



Matt Peacock

Matthew Earl Peacock, 48, died in Grand Junction, Colorado on October 22. Matt was born in Pueblo, Colorado on May 17, 1976. He attended Hayden High School in Topeka, Kansas. As a student, he took part in cross country, wrestling, and track. During his junior year, Matt won the Kansas State 4A Cross Country championship. Matt graduated as the top student-athlete and was named a National Merit Scholar.

Matt attended the University of Notre Dame, graduating in 1998 with a degree in Mechanical Engineering. The University honored Matt as a Notre Dame Scholar. In 2014, Matt completed a Master of Civil Engineering from Colorado State University. He finished the doctoral program at Colorado State University with a PhD in Civil Engineering in 2020.

Matt called Crested Butte home from 2000 to 2015. During this time he worked for The Brick, The Old Town Inn,

and The Rijks Gallery. In 2007, he began his career with the town of Crested Butte in the Water Department holding positions of assistant water operator, assistant wastewater operator, and wastewater system manager. In addition, he worked as the wastewater supervisor in Mt. Crested Butte. Following his studies at CSU, Matt worked as a senior engineer for Natural Resources Consulting Engineers, Inc., Ft. Collins, CO.

Matt served as a board member for the Upper Gunnison River Water Conservancy District.

Matt's interests included competing in distance running, weekend skiing, and mountain biking. He was an avid reader and loved cooking for his family and friends.

Matt is survived by his parents, Sam and Diana Peacock of Grand Junction, CO. Siblings: Jenny (Eric) Sova of Montana City, MT, and their children: Caden, Gabe, Ben, Sam, and Kate; Mark Peacock

(Tracee Herbaugh) of Newton, MA, and their children: Oliver and Madeleine; Jane (Rob) Pizem of Grand Junction, CO, and their children: Rowan and Orson; Clay (Emily) Peacock of Pawtucket, RI and sons Tristen and Aiden. Many aunts, uncles, and cousins also survive him. This includes Teresa and Jos Rijks, Donna Rozman (Steve Meldrum), cousins Mamie Rijks, Anne (David) Flora, and Tommy Rozman of Crested Butte.

Matt was a devoted son, a loving brother, and a kind and thoughtful person to his supportive relatives and friends. Matt will be sorrowfully missed and continually loved by all of us.

Matt's family invites you to join them in celebrating his life in the Atrium at the Center for the Arts in Crested Butte on November 2, 2024, from 1 p.m. to 3 p.m.

In lieu of flowers, please make your donation to: CB State of Mind, P.O. Box 1083, Crested Butte, CO 81224.

Legals

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

—LEGAL—

The Town of Mt. Crested Butte (Town) is soliciting proposals from qualified firms to provide maintenance on the Town's Avalanche Fence. The Fence is located along Sunlight Ridge on the southwest part of Town. The purpose of this project is for a Contractor to conduct 2025 maintenance repairs and install approved replacement parts to keep the Fence within manufacturer specifications and tolerances, as per a May, 2024 Geobruigg Fence Inspection Report Letter and the 2006 Geobruigg Product Manual. The Town

can foresee this Project evolving into an annualized maintenance repair program. Proposals will be received by the Town of Mt Crested Butte until May 16, 2025 at 3:00 PM (MST), at which time they will be opened and publicly read aloud. The RFP documents and any addendums can be found on the Town's website at <https://mtcb.colorado.gov/request-for-proposals>.

Published in the *Crested Butte News*. Issues of October 18, 25, and November 1, 2024. #101801

—NOTICE OF VACANCY—
ON THE BOARD OF DIRECTORS
OF RESERVE METROPOLITAN DISTRICT NO. 1

TO WHOM IT MAY CONCERN, and particularly to the electors of the Reserve Metropolitan District No. 1 (the "District"), Town of Mount Crested Butte, Gunnison County, Colorado.

NOTICE IS HEREBY GIVEN, pursuant to Section 32-1-808, C.R.S., that one or more vacancies currently exist on the Board of Directors of the District. Any qualified, eligible elector of the District interested in serving on the Board of Directors for the District should file a Letter of Interest with the Board by 12:00 p.m., on November 15, 2024.

Letters of Interest should be sent to Reserve Metropolitan District No. 1, c/o WHITE BEAR ANKELE TANAKA & WALDRON, 2154 E. Commons Ave., Suite 2000, Centennial, CO 80122.

RESERVE METROPOLITAN DISTRICT NO. 1
By: /s/ WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

Published in the *Crested Butte News*. Issue of November 1, 2024 #110101

—NOTICE OF AMENDED BUDGET—
(PURSUANT TO 29-1-106, C.R.S.)

NOTICE is hereby given that a proposed Budget Amendment has been submitted to the Reserve Metropolitan District No. 2 for the year of 2024; a copy of such proposed Budget Amendment has been filed in the office of Toad Property Management, 318 Elk Avenue, Suite 10, Crested Butte, Colorado 81224, where the same is open for public inspection; such proposed Budget Amendment will be considered at the Regular meeting of the Reserve Metropolitan District No. 2 to be held at the offices of Toad Property Management, 318 Elk Avenue, Suite 10, Crested Butte, Colorado 81224, on Thursday, November 21, 2024 at 11:00 a.m. Any

interested elector of Reserve Metropolitan District No. 2 may inspect the proposed amended budget and file or register any objections thereto at any time prior to the final adoption of the Budget Amendment. If a government's budget is greater than \$50,000, the Notice of Budget must be published one time in a newspaper having general circulation in the local government. If the budget is \$50,000 or less, the Notice may be posted in three public places in the local government. (29-1-106(3), C.R.S.)

Published in the *Crested Butte News*. Issue of November 1, 2024 #110102

—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 2025; a copy of such proposed budget has been filed in the office 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 November 12, 2024 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 November 1 and 8, 2024 #110103

—NOTICE OF PUBLIC HEARING—
2024 AMENDED BUDGET, 2025 PROPOSED BUDGET • NOVEMBER 20, 2024 • 4:00 PM
SKYLAND METROPOLITAN DISTRICT • SKYLAND LODGE
350 COUNTRY CLUB DRIVE, SUITE 112A
CRESTED BUTTE, COLORADO 81224

Pursuant to C.R.S. 29-1-106, notice is hereby given that the proposed 2024 amended budget and the proposed 2025 budget have been submitted to the Board of Directors of the Skyland Metropolitan District. Copies of the proposed budgets have been filed in the office of the District, Skyland Lodge, 350 Country Club Drive, Suite 112A, Crested Butte, Colorado 81224, where they are open for public inspection. The proposed budgets will be considered at the regular meeting of the Board of Directors of the District to be held at Skyland Lodge, 350 Country Club Drive, Suite 112A, Crested Butte, Colorado 81224 on November 20, 2024 at 4:00 P.M. The Board will hold a public

hearing at such meeting during which all interested parties may be heard.

Any interested elector of the Skyland Metropolitan District may inspect the proposed budgets and file any objections thereto at any time prior to the final adoption of the budgets by the Board of Directors. Respectfully submitted,
Greg Wiggins, Chairman

Published in the *Crested Butte News*. Issues of November 1 and 8, 2024 #110105

—NOTICE OF PUBLIC HEARING—
2024 AMENDED BUDGET, 2025 PROPOSED BUDGET • NOVEMBER 20, 2024 • 4:00 PM
EAST RIVER REGIONAL SANITATION DISTRICT
SKYLAND LODGE • 350 COUNTRY CLUB DRIVE, SUITE 112A
CRESTED BUTTE, COLORADO 81224

Pursuant to C.R.S. 29-1-106, notice is hereby given that the proposed 2024 amended budget and the proposed 2025 budget have been submitted to the Board of Directors of the East River Regional Sanitation District. Copies of the proposed budgets have been filed in the office of the District, Skyland Lodge, 350 Country Club Drive, Suite 112A, Crested Butte, Colorado 81224, where they are

open for public inspection. The proposed budgets will be considered at the regular meeting of the Board of Directors of the District to be held at Skyland Lodge, 350 Country Club Drive, Suite 112A, Crested Butte, Colorado 81224 on November 20, 2024 at 4:00 P.M. The Board will hold a public hearing at such meeting during which all interested parties may be heard. Any interested elector of the

East River Regional Sanitation District may inspect the proposed budgets and file any objections thereto at any time prior to the final adoption of the budgets by the Board of Directors. Respectfully submitted,
Greg Wiggins, Chairman

Published in the *Crested Butte News*. Issues of November 1 and 8, 2024 #110104

—TOWN COUNCIL REGULAR MEETING—
NOVEMBER 6, 2024 • MT CRESTED BUTTE, COLORADO • 6:00 P.M.

The Town Council of the Town of Mt. Crested Butte has moved their regular Town Council meeting to Wednesday, November 6, 2024. They will be having a budget work session on Wednesday, November 6, 2024 at 5:00 P.M. The regular meeting will start at 6:00 P.M. The agenda and packet will be posted to the Town's website no later than 24 hours prior to the meeting. This meeting will be at the Mt. Crested Butte Town Hall, 911 Gothic Road, Mt. Crested Butte. Please review the meeting agenda on the website for

attendance options. Please go to <https://mtcrestedbuttecolorado.civicweb.net/portal/> or contact Mt. Crested Butte Town Hall at (970) 349-6632 for the agenda. Subscribe to the Town website to receive notifications when agendas are posted here: <https://mtcrestedbuttecolorado.civicweb.net/Portal/Subscribe.aspx>

Published in the *Crested Butte News*. Issue of November 1, 2024 #110106

—AGENDA—

TOWN OF CRESTED BUTTE • REGULAR TOWN COUNCIL MEETING

TOWN COUNCIL CHAMBERS • 507 MAROON AVE; CRESTED BUTTE, CO • MONDAY, NOVEMBER 4, 2024

Meeting information to connect remotely: <https://us02web.zoom.us/j/85158663191>
Or Telephone: Dial: +1 719 359 4580 US
+1 253 205 0468 US +1 669 444 9171 US
+1 360 209 5623 US +1 386 347 5053 US
+1 507 473 4847 US +1 564 217 2000 US
+1 646 931 3860 US +1 689 278 1000 US
+1 305 224 1968 US +1 309 205 3325 US
Webinar ID: 851 5866 3191

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

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

6:00 WORK SESSION

2025 Climate Action Plan Building Efficiency and Electrification Programs (GreenDeed).

Staff Contact: Sustainability Coordinator Dannah Leeman

7:00 REGULAR TOWN COUNCIL MEETING CALLED TO ORDER BY MAYOR OR MAYOR PRO-TEM**7:01 APPROVAL OF AGENDA****7:02 CONSENT AGENDA**

1) October 21, 2024 Special Town Council Meeting Minutes.

Staff Contact: Town Clerk Lynelle Stanford

2) Approval from the Town Council for a Grant Application to History Colorado's Certified Local Government Program for a Grant for the 2025 Update to the Town's Design Standards and Guidelines and a Letter of Support.

Staff Contact: Town Planner III Jessie Earley

3) Resolution No. 24, Series 2024 - A Resolution of the Crested Butte Town Council Authorizing the Grant of Revocable License to Colorado Real Estate Trust, Under Michael R. Haney 2019 Dynasty Trust to Encroach Into the Right-of-Way Adjacent to the West Portion of Lots 20 and 21 and Lot 19, Block 3, Being Third Street, Town of Crested Butte.

Staff Contact: Town Planner III Jessie Earley

4) Resolution No. 25, Series 2024 - A Resolution of the Crested Butte Town Council Authorizing the Grant of Revocable License to Terry Allen Camp and Charlotte M. Camp to Encroach Into the Right-of-Way Adjacent to the East Portion of the North 27 Feet of Lots 2 and 3, Block 19, Being First Street, Town of Crested Butte.

Staff Contact: Town Planner III Jessie Earley

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

The public has the opportunity to comment during the public comment period at the beginning of every regular Council meeting. At this time people may speak for up to five minutes on any topic that is not on the agenda. The Mayor may limit public comments to no more than three minutes if it appears there will be many comments on a similar topic. The public comment period is a time for the Council to listen to the people. Council generally should not engage in a two-way conversation at this time nor should the Council feel compelled to respond to the comments. If Council chooses to discuss or take action on a subject brought up during Public Comment that discussion should be held at the end of the Council meeting under "Other Business to Come Before the

Council."

7:10 STAFF UPDATES**7:15 LEGAL MATTERS****7:20 PRESENTATION**

1) Mineral Point/Pyramid Avenue Trail Conceptual Alignment Review.
Staff Contact: Parks, Recreation, Open Space, and Trails Director Janna Hansen

7:35 PUBLIC HEARING -- Continued from October 21, 2024 and will be further continued to November 18, 2024

1) (Second 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

7:45 NEW BUSINESS

1) Paradise Park Infill - Change Order Approval to High Mountain Concepts Construction Contract for Final Triplex.

Staff Contact: Housing Director Erin Ganser

8:00 COUNCIL REPORTS AND COMMITTEE UPDATES**8:05 OTHER BUSINESS TO COME****BEFORE THE COUNCIL
8:10 DISCUSSION OF SCHEDULING FUTURE WORK SESSION TOPICS AND COUNCIL MEETING SCHEDULE**

- Monday, November 18, 2024 - 6:00PM Work Session - 7:00PM Regular Council
- Monday, December 2, 2024 - 6:00PM Work Session - 7:00PM Regular Council
- Monday, December 16, 2024 - 6:00PM Work Session - 7:00PM Regular Council

8:15 EXECUTIVE SESSION

For discussion of a personnel matter under C.R.S. Section 24-6-402(4) (f) and not involving: any specific employees who have requested discussion of the matter in open session; any member of this body or any elected official; the appointment of any person to fill an office of this body or of an elected official; or personnel policies that do not require the discussion of matters personal to particular employees regarding the review of the Town Manager.

9:15 ADJOURNMENT

Published in the Crested Butte News. Issue of November 1, 2024 #110107

Classifieds

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

FOR RENT

MT. CB PITCHFORK TOWNHOME Modern design, \$4000/month. Two bed/two bath, office room, sauna, covered parking. Pet friendly, 516-521-7952 or amhagerly@gmail.com. (11/8/23).

CONDO RENTALS Don't miss out on these three rental in town condos that we still have. They will go quickly. Two short term seasonal 6 month Nov-April 2025 these are 2K per mo. And one long term \$2200 per mo. Availably now for either a single person or a couple only. N/P N/S W/D Nice outside decks. Quiet building and if you are loud and party this place is not for you thanks. call Scott 970-275-0346 or send resume to gscottpfister@yahoo.com and we will also send an application. (11/1/92).

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. (11/1/82).

BEAUTIFUL TWO-BEDROOM THREE BATH SKI HOUSE in Crested Butte for rent, available January 15th to February 20th. Two blocks to Elk Avenue, one block to Nordic trails and free bus to Crested Butte Mountain Resort. Perfect for couple/small family. Absolutely no pets. Fully furnished, internet, DTV and more. \$4,500 a month plus deposit. Send inquiries to manyatlitudes@hotmail.com. (11/1/58).

LARGE 4BR/4.5BA FULLY FURNISHED HOME at Nicholson lake (10 minutes to town) Garage, hot tub. No pets. Available Nov. 1st until June 30th. \$4,500. Please contact mtohomes@gmail.com for more info. (11/1/32).

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. \$4500 a month, plus a deposit, and some utilities monthly. Lots of parking, possible dog, tbd. 3 months to 8 months lease possible, tbd. 505-670-3588. (11/22/60).

FULLY FURNISHED HOME: 3 bdrm/3.5 baths; each bdrm w/bath. One mile to Town of CB, Nordic Center; 4 mi to Mt CB and Resort. Large kitchen-dining-LR; separate TV-pool table room w/wet bar; office area, outdoor hot tub; 2 stall attached garage. W/D, wi-fi, snow plowing, w/ky hot tub maintenance included. Tenant resp. for shoveling decks. No smoking/vaping; no pets. Prefer 2-3 adults or family. \$5,000/mo includes all utilities. Available Nov-May (dates negotiable). Text only 970-209-4895. (11/1/81).

FOR RENT

EXPERIENCED PROPERTY MANAGER AVAILABLE Dynamic and resourceful 27-year-old Western alum with 4 years of hands-on experience managing luxury estates and ranches in Gunnison & Roaring Fork Valley. Skilled with animals, expert in mechanics, and highly organized. Strong leadership in overseeing contractors and property projects. Seeking a caretaker position with housing included. Stellar references available. Let's discuss how I can care for your property like it's my own. Call Spencer 203-962-3683. (11/1/69).

HOUSING AVAILABLE for Mountain Spirits employee. Must work 4 plus shifts. 1 bed in 2 bed/1 bath unit in town, above Mountain Spirits Liquors. \$1,000/month. Call Aaron at 970-596-2105. (11/22/31).

4BD/3.5BR furnished single family home in downtown Crested Butte. In floor heating, shared outdoor space with hot tub access, on street parking, W/D. No pets. 2154 sq ft. Available NOW through June 15, 2025. \$5000 + electric/gas. View photos and apply at www.crestedbuttelodging.com/long-term-rentals. (11/1/46).

LET US HELP YOU TAKE CARE OF YOUR PROPERTY: Crested Butte Lodging offers hassle free, full services for long term and short term rentals. Inquire with our office for more information. Call 970-349-2449 or email reservations@crestedbuttelodging.com. (11/1/37).

CB SOUTH DUPLEX APARTMENT 900 sq.ft., 2B/1B, DW/W/D, 2 parking spots, NP/NS, \$1800/Month, 1st, last, deposit, 1 yr. lease, call: 970-349-5927. (11/1/25).

HOUSE FOR RENT in the Irwin town site. 970-209-0408. (11/1/9).

SKI SEASON RENTAL - CLUB OF CRESTED BUTTE: nicely furnished 2 bedroom/2.5 bath townhome with garage, W/D, snow plowing. Newly updated. \$3,500 plus electric/cable includes internet. No smoking/no pets. Nov-May. Text 303.520.7660. (11/1/35).

2BR1BA CONDO GUNNISON Walk anywhere, completely remodeled new floor, stainless appliances, granite, windows. Available November \$1,950. 970-682-3699. (11/1/17).

STUDIO FOR RENT. Awesome views. Text 970-209-8184. Available November 1st. (11/1/10).

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. (11/1/30).

FOR RENT

3BD/2BR furnished single family home in the highlands of CB South. Oversized 2-car garage, porch access off living room and primary bedroom, woodstove, W/D, central vacuum system, gas stove, steam shower, covered outdoor storage, bonus lofted landing space, 2124 sq. ft. \$4500 + utilities. Available for long-term rental beginning November 1, 2024, earlier start date available upon request. Dogs considered. View photos and apply at www.crestedbuttelodging.com/long-term-rentals. (11/1/68).

VACATION RENTALS

REMODELED, DOWNTOWN CB HOME art & antique filled. 3bed&bath, plus bunk room. Sleeps 12. Ample off street parking, 2 fireplaces, office space, fire pit, luxury RH bedding. Avail Jan & Feb. 10k monthly. Email for pics & more info@ bakesrus@aol.com. (11/22/39).

DOWNTOWN CRESTED BUTTE WINTER RENTAL HOME 3BD/2BA single-family home for rent the entire month of January 2025. February and March are already taken. Two blocks from Elk Ave. Looking for a mature couple or family of 4-6. No smoking. Pets negotiable. Two parking spaces. Defender vehicle also available for rent if needed during stay. Home is fully furnished and cozy. Walking distance to all amenities and bus to mountain and skiing.. Asking \$7000 for the month. Includes utilities, Wi-fi, internet, cable, water, trash, sewage, and plowing. Email cbrental2022@gmail.com. (12/27/90).

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).

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. (11/1/44).

COMMERICAL RENTALS

OFFICES FOR RENT: 1/2 block off Elk on 3rd St. Shared kitchenette and bathroom. Internet and utilities are included. 140 sq ft. available now \$550. Larger office available Dec 1st. \$675. Please call 970-596-9826. (11/1/34).

OFFICE SPACE Available now 301 Belleview 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. (11/1/33).

RIVERLAND 2 2nd floor offices available 9/1. 2B \$600. 2C \$1250 with private bath and 3 rooms. includes heat. 970 209-3564. (11/1/21).

OFFICE SPACE IN NEW BUILDING Clean, warm, private offices for rent at 322 Belleview Ave. Approx. 210 sq/ft offices w/ shared common area, kitchen, large bathrooms and DECK. \$1,100/mo ALL BILLS PAID. Call now to view and lease! Gary (970)596-6736 or gary@cbmountaingoat.com. (11/1/46).

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. (11/1/pd/52).

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. (11/1/37).

OFFICE/STORAGE/RETAIL SPACE for Rent Gunnison on Main street with Alley Access 2,000 s.f. for \$2300 with private bathroom, fireplace, high ceilings and friendly atmosphere. 847-769-7800, or LiskorInternational@gmail.com. (11/1/30).

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. (11/8/26).

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. (11/1/44).

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. (11/1/40).

REAL ESTATE

10 AC PATENTED MINING CLAIM West of Lake City-\$18,000. Please call 970-209-8167. (11/8/13).

CASTLE MOUNTAIN WILDERNESS STREAMS SUBDIVISION 4.1 acre lot at 617 Sioux Drive off Ohio Creek Road. Anthracite Range and Carbon Peak views from various building sites. \$365,000. FSBO Bruce at bandg.bridwell@gmail.com or 907-978-8677. (11/29/34).

REDUCED PRICE 895,000 for rare build opportunity on 1.5-acre lot in Buckhorn Ranch. Concept approved for 2-story, 20-unit lodge, or single-family luxury home. Beautiful Whetstone Mountain backdrop. 163 N. Avion Drive. Sale by owner. 720.416.1389 / brianlandy@landy-law.com. (11/1/37).

EMPLOYMENT

DOUBLE TOP FRAME & FINISH is looking for experienced carpenters for custom residential construction. Top pay and benefits for qualified applicants. 970 209 9522, info@doubletop.net. (11/1/25).

WINTER SNOW REMOVAL TECHNICIAN NEEDED Bobcat experience required. Contact Dylan 970-901-5820 or Dylan@rockymountaintrees.com. Visit <https://rockymountaintrees.com/employment/> for full job description. (11/1/22).

WESTERN COLORADO UNIVERSITY is hiring for Curriculum Systems Analyst position. This position reports to the Executive Director of Registration and Advising Services, and works closely with the Registrar, Admissions, Curriculum Committee, Academic Departments, Office of the Provost, Academic Advising Council, Information Technology Services, and Office of Institutional Effectiveness and Planning teams, and is responsible for ensuring the integrity, accuracy, and compliance of academic records and curriculum management within the institution. This role involves a combination of administrative, analytical, and compliance-related tasks, ensuring that the college adheres to internal policies and external regulatory requirements related to curriculum and academic records. This is an on-campus position with the possibility of hybrid and remote work arrangements. For full description and to apply visit "Jobs at Western" on Western.edu. Direct questions to Laurel Becker at lbecker@western.edu. Application Deadline: Nov. 22, 2024. (11/8/138).

FULL BENEFITS INCLUDING RETIREMENT PLAN: Pitias in Paradise is hiring full time positions at both CB and Gunni locations. Email resume to pitasinparadise@gmail.com or stop by in person. (11/1/29).