County Road 1219, Grand Saline, TX, 75140, 214.953.6509. Please direct all correspondence to counsel for Applicant: Law of the Rockies, Kendall K. Burgemeister, Atty. Reg. #41593, 525 North Main Street, Gunnison, CO, 81230, 970-641-1903, kburgemeister@lawoftherockies.com. **APPLICATION FOR CHANGE OF WATER RIGHT.** Names of structure: SHOWALTER POND. Original Decree: 18CW3000, entered September 4, 2018, by the District

Court, Water Division No. 4. Legal description of dam centerline: SW¼SE¼ Section 17, T14S, R85W, 6th PM at a point approximately 1454 feet from the east section line and 1087 feet from the south section line of said Section 17. UTM coordinates: Zone 13, Easting 334002, Northing 4299968, NAD 83. Source: East River via Showalter Ditch. Amount: Volume: 5.04 acre-feet (conditional). Maximum Rate of Diversion: Showalter Pond will be filled at a rate of up to 0.48 cfs. Use: Recreational and fishery. Surface area at high water line: 0.7 acres, Showalter Pond will be excavated below grade. Capacity: 5.04 acre-feet (4.62 acre-feet active capacity and 0.42 acre-feet dead storage). Application for Change of Water Right for Showalter Pond. At the time of the 18CW3000 case, it was anticipated that Showalter Pond would be lined and would not intercept groundwater. As constructed, the pond is not lined and does, at least occasionally, intercept groundwater. The pond was issued well permit 82683-F, pursuant to Upper Gunnison River Water Conservancy District augmentation certificate ASP-18-213A. Applicant seeks a change of water right for the Showalter Pond to reflect that underground water tributary to the East River is also a source of supply for the structure. Out of priority depletions will be augmented

pursuant to the above-mentioned augmentation certificate and the plan approved in Case No. 03CW49. Showalter Pond is illustrated on Exhibit A as filed with this Application. Showalter Pond is on land owned by Applicant. **GUNNISON COUNTY.**

YOU ARE FURTHER NOTIFIED THAT you have until the last day of November 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 Division 4 | Colorado Judicial Branch). (This publication can be viewed in its entirety on the state court website at: Division 4 | Colorado Judicial Branch.) FRED CASTLE, Water Clerk, Water Division 4, 1200 N. Grand Ave., Bin A, Montrose, CO 81401.

Published in the *Crested Butte News*. Issue of October 4, 2024. #100401

—AGENDA—
TOWN OF CRESTED BUTTE
REGULAR TOWN COUNCIL MEETING
TOWN COUNCIL CHAMBERS
507 MAROON AVE; CRESTED BUTTE, CO
MONDAY, OCTOBER 7, 2024

Meeting Information to Connect Remotely:
https://us02web.zoom.us/j/82695712499
Or Telephone: Dial: +1 719 359 4580
US +1 669 444 9171 US +1 253 205 0468 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: 826 9571 2499
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.
5:00 WORK SESSION – JOINT WORK SESSION WITH THE BOARD OF ZONING AND ARCHITECTURAL REVIEW (BOZAR)
Compass Navigation Work Session Historic Preservation Plan: Presentation of refined

draft plan with recommended preservation strategy and discussion.
5:40 Climate Action Plan: Presentation of draft plan with proposed alternative strategies and actions and discussion.
6:40 Community Plan: Brief charrette recap and overview of next steps, with follow up work session planned for November
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) September 16, 2024 Regular Town Council Meeting Minutes.
Staff Contact: Town Clerk Lynelle Stanford
2) Resolution No. 20, Series 2024 - A Resolution of the Crested Butte Town Council Accepting Construction of

the Water Treatment Plant Improvements Performed by Moltz Construction, Inc.
Staff Contact: Public Works Director Shea Earley
3) Appointment of Nicole Blaser to Colorado Communities for Climate Action (CC4CA).
Staff Contact: Town Clerk Lynelle Stanford
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 NEW BUSINESS
1) Updated Draft Town of Crested Butte Affordable Housing Guidelines and (First Reading) Ordinance 8, Series 2024, An Ordinance of the Crested Butte Town Council Amending Chapter 16, Sections 16-1-20 and 16-21-20 and Repealing Appendix N of the Crested Butte Municipal Code.
Staff Contact: Housing Director Erin Ganser
8:05 2) Resolution No. 21, Series 2024 - A Resolution of the Crested Butte Town Council Approving an Amended Utility Extension Agreement to Provide Water and Sewer Service to the Gunnison County, Colorado Whetstone Project.

Staff Contact: Town Manager Dara MacDonald
8:35 3) Presentation of Draft 2025 Budget.
Staff Contact: Finance Director Kathy Ridgeway
9:05 COUNCIL REPORTS AND COMMITTEE UPDATES
9:15 OTHER BUSINESS TO COME BEFORE THE COUNCIL
9:20 DISCUSSION OF SCHEDULING FUTURE WORK SESSION TOPICS AND COUNCIL MEETING SCHEDULE
Monday, October 21, 2024 - 6:00PM Work Session - 7:00PM Regular Council
Monday, November 4, 2024 - 6:00PM Work Session - 7:00PM Regular Council
Monday, November 18, 2024 - 6:00PM Work Session - 7:00PM Regular Council
9:25 ADJOURNMENT
Published in the Crested Butte News. Issue of October 4, 2024. #100406

—NOTICE OF BUDGET HEARING—
The Crested Butte South Metropolitan District's Preliminary Budget for calendar year 2025 is now available for viewing and comment. It can be viewed at the District Office located at 280 Cement Creek Road. Any interested elector may file objections any time prior to its adoption. Please direct objections to Ronnie Benson, District Manager, at 970-349-5480 or ronnie@cbsouthmetro.net. The adoption of the 2025 Budget could take place at the October 30th meeting but no later than the December 25th meeting.
Published in the Crested Butte News. Issue of October 4, 2024. #100407

legals@crestedbuttenews.com
deadline is Tuesdays at NOON

—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 September 2024.
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. 2024CW3039 (Ref. Case No. 18CW3000) Grizzly Trail Holdings LLC c/o Barton E. Showalter; 1265 VZ County Road 1219, Grand Saline, TX, 75140, 214.953.6509. Please direct all correspondence to counsel for Applicant: Law of the Rockies, Kendall K. Burgemeister, Atty. Reg. #41593, 525 North Main Street, Gunnison, CO, 81230, 970-641-1903, kburgemeister@lawoftherockies.com.
APPLICATION TO MAKE CONDITIONAL RIGHTS ABSOLUTE. Names of structures: SHOWALTER POND and SHOWALTER DITCH. Original Decree: 18CW3000, entered September 4, 2018, by the District Court, Water Division No. 4. Description of water rights from the Decree in Case No. 18CW3000: Name of Reservoir: SHOWALTER POND. Legal description of dam centerline: SW¼SE¼ Section 17, T14S, R85W, 6th PM at a point approximately 1454 feet from the east section line and 1087 feet from the south section line of said Section 17. UTM coordinates: Zone 13, Easting 334002, Northing 4299968, NAD 83. Source: East River via Showalter Ditch Amount: Volume: 5.04 acre-feet (conditional). Maximum Rate of Diversion: Showalter Pond will be filled at a rate of up to 0.48 cfs. Use: Recreational and fishery. Surface area at high water line: 0.7 acres, Showalter Pond will be excavated below grade. Capacity: 5.04 acre-feet (4.62 acre-feet active capacity and 0.42 acre-feet dead storage). Structure: SHOWALTER DITCH. Point of Diversion: NW¼SE¼ Section 17, T14S, R85W, 6th PM at a point approximately 1469 feet from the east section line and 1546 feet from the south section line of said Section 17. UTM coordinates: Zone 13, Easting 334000, Northing 4300108, NAD 83. Source: East River Amount: 0.48 cfs (conditional). Use: To fill Showalter Pond. Water diverted pursuant to this water right will be used for storage in Showalter Pond for fishery and recreation uses. Application to Make Absolute. Showalter Pond and Showalter Ditch were constructed beginning on approximately November 3, 2018. Groundwater was intercepted by excavation of the Showalter Pond on November 17, 2018. As-built, Showalter Pond has a maximum surface area of 15,855 square feet, or 0.36 acres, and a depth of 9 feet. The storage volume is approximately 47,565 cubic feet, or 1.09 acre-feet. Showalter Ditch has been used to divert water into Showalter Pond in the full decreed amount of 0.48 cfs. A measuring flume has been installed near the headgate. The actual location of the point of diversion is at approximately 334000E, 4300139N, UTM Zone 13, NAD 83, which is approximately 100 feet away from the decreed location. Relief Requested. The Applicant seeks to make absolute: SHOWALTER POND in the amount of 1.09 acre-feet, and SHOWALTER DITCH, in the amount of 0.48 cfs. The Applicant seeks a finding of reasonable diligence for any portions of the above-described conditional water rights that are not made absolute in this proceeding, except that Applicant consents to cancellation of the Showalter Pond conditional water right for the amount in excess of 1.09 acre-feet. Showalter Pond and the Showalter Ditch point of diversion are illustrated on Exhibit A as filed with this Application. All structures are on land owned by Applicant. GUNNISON COUNTY. YOU ARE FURTHER NOTIFIED THAT you have until the last day of November 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 Division 4 | Colorado Judicial Branch). (This publication can be viewed in its entirety on the state court website at: Division 4 | Colorado Judicial Branch.) FRED CASTLE, Water Clerk, Water Division 4, 1200 N. Grand Ave., Bin A, Montrose, CO 81401.
Published in the Crested Butte News. Issue of October 4, 2024. #100402

REGULAR MEETING
GUNNISON WATERSHED SCHOOL DISTRICT
OCTOBER 7, 2024 • CRESTED BUTTE COMMUNITY SCHOOL LIBRARY • 5:30PM
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.
1. Call to order
2. Roll call
3. Pledge of Allegiance
4. Approval of agenda (ACTION, All)
5. Commendations and celebrations (Information, Successful Students, Strong Employees)
6. Public comment (Information, Engaged Community)
Please use the public participation form, or use the Q&A feature in Zoom, and indicate your name, address, and topic for comment.
7. Consent agenda (ACTION, All)
Items in the consent agenda 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 removed from the grouping for separate consideration.
a. Board of Education Minutes
September 9, 2024 Regular meeting
b. Finance: Approve for payment, as presented by the Director of Finance, warrants as indicated:
General Account # 44290-44370
Payroll Direct Deposit # 62215-62607
c. Personnel
Shawna Hopper-SPED Teacher-Achievement Center
Rocky Scarbrough-SPED EA-GMS
Matt Taramarcaz-Bus Driver-District
Caitlyn Peed-Resignation-Permanent Substitute-GES
8. Items for information, discussion, and action
a. Facilities Improvement Program Update (Information/Dis-

—SPECIAL MEETING—  
**GUNNISON WATERSHED SCHOOL DISTRICT  
 CRESTED BUTTE COMMUNITY SCHOOL LIBRARY**  
 4:30PM • OCTOBER 7, 2024

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 (**ACTION**, All)
5. Executive Session (**ACTION**)  
 C.R.S. 24-6-402 (4)(b) that the Board enter executive session to receive legal advice from the School District's attorney. The particular matter that is to be discussed behind closed doors is a Title VI complaint.
6. Adjournment

Published in the *Crested Butte News*. Issue of October 4, 2024. #100404

—REGULAR MEETING—  
**DOWNTOWN DEVELOPMENT AUTHORITY  
 MT CRESTED BUTTE, COLORADO**  
 4:00 PM • OCTOBER 7, 2024

The Downtown Development Authority will be holding a regular meeting on October 7, 2024, at 4:00 P.M at the Mt. Crested Butte Town Hall. If you wish to attend via zoom please to go <https://mt-crestedbuttecolorado.civicweb.net/Portal/> and click on the agenda for October 7, 2024. 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 October 4, 2024. #100403

—NOTICE OF PUBLIC HEARING—  
**CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW  
 TOWN OF CRESTED BUTTE, COLORADO**  
 1002/1004 BELLEVIEW AVENUE

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on October 8, 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 Sheep Mountain Partners, LLC in conjunction with Western Colorado University Foundation to relocate the existing barn and loafing shed located at 1002/1004 Bellevue Avenue, Private Open Space, Verzuh Ranch Annexation, A-O zone.  
 - **Permission to relocate two (2) non-historic structures is requested.**

TOWN OF CRESTED BUTTE  
 By Madison Manning, Planning Technician  
 Published in the *Crested Butte News*  
 Issues of September 27 and October 4, 2024.

Published in the *Crested Butte News*. Issues of September 27, and October 4, 2024. #092703

# Classifieds

[classifieds@crestedbuttenews.com](mailto:classifieds@crestedbuttenews.com) • 970.349.0500, ext. 105 • [www.crestedbuttenews.com](http://www.crestedbuttenews.com) • deadline tuesday at noon

## FOR RENT

**SENIOR SINGLE FEMALE** in the valley for 38 years. Self-employed. Looking for long term rental. Preferably on one floor. Please call (970) 209-8408. (10/4/23).

**MT. CB PITCHFORK TOWNHOME** Modern design, \$4200/month. Two bed/two bath, office room, sauna, covered parking. Pet friendly. 516-521-7952 or [amhagerly@gmail.com](mailto:amhagerly@gmail.com). (10/4/23).

**\$2400/MONTH MT. CB 2/2** condo monthly 30-60 day rental on Gothic Rd, walk to base area. Small quiet building with parking. No pets. Available November-December 2024. Call/Text 970-713-0801. (10/4/30).

**VERY NICE ONE BEDROOM CONDO** in town of CB. Suitable for one person or couple only. Absolutely no pets allowed. Six month lease or possibly one year lease available. This is a smaller quiet complex, so if you are loud or party people you need not apply, thanks. Nice outside decks with one off street parking spot. W/D, N/S No outside storage area. \$2200 per mo. First, last, security deposit. Call Scott 970-275-0346. We are currently accepting applications and resumes. (10/4/82).

**LET US HELP YOU TAKE CARE OF YOUR PROPERTY:** Crested Butte Lodging offers hassle free, full services for long term and short term rentals. Inquire with our office for more information. Call 970-349-2449 or email [reservations@crestedbuttelodging.com](mailto:reservations@crestedbuttelodging.com). (10/4/37).

**DOWNTOWN CB BEDROOM** in my home. \$1,300. Includes all. NS, NP. Send particulars to [whatsexnextfromcb@me.com](mailto:whatsexnextfromcb@me.com). (10/4/16).

**LONG TERM RENTAL** Mt. CB end unit townhome with plentiful natural light and amazing views of CB. 2 Bedrooms + loft + attached garage + 2 bath. Fully furnished. parking for 2 vehicles. 1-year lease or longer available. Walking distance to lifts and bus system. Sorry, no smoking/vaping and no pets. \$3,750/mo + electric & gas. Call 814-441-0049 or email [foreverendurance@gmail.com](mailto:foreverendurance@gmail.com). (10/4/59).

**ROOMMATE WANTED:** One room in 2 bedroom available November 1, in CB South. Spacious, remodeled, furnished apartment. Heat, electric, wi-fi, W/D included. Mature, professional preferred. NP/NS. Month to month. \$1100/mo. John 970-389-9232. (10/11/35).

**CARETAKER / PRIVATE PROPERTY MANAGER FOR HIRE** Western Alumni with 4 years experience working on luxury properties / ranches in the Gunnison & Roaring Fork Valley. Motivated and focused 27 year-old male. Plenty of references. Great with animals, mechanically inclined, very organized and can manage people and contractors well. Housing required. Please call Spencer 203-962-3683. (10/4/52).

**CB SOUTH DUPLEX APARTMENT** 900 sq.ft., 2B/1B, DW/WD, 2 parking spots, NP/NS, \$1800/Month, 1st, last, deposit, 1 yr. lease, call: 970-349-5927. (10/4/25).

## FOR RENT

**3 BD/2.5 BATH PARTIALLY FURNISHED CONDO** in Mt. CB with W/D and single car garage with additional outdoor parking spot. New carpets & appliances. \$3400 + electric/WiFi. Available 10/15-6/15/25. No pets. View photos & apply at [crestedbuttelodging.com/long-term-rentals](http://crestedbuttelodging.com/long-term-rentals). (10/4/38).

**3 BED/2 BATH FURNISHED CONDO** in CB South with 2 car garage + 1 additional outdoor uncovered parking space, W/D, & shared porch. King, Queen, and twin bunk rooms. 1224 sq. ft. \$3100 + utilities. Available NOW thru 5/31/25. No pets. View photos & apply at [crestedbuttelodging.com/long-term-rentals](http://crestedbuttelodging.com/long-term-rentals). (10/4/46).

**ONE BEDROOM UNIT** in town, furnished, no pets, possibly available end oct. \$1850/mo includes all utilities except electric. Call 970-596-0139. (10/11/21).

**1B/1B APARTMENT IN CBS** available Nov. 1st, w/d, d/w, large sunny deck. \$1700 utilities included. Call, Travis (214) 533-5009. (10/4/22).

**CEDAR RIVERFRONT HOME** for Rent 3 bedroom, 2 bath. The living room, den, dining room, and outdoor hot tub are all on the riverfront. Hear the river from every room. Private, quiet, spacious. Fully furnished. \$5800 a month plus deposit. Includes all utilities and snow removal, W/D, internet. Lots of parking, possible dog, fbd. 3 months to a year lease TBD. 505-670-3588, [monikawikman@comcast.net](mailto:monikawikman@comcast.net). (10/11/63).

**3 BED/2 BATH CONDO** in town of CB. Remodeled, new kitchen, partially furnished. Available October 15. \$3600/mo plus utilities. Text 303-709-6551. (10/11/23).

## COMMERCIAL RENTALS

**INDOOR AUTO STORAGE** available in Gunnison. Heated, November thru April. \$150 per month. 970-209-1572. (10/11/14).

**MODERN OFFICE/SHOWROOM SPACE** available for rent immediately. 264 sq ft. Perfect for interior designers, architects, home remodeling or similar industry. Includes: front door space for your own business sign, 1 parking spot for owner and 1 for guests, internet, cleaning service, shared bathroom, window/deck with spectacular view, and garage storage for shipping and receiving. Nice natural light and comfortable interiors. \$1,760/month all the utilities included. Call or Text 970-987-4198. (10/25/70).

**INDOOR HEATED STORAGE** in 312 sq. ft garage bay. 24'x 13'w. 12'h x 14'w overhead garage door. In floor heated concrete slab. Boat/RV/Truck. Not for commercial use. Personal use only. \$750/month includes heat and electric. Located in Riverland Industrial Park. Call 970-209-4571 for details. (10/4/pd/52).

## COMMERICAL 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. (10/4/37).

**OFFICE SPACE** for rent in CB, centrally located close to Elk Avenue on 411 Third Street, including three separate office spaces along with a storage/office equipment room, and a kitchenette located on the second floor of building. Available November 1, 2023, possibly sooner. \$2800 per month plus electricity. Call (970) 596-3402. (10/4/52).

**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. \$750 included utilities. Contact Kerry 970-275-8677. (10/4/33).

**1,658 SQ-FT PROFESSIONAL OFFICE SPACE AVAILABLE** at 210 W Spencer Ave, Suite B, Gunnison. \$3,600/mo. plus utilities. Includes large lobby area; executive office; 3 other private offices and 3 additional spaces for offices and/or storage; kitchen with full-size fridge and sink, 2 restrooms; off-street parking and ability to reserve adjoining large conference room with A/V equipment. Call (970)641-6065 for more information. (10/4/65).

**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](mailto:kezia@toadpropertymanagement.com), (970) 349-2773. (10/4/40).

**NEW OFFICE SPACES IN TOWN** 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. \$1200-\$1000/month. Call 970-596-6736 or email [gary@cb-mountaingoat.com](mailto:gary@cb-mountaingoat.com). (10/4/56).

**BEAUTIFUL MAIN STREET** Gunnison office. Storage or other 2100 sf, fire-place, other wonderful uses!!!! \$2600/month 847-769-7800. Contact [liskorinternational@gmail.com](mailto:liskorinternational@gmail.com). (10/4/20).

**PREMIUM OFFICE SPACE AVAILABLE** Perhaps the best office in Town, 426 square feet plus a roof top deck with incredible views. Kitchenette with refrigerator. \$2,000 per month plus NNN which is currently \$641.70. All utilities included except separately metered electric. Call Bill at 970-209-1405. (10/4/44).

## VACATION RENTALS

**SKI SEASON RENTAL IN-TOWN** end of Elk Ave., Seasonal and vacation rental options available! 30 Days or More. Crested Butte Cool. The property sits on Town's permanent open space that connects to Rainbow Park, Rec path/Nordic Trail one block, bus stop 2 blocks. 3 bedrooms, 3 bathrooms; office, rec room, gear/laundry/mudroom, sleeps up to 8 people. Off-street parking, salt water hot tub, outdoor shower, fire pit, equipped with everything you'll need. Text or call Pat 970-510-0508 for info. (11/1/81).

**DESIGNER HOME** 3 bed & bath plus bunk room, downtown CB. Available Jan & Feb. Inquire @ [bakesrus@aol.com](mailto:bakesrus@aol.com) for pics and info. (10/4/20).

**CRESTED BUTTE'S #1 VACATION RENTAL** 36 Acres only 10 minutes to downtown with THE BEST VIEWS in CB! 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](http://2255wildcat.com).

## REAL ESTATE

**HOME FOR SALE** by owner \$690,000 500 E Georgia Ave Gunnison. 2000 sq. ft, 3 bedrooms, 2 baths, garage 1/2 basement, fenced back yard .28 acre land- zoned to build on 970-275-0323. (10/4/32).

**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. (10/4/34).

## FOR SALE

**FRIGIDAIRE GALLERY SERIES APPLIANCES** Gas Range, Over Range Microwave Oven, Built in Dishwasher. Call 303-656-7789 or 303-579-0233. (10/25/17).

**MINERAL COLLECTION FOR SALE** Because of a move we are selling: Specimens from the local historic mines, other Colorado mines and localities, and international sites. Represents 50 years of curated acquisitions. Would look great on display in your home. Information: Brian @970-404-5865. (10/4/42).

## EMPLOYMENT

**TOP TIER CONSTRUCTION** is hiring roofers and roof laborers. No experience necessary. Will train. Competitive pay. 970-209-2918. (10/4/17).

**EXPERIENCED SKID STEER OPERATOR** needed for the winter season. Good pay & possible ski pass and/or Bonus at the end of the season. 970-275-8731. (10/4/pd/24).

## EMPLOYMENT

**FOOD SECURITY PROGRAM DIRECTOR** Mountain Roots seeks experienced leader to advance food security initiatives. Focus on project management, team leadership, strategic growth, community impact, and advancing equity within sustainable food systems. Spanish language helpful. Salary \$50,000 - \$55,000/yr. Full description at [www.mountain-rootsfoodproject.org](http://www.mountain-rootsfoodproject.org). (10/11/42).

**FOREVER OUR RIVERS** is hiring a Grant Program Lead. Our mission is to restore rivers throughout the Southwest. This is a part-time position with opportunity for growth. Excellent writing skills required. Learn more at [ForeverOurRivers.org/careers](http://ForeverOurRivers.org/careers). (10/11/36).

**THE GUNNISON VALLEY REGIONAL HOUSING AUTHORITY** is hiring! We have a newly created role we are hiring for to support our Ownership Program. This is a great opportunity for a detailed oriented person with good Excel, administrative and public service skills, who is interested in contributing to our affordable housing ownership program. Join our amazing team and help us make a difference! See detailed job description on our website here: [www.gvrha.org/join-our-team](http://www.gvrha.org/join-our-team). \$23-\$25/DOE. Please email resume to [hiring@gvrha.org](mailto:hiring@gvrha.org) for more information. (10/11/84).

**TOAD PROPERTY MANAGEMENT** is seeking dynamic individuals to join our property management and maintenance team. Year round and seasonal maintenance positions available for someone with a strong attention to detail, hard work ethic and passionate about career growth. Maintenance duties are subject, but not limited to operating our snow cats, shoveling, irrigation, lawn care and general maintenance. TOAD offers competitive pay, ski passes, HOUSING AVAILABLE. To submit your resume, please go to [ToadPropertyManagement.com/employment](http://ToadPropertyManagement.com/employment). (10/4/74).

**THE HIDEOUT** Join Our Team for the Fall/Winter Season! We're hiring: Servers - \$14.42/hr + tips, Host - \$18/hr + tips, Cooks - Based on experience 18-25 + tips. Requirements: Minimum 1 year of experience. How to Apply: Visit our website: [hideoutcb.com](http://hideoutcb.com) or email your resume to: [Dave.hideout@gmail.com](mailto:Dave.hideout@gmail.com). (11/22/46).

**MARCHITELLI'S GOURMET NOODLE** needs cooks. Stop by and talk to Michael or call 970-209-8712. (10/4/pd/14).

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