

Legals

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NOTICE TO OWNERS OF PROPERTY WITHIN THE LARKSPUR COMMUNITY OF PROPOSED ACTION TO AMEND THE DESIGN GUIDELINES:

DATED OCTOBER 8, 2024
DATE OF PUBLIC HEARING FOR BOARD ACTION ON THE AMENDMENTS: OCTOBER 29, 2024, 5:30PM. The location of the meeting: the meeting will be held virtually by Zoom by using the link for Larkspur Board of Directors meetings on the Toad Property Management website. Written comment may be submitted to: erind@toadpropertymanagement.com The Board of Directors proposes the following amendments to the Design Guidelines for the Larkspur Community Association.

Article II, Definitions

26. **Variations.** A request to the DRC or the Board of Directors from an Owner, contractor or architect/designer for permission to deviate from these Guidelines with regard to a construction project.

Article III, Review Process, 2. Submission and Decision Procedure. D. Variations.

i. For a good cause shown and special circumstances not caused by and out of the control of an Owner, an Owner may apply for a variance from these Guidelines. A variance shall only be granted upon a finding of "undue hardship." The Owner shall bear the burden of establishing undue hardship in order for the DRC to recommend approval of the variance or Board of Directors to grant the variance appli-

cation. An Owner's or architect/designer's disagreement with the Guidelines does not qualify as undue hardship. The expense of an Owner's project does not qualify as undue hardship.

- ii. The application for a variance shall contain a detailed explanation of the reasons, as well as any supporting documentation.
- iii. On a new project, the Owner shall submit the request for variance during the Plan Review process, unless the need for a variance arises during the construction process in which case, subsection (v) below shall apply.
- iv. Along with the posting of the notice and agenda on the Association's website, as part of the variance request, the Association shall send notice thereof to all owners via electronic mail. The notice shall include the address of the property, the variance request at issue, date and time of the DRC or Board meeting, as applicable, to consider the variance request. Owners shall be provided with a 20-day comment period, identified in the notice, Owners may submit written comment to the Board for the Board's consideration. In no event shall the Board hear the variance request prior to the expiration of the 20-day comment period. Owners may also submit

their comments at the Board meeting set for consideration of the variance matter.

- v. The DRC will hear the variance request as soon as reasonably possible, for approval or denial, dependent on the nature of the variance being requested. The DRC may request from the Owner, contractor or architect/designer additional information from a third party regarding the variance request at the Owner's expense.
- vi. For variances requested during construction, the DRC shall hear the request as soon as reasonably possible, prior to the installation/execution of the variance as if it were requested at Plan Review. The DRC may require that work installed or completed prior to the approval or denial of the variance be removed and relocated, and the Owner may be subject to a deposit retention. An Owner assumes this risk when an Owner acts on plans or an element of plans that have not been approved.
- vii. Additional review fees may apply for variance requests applied for during a construction project.
- viii. Criteria for Approval: In granting a variance, the DRC shall find all of the following:

- There are special circumstances or conditions with respect to the land, lot, topography, natural features, vegetation, or other matters on the subject lot or for the subject project which would render strict compliance with these Guidelines impracticable if not impossible;
 - That such special circumstances or conditions are unique to the particular use for which the Owner requests a variance and does not generally apply to all uses;
 - That such special circumstances or conditions were not created by the Owner and are out of control by the Owner;
 - That the granting of the variance is in general harmony with the purpose of these Guidelines and will not be materially detrimental to the subdivision as a whole; and
 - That the variance does not depart from these Guidelines and/or Declaration any more than necessary.
- ix. All variance requests are made on a case-by-case basis.
x. If the DRC approves the variance application, it shall forward

the variance application with all supporting documentation and information to the Board of Directors, which shall also carefully consider the variance application and vote thereon. Any variance recommended for approval by the DRC or granted by the Board of Directors shall not set any precedent for any future decisions. If the DRC denies the variance application, the Owner may submit the request to the Board of Directors.
xi. Any variance decision rendered by the DRC may be appealed to the Board of Directors by the owner of the subject property, or other owners. Such owner shall file a request to review the variance decision with the Board of Directors within 15 days of the date the DRC met and acted on the variance request. Appeals submitted after 15 days shall be deemed untimely. The owner may delegate such appeal process to an agent, its builder or designer.

Article IV, (3)(a)(iv), Plan Submission Requirements, Fee. Design Review fee, residential (S & E lots) -- \$1400.00.

Published in the *Crested Butte News*. Issue of October 11, 18 and 25, 2024. #101111

—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 JOINT PUBLIC HEARING—

CONCERNING LUC-23-00032, A LAND USE CHANGE PERMIT APPLICATION FOR SKETCH PLAN REVIEW OF A MAJOR IMPACT LAND USE CHANGE FOR AN EXPANSION OF COMMERCIAL USE AT DISCOUNT (AKA CENTENNIAL) STORAGE ON THE PARCEL OF LAND COMMONLY KNOWN AS PARCEL NO. 3701-250-06-008, 825 STATE HIGHWAY 135, GUNNISON, COLORADO; LEGALLY DESCRIBED AS LOT 3, FLYING RANCH SUBDIVISION, ACCORDING TO THE PLAT FILED SEPTEMBER 17, 2019 AT RECEPTION NO. 662373, COUNTY OF GUNNISON, COLORADO.

HEARING DATE, TIME AND LOCATION: The Gunnison County Planning Commission and Gunnison Board of County Commissioners will conduct a joint public hearing on **November 21, 2024 at 9:00 a.m.** in the meeting room upstairs in the Blackstock Government Center, 221 N. Wisconsin St. in Gunnison and/or by **ZOOM** meeting. If attending by Zoom please go to the online meetings tab at <https://www.gunnisoncounty.org/144/Community-and-Economic-Development> for the ZOOM meeting link to hear public comments concerning this land use change permit application.

APPLICANT: Centennial Storage Partners, LLC, represented by Jennifer Barviski and Schumacher & O'Loughlin, LLC
PARCEL LOCATION: PARCEL NO. 3701-250-06-008, 825 STATE HIGHWAY 135, GUNNISON, COLORADO; LEGALLY DESCRIBED AS LOT 3, FLYING RANCH SUBDIVISION, ACCORDING TO THE PLAT FILED SEPTEMBER 17, 2019 AT RECEPTION NO. 662373, COUNTY OF GUNNISON, COLORADO.
PROPOSAL: Centennial Storage Partners, LLC (Applicant), represented by Michael O'Loughlin, Esq. of Schumacher & O'Loughlin, LLC, request an expansion of an existing Commercial use to allow for an additional 115 outdoor vehicle storage spaces adjacent to the Discount Storage facility at 1825 State Highway 135, Gunnison, CO 81230, Parcel No. 3701-250-06-008 (Application). The request would increase outdoor vehicle storage units from 134 to 249 spaces. The proposal would not

increase the approximate 21,000 sq. ft. of interior retail storage.
HOW TO VIEW THE APPLICATION: A copy of the application is available online at: <https://www.gunnisoncounty.org/436/Permit-Database>. Select "projects" and type **LUC-23-00032** in the application number field. If you have questions or issues accessing the files, contact the Community Development Department at (970) 641-0360.
PUBLIC PARTICIPATION: The public is invited to submit oral or written comments at the hearing, or to submit written comments by email: planning@gunnisoncounty.org, or by letter (Community Development, 221 N. Wisconsin, Suite D, Gunnison, CO 81230), so long as they are received by 5 p.m. the afternoon before the date of the meeting so that they may be submitted for the public record during the hearing. A copy of the application is available in the Community Development Department, 221 N. Wisconsin, Suite D, Gunnison, CO; additional information may be obtained by calling the Planning Office (970) 641-0360.
ADA ACCOMMODATIONS: Anyone needing special accommodations as determined by the American Disabilities Act may contact the Community Development Department prior to the day of the hearing. /s/ Hillary I. Seminick, ACIP Planning Director Gunnison County Community Development Department

Published in the *Crested Butte News*. Issue of October 18, 2024. #101809

—WORK SESSION—

GUNNISON WATERSHED SCHOOL DISTRICT LAKE SCHOOL CONFERENCE ROOM OCTOBER 28, 2024 • 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. Work Sessions do not allow for public comment.

- Work Session discussion items:
- o Gunnison Wednesday Enrichment Program
 - Laura Parker, Gunnison Enrichment Coordinator
 - o Parent Conferences
 - Jim Woytek, GHS Principal
 - Sally Hensley, CBES Principal

- o District Wide Assessment Report
- Shari Sullivan-Marshall, Director of Curriculum, Instruction, and Assessment

Published in the *Crested Butte News*. Issue of October 18, 2024. #101802

—NOTICE OF PUBLIC HEARING— CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW TOWN OF CRESTED BUTTE, COLORADO • 10 ½ GOTHIC AVENUE

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on October 29th, 2024, beginning at **6:30 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 Tom Hawk to

site a cold accessory building to be located at 10 ½ Gothic Avenue, Lots 11 and 12, Block 18 in the R1 zone. (Otsuka)

-Architectural approval is required.

TOWN OF CRESTED BUTTE
By Madison Manning, Planning Technician

Published in the *Crested Butte News*
Issues of October 18 and 25, 2024. #101804

—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 and Kathleen Curry at kathleencurry@montrose.net. Deadline for submittal is Thursday November 7, 2024. Roundtable will consider applicants at their next meeting on November 18, 2024.

Published in the *Crested Butte News* Issues of October 18 and 25, 2024. #101805

—NOTICE OF JOINT PUBLIC HEARING— CONCERNING LUC-24-00028, A LAND USE CHANGE PERMIT APPLICATION FOR A MINOR IMPACT LAND USE CHANGE FOR A THREE LOT SUBDIVISION. A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 51 NORTH, RANGE 1 EAST OF THE N.M.P.M., GUNNISON COUNTY, COLORADO. PARCEL NO. 3517-333-00-005.

HEARING DATE, TIME AND LOCATION: The Gunnison County Board of County Commissioners and the Gunnison County Planning Commission will conduct a joint public hearing on **November 21, 2024 at 10:30 a.m.** in the meeting room upstairs in the Blackstock Government Center, 221 N. Wisconsin St. in Gunnison and/or by **ZOOM** meeting. If attending by Zoom please go to the online meetings tab at <https://www.gunnisoncounty.org/144/Community-and-Economic-Development> for the ZOOM meeting link to hear public comments concerning this land use change permit application.
APPLICANT: Jim Kunes
PARCEL LOCATION: 4.1 acres at 127 Evelyn Lane, Almont, County of Gunnison. Parcel No. 3517-333-00-005.
PROPOSAL: The Applicant is proposing a three-lot subdivision of 127 Evelyn Lane. 127 Evelyn Lane is a 4.1 acre lot, adjacent to Mitzel's Green Acres Subdivision, approximately three miles south of Almont. The parcel currently has a 1,288 square foot single family residence, with a 616 square foot attached garage and an 864 detached garage. No additional roads will be added for this subdivision.

PUBLIC PARTICIPATION: The public is invited to submit oral or written comments at the hearing, or to submit written comments by email: planning@gunnisoncounty.org, or by letter (Community Development, 221 N. Wisconsin, Suite D, Gunnison, CO 81230), so long as they are received by 5 p.m. the afternoon before the date of the meeting so that they may be submitted for the public record during the hearing. A copy of the application is available in the Community Development Department, 221 N. Wisconsin, Suite D, Gunnison, CO; additional information may be obtained by calling the Planning Office (970) 641-0360.
ADA ACCOMMODATIONS: Anyone needing special accommodations as determined by the American Disabilities Act may contact the Community Development Department prior to the day of the hearing. /s/ Rachael Blondy Planner I Gunnison County Community Development Department

Published in the *Crested Butte News*. Issue of October 18, 2024. #101808

**—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, October 29, 2024, at 5:30 p.m. for the purpose of considering the following:
Design Review for the application for **The Gunnison Bank & Trust, Commercial Building, Units 11, 12 & 13 Pioneer Plaza Townhomes, AKA 28 Gillaspey**.
A complete set of plans can be viewed at the Crested Butte South P.O.A. Office, 61 Teocalli Road by appointment.



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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 October 14 to October 28, 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.

**—TOWN OF MT. CRESTED BUTTE—
ORDINANCE NO. 8
SERIES 2024**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MT. CRESTED BUTTE, COLORADO, AMENDING SECTION 2-16 OF THE CODE OF THE TOWN OF MT. CRESTED BUTTE, COLORADO CONCERNING TOWN COUNCILMEMBER COMPENSATION
INTRODUCED, READ, APPROVED, AND ORDERED PUBLISHED on first reading at a regular meeting of the Town Council of the Town of Mt. Crested Butte, Colorado, this 15th day of October 2024.
For full copies of the ordinance please contact Tiffany O'Connell at toconnell@mtcb.colorado.gov or 970-349-6632 ext 103.

Published in the *Crested Butte News*. Issue of October 18, 2024. #101803

**—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-24-00045 – Michael D. Graham Rentals, LLC is approved for the construction of a Driveway to Vacant

Land on a parcel legally described as Section 9, T50N, R4E Of The N.M.P.M. A Tract Of Land Located Within La Veta Placer, Mineral Survey No 6303, Also Being A Portion Of The Quartz Creek Mining And Milling Company Mill Site As Shown On The Plat Of La Veta Addition To The Town Of Pitkin Recorded At Reception No. 258799 Of The Records Of Gunnison County.
/s/ Sean Pope
Land Use Planner
Gunnison County Community Development Department

Published in the *Crested Butte News* Issue of October 18, 2024. #101806

deadline tuesday at noon
970.349.0500 ext. 105
legals@crestedbuttenews.com

—NOTICE OF JOINT PUBLIC HEARING—

CONCERNING LUC-24-00021, A LAND USE CHANGE PERMIT APPLICATION FOR SKETCH PLAN REVIEW OF A MAJOR IMPACT LAND USE CHANGE FOR AN EXPANSION OF COMMERCIAL USE AT HARMELS ON THE TAYLOR ON THE PARCEL OF LAND COMMONLY KNOWN AS PARCEL NO. 3433-000-00-026, 6748 COUNTY ROAD 742, TAYLOR RIVER CANYON, ALMONT, COLORADO; LEGALLY DESCRIBED AS 146.07 ACRES IN SECTIONS 21, 27 & 28, TOWNSHIP 15S, RANGE 84W AND MORE SPECIFICALLY DESCRIBED WITHIN THE WARRANTY DEED RECORDED AT RECEPTION NO. 678328, COUNTY OF GUNNISON, COLORADO.

HEARING DATE, TIME AND LOCATION: The Gunnison County Planning Commission and Gunnison Board of County Commissioners will conduct a joint public hearing on **November 21, 2024 at 9:30 a.m.** in the meeting room upstairs in the Blackstock Government Center, 221 N. Wisconsin St. in Gunnison and/or by **ZOOM** meeting. If attending by Zoom please go to the online meetings tab at <https://www.gunnisoncounty.org/144/Community-and-Economic-Development> for the ZOOM meeting link to hear public comments concerning this land use change permit application.
APPLICANT: Harmels on the Taylor River, LLC, represented by Law of the Rockies
PARCEL LOCATION: PARCEL NO. 3433-000-00-026, 6748 COUNTY ROAD 742, TAYLOR RIVER CANYON, ALMONT, COLORADO; LEGALLY DESCRIBED AS 146.07 ACRES IN SECTIONS 21, 27 & 28, TOWNSHIP 15S, RANGE 84W AND MORE SPECIFICALLY DESCRIBED WITHIN THE WARRANTY DEED RECORDED AT RECEPTION NO. 678328, COUNTY OF GUNNISON, COLORADO
PROPOSAL: The Applicant proposes an expansion of the existing commercial uses to the improvements identified below in "quadrants," which are the areas geographically separated by CR-742, CR-744, and the Taylor

- River.
The existing Harmels infrastructure includes:
1. The restaurant building.
 2. Approximately 39 cabin units.
 3. Approximately 3 corrals and a stable.
 4. Multiple septic systems and multiple drain fields.
 5. 2 additional bunkhouses.
 6. 2 wood sided buildings south of the restaurant building.
 7. 1 shed.
 8. Laundry facility.
- Proposed Changes:
1. Southwest Quadrant
 - a. Abandoning the septic systems and drain fields and replacing them with a new, state approved wastewater treatment plant.
 - b. Removing the 2 additional bunkhouses that currently exist.
 - c. Removing the 2 wood sided buildings.
 - d. Constructing 4 cabins.
 - e. Removing the existing laundry facility and bathhouse.
 - f. Installing a new soccer/basketball/volleyball court.
 2. Northwest Quadrant
 - a. Converting bunkhouse M to an employee/workforce housing.
 - b. Constructing four employee/workforce housing lodges that can accommodate five to six employees each for a total of 22 more employee/workforce housing

- a. ing unit
 - c. Installing 35 RV sites.
 - d. Constructing a new bath/laundry facility.
 - e. Installing 19 storage units to accommodate the needs of homeowners in this area to improve aesthetics and reduce road traffic to storage facilities located in Gunnison.
 - f. Constructing 7 new cabins.
3. Southeast Quadrant
 - a. Constructing 1 cabin between other existing cabins.
 - b. Installing four glamping sites.
 4. Northeast Quadrant
 - a. Converting the lodge, which is units 20-27, into workforce housing.
 - b. Constructing a new laundry facility.
 - c. Installing a new steel shop and laundry facility.
 - d. Installing a new horse corral.
 - e. Installing a new recreational space/picnic area.
- The net impact of the proposal is as follows:
1. 30 residential housing units.
 2. A new wastewater treatment plant instead of the existing septic system.
 3. Two new laundry facilities instead of the old laundry facility.
 4. Renovated utilities for the cabins that improve the health and safety protections for residents.

5. Instead of 25 guest cabins, there will be 33 guest cabins.
 6. A new shop.
 7. A new basketball court and a new soccer, baseball and volleyball court.
 8. 35 new residential RV sites.
 9. 19 storage units.
 10. 4 glamping sites.
- The estimated total new square footage of cabins and workforce housing is estimated to be 48,900 square feet. The total new square footage for the laundry facilities is estimated to be 3,300 square feet. The total new square footage of storage units is estimated to be 11,970 square feet. The total new square footage of recreational fields/picnic area is estimated to be 60,000 square feet. The recreational field/picnic area is currently an open lawn/field. The total proposed residential housing is 30 units. Harmels on the Taylor is willing to provide employee housing "not only for its only employees but also for the workforce housing needs of the community;" however, while the Applicant refers to these improvements as "Employee/Workforce Housing," because it will not be deed-restricted, it does not meet the definition of Workforce Housing.
HOW TO VIEW THE APPLICATION: A copy of the application is available online at: <https://www.gunnisoncounty.org/436/Permit-Database>. Select

"projects" and type LUC-24-00021 in the application number field. If you have questions or issues accessing the files, contact the Community Development Department at (970) 641-0360.
PUBLIC PARTICIPATION: The public is invited to submit oral or written comments at the hearing, or to submit written comments by email: planning@gunnisoncounty.org, or by letter (Community Development, 221 N. Wisconsin, Suite D, Gunnison, CO 81230), so long as they are received by 5 p.m. the afternoon before the date of the meeting so that they may be submitted for the public record during the hearing. A copy of the application is available in the Community Development Department, 221 N. Wisconsin, Suite D, Gunnison, CO; additional information may be obtained by calling the Planning Office (970) 641-0360.
ADA ACCOMMODATIONS: Anyone needing special accommodations as determined by the American Disabilities Act may contact the Community Development Department prior to the day of the hearing.
/s/ Hillary I. Seminick, ACIP
Planning Director
Gunnison County Community Development Department
Published in the *Crested Butte News*. Issue of October 18, 2024. #101810

**—INVITATION TO BID—
TOWN OF CRESTED BUTTE
FOR THE TOWN HALL 2ND FLOOR RENOVATION PROJECT 2024-2025**

The Town is issuing an Invitation to Bid for the Town Hall Exterior Rehabilitation Project. The scope of work will consist of relocation assistance, demolition, complete remodel of the 2nd Floor at Town Hall. The full Invitation to Bid can be found

on the Town website www.townofcrestedbutte.com under Bids/Proposals. Bid documents will be available March 10th after 12:00p.m.
Bid Opening: November 15, 2024 01:00p.m. MST. No Bids will be accepted after Bid

Opening.
Location for Bid delivery: Town of Crested Butte, Town Hall, 507 Maroon Ave., Crested Butte, Colorado 81224, or can be mailed to PO Box 39, Crested Butte, Colorado 81224
Attn: Matt Flick

Contact Information: Matt Flick, Building Inspector mflick@crestedbutte-co.gov (970) 349-5338 x121

Published in the *Crested Butte News*. Issues of October 11 and 18, 2024. 101110

**—INVITATION TO BID—
CRESTED BUTTE TOWN HALL
EXTERIOR REHABILITATION**

General Contractors are invited to bid the General Construction Work of this project. Electronic proposals will be received by:
Jessica Earley – Town of Crested Butte
jeasley@crestedbutte-co.gov
on November 14, 2024 by 4:00 p.m. for
Crested Butte Town Hall
Exterior Rehabilitation
Bids will not be considered if received after the closing time. Bidders will be informed of results within 7 days of the bid opening. Pre-bid walk-throughs are mandatory for all bidding contractors. Pre-bid walk-throughs can be scheduled by contacting Jessica Earley at the above listed e-mail address. Prospective Bidders may contact Jessica Earley with questions pertaining to the scope of the project and information on this Invitation to Bid.

Bids will be received as set forth herein and in the Bidding Documents. No Bid may be withdrawn within a period of forty-five (45) days after the date fixed for opening Bids. General Contractors providing bids for the above project must have previous relevant experience with similar projects. Relevant experience includes at least three projects of similar scale and scope completed within the last five (5) years. Buildings on which similar projects have been completed must be listed or eligible for listing on the Colorado State Register of Historic Places and/or National Register of Historic Places. Work completed with funding from History Colorado – State Historical Fund grant programs is preferred. All Bids must be in accordance with the Contract Documents on file with The Town of Crested Butte, 507 Maroon Avenue, Crested

Butte, Colorado 81224.
Construction documents will be available electronically upon request to Jessica Earley beginning October 8st.
Each Proposal must be submitted on the attached bid form.
All bids must be submitted on the provided bid form and submitted via PDF to the above listed parties. The Owner reserves the right to reject any or all bids, to waive all irregularities, and to accept any bid deemed to be in its best interest.
Further information will be found in the "Instructions to Bidders" in the Contract Documents.
The Town reserves the right to reject any and all Bids, to accept bids other than the lowest, and to waive any informalities and irregularities therein.

Bid security in the amount of not less than 5% of the total Bid must accompany each Bid in the form of a Bid Bond, certified check, or cashier's check and made payable to the Town of Crested Butte. The successful Bidder will be required to furnish a Performance Bond and a Labor and Material Payment Bond, both in the amount of 100% of the total Contract amount, in conformity with the requirements of the Contract Documents and on forms as provided by the Town.
Town of Crested Butte, Colorado
(OWNER)
By Jessica L. Earley
Title: Planner III
END OF INVITATION TO BID
Published in the *Crested Butte News*. Issues of October 11 and 18, 2024. #101106

—AGENDA—

TOWN OF CRESTED BUTTE SPECIAL TOWN COUNCIL MEETING

TOWN COUNCIL CHAMBERS • 507 MAROON AVE; CRESTED BUTTE, CO • MONDAY, OCTOBER 21, 2024

Meeting information to connect remotely:
<https://us02web.zoom.us/j/84342491626>

Or Telephone: Dial (for higher quality, dial a number based on your current location): +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: 843 4249 1626

PUBLIC NOTICE IS HEREBY GIVEN THAT THE TOWN COUNCIL OF THE TOWN OF CRESTED BUTTE, COLORADO WILL HOLD A SPECIAL MEETING ON MONDAY, OCTOBER 21, 2024 BEGINNING AT 7:30PM.

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 Budget Presentation and Discussion.

1) Review of 2024 Compensation Survey.

6:45 2) Streets and Alleys Fund – Cost Saving and Funding Scenarios.
 Staff Contact: Finance Director Kathy Ridgeway

7:30 SPECIAL TOWN COUNCIL MEETING CALLED TO ORDER BY MAYOR OR MAYOR PRO-TEM**7:31 APPROVAL OF AGENDA****7:32 CONSENT AGENDA**

1) October 7, 2024 Regular Town Council Meeting Minutes.

Staff Contact: Town Clerk Lynelle Stanford

2) Resolution No. 22, Series

2024 - A Resolution of the Crested Butte Town Council Approving the Contract for Use of Big Mine Ice Arena by Gunnison Valley Hockey Association for the 2024-2025 Winter Season.

Staff Contact: Parks, Recreation, Open Space, and Trails Director Janna Hansen

3) Adoption of Annual Snow Plan.
 Staff Contact: Public Works Director Shea Earley

4) Letter of Support to Gunnison County Commissioners for Crested Butte Mt. Crested Butte Chamber of Commerce Visitor

Center Funding.

Staff Contact: Town Manager Dara MacDonald

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.

7:33 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."

7:40 STAFF UPDATES**7:45 LEGAL MATTERS****7:50 PUBLIC HEARING**

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

8:00 NEW BUSINESS

1) Resolution No. 23, Series 2024 - A Resolution of the Town Council of the Town of Crested Butte Approving the 2024 Crested Butte Housing Guidelines.

Staff Contact: Housing Director Erin Ganser

8:15 2) Paradise Park – Phase 2 High Mountain Concepts Construction Contract.

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8:30 COUNCIL REPORTS AND COMMITTEE UPDATES**8:35 OTHER BUSINESS TO COME****BEFORE THE COUNCIL
8:40 DISCUSSION OF SCHEDULING FUTURE WORK SESSION TOPICS AND COUNCIL MEETING SCHEDULE**

- Monday, November 4, 2024 - 6:00PM Work Session - 7:00PM Regular Council
- Monday, November 18, 2024 - 6:00PM Work Session - 7:00PM Regular Council
- Monday, December 2, 2024 - 6:00PM Work Session - 7:00PM Regular Council

8:45 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.

9:45 ADJOURNMENT

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Classifieds

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

FOR RENT

FULLY FURNISHED HOME: 3 bdrm/3.5 baths; each w/bath and Q bed. One mile to town of CB, Nordic Center; 4 miles to Mt. CB and resort. Large kitchen-dining-LR; separate TV-pool table room with wet bar; office area, outdoor hot tub; 2 stall attached garage. W/D, wi-fi, snow plowing and wkly hot tub maintenance included. Tenant resp. for shoveling decks. No smoking/vaping; no pets. Prefer 3 adults or family. \$5,000/mo includes all utilities. Flexible (2) 2.5-3 mo lease possible. Available Nov - May (dates negotiable). Text 970-209-4895. (11/1/90).

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).

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. (10/18/68).

2BR1BA CONDO GUNNISON Walk anywhere, completely remodeled new floor, stainless appliances, granite, windows. Available November \$1,950. 970-682-3699. (10/25/17)

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.

2BD/2BR furnished condo in Mt Crested Butte Three Seasons complex. King and two twin beds, fireplace, ground floor patio, shared hot tub/pool/laundry access, indoor bike storage, game room, 2 parking permits. No pets. 719 sq. ft. \$1950 + utilities available NOW for 12-month lease. View photos and apply at www.crestedbuttelodging.com/long-term-rentals. (10/25/53).

FOR RENT

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. (10/25/23).

3 BD/2.5 BR 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. (10/18/38).

JUST REMODELED 1bed, 1bath with loft in town. Has shared mudroom storage and 1 off street parking spot. \$2400- includes utilities. Send inquiry of interest to cbhomerentals@yahoo.com. (10/25/28).

2BED/2BATH FURNISHED CONDO Mt. CB, office, parking, some utilities, W/D, Jan - Apr 2025, 3 month minimum, pets considered, \$2700 + deposit, 970-349-6515, no texts, leave a message. (10/25/28).

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. \$6000 + electric/gas. View photos and apply at www.crestedbuttelodging.com/long-term-rentals. (10/25/46).

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. (10/18/37).

ONE BEDROOM UNIT in town, furnished, no pets, no smoking. Ready November 1. \$1850/mo. includes all utilities except electric. Year lease preferred. Call 970-596-0139. (10/25/25).

HOUSE FOR RENT in the Irwin town site. 970-209-0408. (10/25/9).

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. (10/18/25).

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. (11/8/23).

STUDIO FOR RENT Awesome views. Text 970-209-8184. Available November 1st. (10/25/10).

FOR RENT

WOULD YOU LIKE TO SWAP and live in NYC for the winter? Or do you have a room to rent to a mature ski instructor from December through end March? Lets talk Caraco30@gmail.com. (10/25/34).

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. (10/18/44).

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).

COMMERCIAL RENTALS

INDOOR HEATED STORAGE in 312 sq. ft garage bay. 24'1 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. (10/18/pd/52).

BEAUTIFUL MAIN STREET Gunnison office. Storage or other 2100 sf, fire place, other wonderful uses!!!! \$2600/month 847-769-7800. Contact liskorinternational@gmail.com. (10/18/20).

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. (10/18/40).

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. (10/18/33).

COMMERICAL RENTALS

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. (10/18/44).

COMMERCIAL SPACE AVAILABLE IN CB: 2 rooms plus bathroom (490 sq ft). Private entrance, new building with in-floor heating and 2 parking spaces. Located in alley between Whiterock and Belleview. \$850/mo plus utilities, 6 month lease and then month to month. For more info, call Mary at 970-765-1195. (10/25/49).

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@cbmountaingoat.com. (10/18/56).

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).

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. (10/18/37).

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).

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. (10/25/34).

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).

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. (10/18/37).

EMPLOYMENT

PROPERTY MANAGEMENT COMPANY SEEKS TREE TRIMMER/ REMOVER IN GUNNISON Experience with chain saw and heights. We have a bucket truck. Top pay for right individual, could lead to long-term position with housing. 970 209-3564. (11/1/34).

FRANK'S DELI is now looking for Sous Chef-Experienced person with good knife skills and knowledge of food safety, starting wage \$25 per hour + quarterly bounce, Prep Cook-3-4 days per week, Salad and soup prep, good knife skills helpful starting wage \$20 per hour call 970-209-3928. (10/18/46).

PEAK PROPERTY MANAGEMENT hiring year round maintenance position. Must have excellent work ethic, attention to detail, clean driving record and accountability. Job performs regular maintenance, lawn care, snow removal, and on call services. Competitive pay and benefits. Contact Ren at 970-349-6339 ext 5 or ren@peakcb.com. (10/18/46).

RUMORS COFFEE & TEA HOUSE IS hiring baristas for year round work! No experience necessary but afternoon and weekend availability is a must. Competitive wages depending on experience and great tips! Drop resume off or email to rumorscoffeeandteahouse@gmail.com. (10/18/38).

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).

BJÖRKSTAM HAT COMPANY Hat maker/retail employee needed! Flexible schedule starting in December, competitive pay (hourly + commission), paid training hours. Please send resume and inquiries to elle@bjorkstamhatco.com or call (541) 399-6866. (11/1/32).