

# Boys cross-country team takes second at state

CONTINUED FROM PAGE 18

They too seized on the team mentality as they had all season long with Loflin, Johnson and Pozner running together through the first two miles before Pozner pulled ahead to lead the Titan charge finishing in 38<sup>th</sup> place with Loflin in 44<sup>th</sup> place and Johnson 45<sup>th</sup>.

"They were pushing each other," says Sullivan-Marshall. "Tazzy was able to push in the last mile and to get 38<sup>th</sup> as a freshman is awesome."

Hawley, Feier and Bender worked alongside each other as well through the first mile with Hawley making a push to lead the group to the finish line, with Feier not too far behind and Bender pushing through a cramp to rally and pass people as the team fin-

ished 11<sup>th</sup> out of 18 teams.

"For all of them it was a great race for being new to state," says Sullivan-Marshall. "They raced well and did what they could do. They didn't get complacent; they competed to the end."

For the boys it was a fitting end to years of hard work.

"Freshman year just me and Jake ran for our grade and at the time I had no idea that we would be placing at all," says Billick. "My sophomore and junior year were promising, though, as we had a strong grade below us coming up and overall the team was very driven. I am glad to be a part of this team and proud at how far everyone has come in these last few years."



COURTESY PHOTO

## Ski Swap is this weekend

The annual Crested Butte Snowsports Foundation Ski Swap is this weekend at the Lodge at Mountaineer Square ballroom. Doors are open Friday, November 8 from 4 to 8 p.m. for CBSF members (\$25 membership for an individual, or \$50 for a family/group of friends). Or, join us for free entry on Saturday, November 9 from 9 a.m. - noon.

If you have gear to sell, we have gear drop-offs all day Thursday, November 7 at the Old Rock Jail on the corner of Second Street and Elk from 10 a.m. - 5:30 p.m. or on Friday, November 8 at the Lodge at Mountaineer Square Ballroom from 8:30 a.m. - noon. We take skis, snowboards, boots, gloves, helmets, jackets and more!

Learn more at [www.cbsnowsports.org/ski-swap](http://www.cbsnowsports.org/ski-swap) or call 860-690-0408 with questions.

## Holiday speed date with a book event coming up

Townie Books' ever-popular holiday event is back, with two nights for you to choose from to enjoy speedy book talks, refreshments and discounts on the entire store (excluding artwork).

The speed dating for books event will take place Tuesday, December 3 and Wednesday, December

11 at 6:30 p.m.

Our booksellers will present as many of our favorite titles of the season as we can in five minutes, while you relax and enjoy!

Seating is limited; please email [towniebooksevents@gmail.com](mailto:towniebooksevents@gmail.com) or call the store at 970-349-7545 to register and for more details.

## Free film on Electoral College showing at Western

WCU Residence Life and the League of Women Voters of the Gunnison Valley will present a free film, *Independent Lens: One Person One Vote?* at 6:30 p.m. on Tuesday, November 12, in the UC Theater.

The film examines the Electoral College, the uniquely American and often misunderstood mechanism for electing our President.

# Legals

[legals@crestedbuttenews.com](mailto:legals@crestedbuttenews.com) • phone: 970.349.0500 ext. 105 • [www.crestedbuttenews.com](http://www.crestedbuttenews.com)

### —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 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

### —NOTICE OF APPROVAL CREATING A VESTED PROPERTY RIGHT—

PLEASE TAKE NOTICE that the Town of Crested Butte approved the following site specific development plan(s) for construction or subdivision within the Town which creates a three year vested property right pursuant to Colorado Revised Statutes, section 24-68-103 (as amended).

The "vested property right" gives the following applicant(s) the right to undertake and conditions of the approval for their site-specific development plan(s).

June 25, 2024:

**Crested Butte Synergy in conjunction with Angela Booth dba Paradise Café:** to expand the interior square footage of the restaurant use in the existing building located at 435 Sixth Street, Block 25, Lots 27-29 and part of 30 in the B2 zone district. An expansion of a conditional use permit for a restaurant use in the B2 zone district was granted.

More information is available at the Town Office located at 507 Maroon Ave., Crested Butte, CO.  
TOWN OF CRESTED BUTTE  
by Jessie Earley

Published in the *Crested Butte News* Issue of November 8, 2024 #110810

## deadline tuesday at noon

### —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.

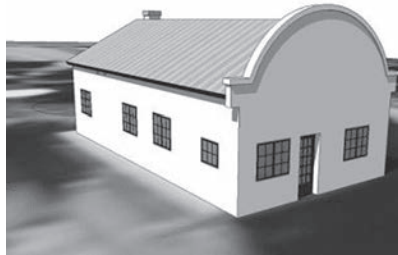
Any interested elector of the Skyland Metropolitan District may inspect the proposed budgets and file any objections thereto at any time prior to the final adoption of the budgets by the Board of Directors. Respectfully submitted,  
Greg Wiggins, Chairman

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



**—NOTICE OF PUBLIC HEARING—  
CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW  
TOWN OF CRESTED BUTTE, COLORADO 28 MAROON AVENUE**

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on November 19th, 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:



TOWN OF CRESTED BUTTE  
By Madison Manning, Planning Technician

Published in the *Crested Butte News* Issues of November 8 and 15, 2024 #110803

Consideration of the application of Terry Allen Camp and Charlotte M. Camp for tax credits for the existing, contributing historic building located at 28 Maroon Avenue, North 27 feet of Lots 2 and 3, Block 19 in the R1C zone. (Camp)  
- Approval of tax credit application is required.

**—NOTICE OF APPROVAL CREATING A VESTED PROPERTY RIGHT—**

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September 24, 2024:

**Town of Crested Butte:** to revise the previously approved plans to site an accessory dwelling to be located at 20 Tenth Street, Lot 05, Block 80 in the Paradise Park Subdivision in the R2A zone. A conditional use permit for an accessory dwelling in the R2A zone was granted. More information is available at the Town Office located at 507 Maroon Ave., Crested Butte, CO.  
TOWN OF CRESTED BUTTE  
by Jessie Earley

Published in the *Crested Butte News*. Issue of November 8, 2024 #110808

**—UPPER GUNNISON RIVER WATER CONSERVANCY DISTRICT BOARD OF DIRECTORS PUBLIC HEARING—  
210 WEST SPENCER AVENUE, SUITE A, GUNNISON, CO 81230  
AND VIA ZOOM VIDEO/TELECONFERENCING  
MONDAY, NOVEMBER 25, 2024 AT 5:00 P.M.  
NOTICE AS TO PROPOSED BUDGET MEETING AND PUBLIC HEARING**

Notice is hereby given that a proposed Budget for the calendar year beginning January 1, 2025 and ending December 31, 2025, will be considered by the Board of Directors of the Upper Gunnison River Water Conservancy District (UGRWCD). Adoption of the proposed Budget will be discussed at a public hearing during the regularly scheduled meeting of the Board of Directors on Monday, November 25, 2024 commencing at 5:00 p.m. at the UGRWCD offices at 210 West

Spencer, Suite A, Gunnison, CO 81230 or via Zoom video/teleconferencing. Any interested party may file objections to the proposed budget at any time prior to the final adoption of the budget. The Budget will be available for inspection prior to the meeting. For Zoom login information or other questions, please call the District at (970)641-6065.

Published in the *Crested Butte News*. Issue of November 8 2024 #110806

**—NOTICE OF APPROVAL CREATING A VESTED PROPERTY RIGHT—**

PLEASE TAKE NOTICE that the Town of Crested Butte approved the following site specific development plan(s) for construction or subdivision within the Town which creates a three year vested property right pursuant to Colorado Revised Statutes, section 24-68-103 (as amended).

The "vested property right" gives the following applicant(s) the right to undertake and conditions of the approval for their site-specific development plan(s).  
October 29, 2024:

**218 Elk Ave LLC:** to expand the use and site an addition associated with the building located at 218 Elk Avenue, Lot 8, Block 28 and

demolish a non-historic portion of the contributing commercial building and construct an addition to the rear and change the use for the primary building located at 220 Elk Avenue, 7, Block 28 in the B1 zone. An expansion of a conditional use permit for a restaurant use in the B1 zone was granted. Payment in lieu of up to six (6) off-street parking space was granted. A conditional waiver of a non-conforming aspect with respect to side yard setback was granted; 16-5-140 (5) is the requirement and 7' is provided on the east

(220 Elk Avenue). A conditional waiver of a non-conforming aspect with respect to rear yard setback was granted; 16-5-140 (6) is the requirement and 9'9" is provided on the south (218 Elk Avenue).

More information is available at the Town Office located at 507 Maroon Ave., Crested Butte, CO.  
TOWN OF CRESTED BUTTE  
by Jessie Earley  
published in the Crested Butte News Issue of November 8, 2024

Published in the *Crested Butte News* Issue of November 8, 2024 #110809

**—LEGAL—**

**PLEASE TAKE NOTICE** that a public hearing of the Crested Butte Town Council, opened on the 21st day of October, 2024 on Ordinance No. 8, Series 2024, was continued to the 4th day of November, 2024 at 7:00PM, and was continued a second time to the 18th day of November, 2024 at 7:00PM, in the Town Council Chambers, located at 507 Maroon Avenue, Crested Butte, CO and on Zoom.  
Ordinance No. 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.  
The public may connect to the meeting via Zoom with the

following address:  
<https://us02web.zoom.us/j/81743528662>  
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: 817 4352 8662  
TOWN OF CRESTED BUTTE, COLORADO  
/s/ Lynelle Stanford, Town Clerk

Published in the *Crested Butte News* Issue of November 8, 2024 #110807

**—NOTICE OF JOINT PUBLIC HEARING—  
CONCERNING LUC-24-00036, A LAND USE CHANGE PERMIT APPLICATION FOR A MINOR IMPACT  
LAND USE CHANGE FOR A TWO LOT SUBDIVISION.  
T50N, R1E, N.M.P.M. SECTION 32: A TRACT OF LAND IN THE SW¼ SE¼ OF SAID SECTION 32.  
PARCEL NO. 3699-320-00-008. AKA 967 UTE LANE.**

**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 **December 19, 2024 at 9:20 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:** Gary Knerr  
**PARCEL LOCATION:** T50N, R1E, N.M.P.M. SECTION 32: A Tract Of Land In The SW¼ SE¼ Of Said Section 32. Parcel No. 3699-320-00-008. AKA 967 Ute Lane.

**PROPOSAL:** The Applicant, Gary Knerr, represented by Michael O'Loughlin Esq., proposes to subdi-

vide the existing 7.5 acre parcel, commonly known as 967 Ute Ln., legally described as T50N, R1E, N.M.P.M. Section 32: A tract of land in the SW ¼ SE ¼ OF SAID SECTION 32, into 2 parcels. The resulting parcels are: Parcel 1 (4.87 acres) and Parcel 2 (2.51 acres). Parcel 1 contains the Applicant's existing single-family residence, and Parcel 2 contains an existing dwelling unit (log home). The existing parcel is currently residential in use and the resulting 2 parcels would remain residential. Traffic impacts would be negligible as there is currently an easement in place to access resultant Parcel 2, and no significant increase in traffic is expected from this minor subdivision. No new structures or construction are planned for either resultant parcel.

**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](mailto: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/ Sean Pope  
Planner I  
Gunnison County Community Development Department

Published in the *Crested Butte News*. Issue of November 8 2024 #110801

**—NOTICE OF JOINT PUBLIC HEARING—  
CONCERNING LUC-24-00035, A LAND USE CHANGE PERMIT APPLICATION FOR A MINOR IMPACT LAND USE CHANGE FOR A TWO LOT SUBDIVISION.  
T49N, R1W, N.M.P.M. SECTION 14: A TRACT OF LAND LOCATED IN THE NW¼ SE¼ OF SAID SECTION. AKA 225 COLUMBINE RD. PARCEL NO. 378714003049.**

**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 December 19, 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:** Kevin Graham  
**PARCEL LOCATION:** T49N, R1W, N.M.P.M. Section 14: A Tract Of Land Located In The NW¼ SE¼ Of Said Section. AKA 225 Columbine Rd. Parcel No. 378714003049.  
**PROPOSAL:** The Applicant, Kevin Graham, proposes a two lot subdivision of the 2.19 acre lot commonly known as 225 Columbine Rd., Gunnison, CO.

The resultant two lots would be: 1.12 acres (Tract A) and 1.09 acres (Tract B) acres in size. The parcel currently contains a 1,296 sq. ft. residence with a 720 sq. ft. detached garage and a 1,056 sq. ft. unfinished basement. The existing residence, OWTS, and existing well would remain on the resultant parcel (Tract A).

**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](mailto: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/ Sean Pope  
Planner I  
Gunnison County Community Development Department

Published in the *Crested Butte News*. Issue of November 8 2024 #110802

**—REGULAR MEETING—  
GUNNISON WATERSHED SCHOOL DISTRICT  
NOVEMBER 11, 2024 • 5:30PM  
LAKE SCHOOL GYM GUNNISON, CO**

**This meeting will be conducted in person and by distance using the video conferencing platform ZOOM Webinar. Please check the GWSW 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
    - October 7, 2024 Regular meeting
  - b. Finance: Approve for payment, as presented by the Director of Finance, warrants as indicated:
    - General Account # 44169-44535
    - Payroll Direct Deposit # 62609-63007
  - c. Personnel
    - Marla Ragle-Schanck-Kitchen Staff-CBCS
    - Garrett Dimon-Asst. Girls' Basketball Coach-CBHS
    - Drew Hanks-Head 7th Boys' Basketball Coach-GMS

8. Items for information, discussion, and action
  - a. Facilities Improvement Program Update (Information/Discussion, *Functional Facilities*)
    - Artaic Group: Chris Guarino, John Usery, Ryan Smelker, Matt Prinster
    - Consider authorization for type of athletic field surface in bond program (**ACTION, Functional Facilities**)
  - b. FY 24-25 First Quarter Financial Review (Discussion, *Healthy Finances*)
    - Mrs. Tia Mills-Director of Finance
  - c. School Board Policies for First Reading (Discussion, *All*)
    - IKF-Graduation Requirements (adding Seal of Biliteracy)
  - d. School Board Policies for Second Reading (**ACTION, All**)
    - ACA Name Change
    - JRA/JRC Student Records/Release of Information on Students
    - JRA/JRC-R Review, Amendment and Hearing Procedures
    - JRCA - Sharing of Student Records/Information between School District and State Agencies
    - IKFB-Graduation Exercises
  - e. Other Administrative Report Items - (Discussion, *All*)
    - Dr. Leslie Nichols, Superintendent
9. Items introduced by Board Members (Discussion, *All*)
10. Board committee reports (Information, *All*)
  - a. Board/Student Engagement - Dr. Coleman and Mrs. Roberts

- b. School Board Policy - Mrs. Brookhart and Dr. Coleman
- c. Executive Committee for Bond Project - Mr. Martineau
- d. Superintendent Evaluation- Mrs. Brookhart and Dr. Coleman
- e. District Accountability Committee (DAC) - Mrs. Roberts
- f. School Accountability Committees (SAC)
  - GHS - Dr. Coleman
  - GCS - Mrs. Brookhart
  - CBCS - Mr. Martineau
- g. Gunnison County Education Association Negotiations - Mr. VanderVeer
- h. Gunnison County Education Association 3x3 - Mr. VanderVeer
- i. Fund 26 - Dr. Coleman
- j. Gunnison Memorial Scholarship - Mrs. Roberts
- k. Health Insurance Committee - Mr. VanderVeer
- l. Housing Advisory Committee-Mr. VanderVeer
- m. Gunnison Valley Education Foundation-Dr. Coleman
11. Upcoming agenda items and meeting schedule (Information, *Engaged Community*)
  - a. December 5-7, 2024 CASB Annual Conference-Colo Springs
  - b. December 16, 2024 Regular Meeting/Mill Levy Approval@5:30pm -GUN
  - c. January 13, 2024 Regular Meeting@5:30pm-CBCS
  - d. January 27, 2024 Regular Meeting/Amended Budget@5:30pm-GUN
12. Adjournment

Published in the *Crested Butte News* Issue of November 8, 2024 #110812



**—NOTICE OF PUBLIC HEARING—  
CRESTED BUTTE BOARD OF ZONING AND  
ARCHITECTURAL REVIEW  
TOWN OF CRESTED BUTTE, COLORADO**

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on November 19th, 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:

Recommendation to the Town Council regarding the final draft of the Historic Preservation Plan.

**- A recommendation to the Town Council is requested.**

TOWN OF CRESTED BUTTE

By Madison Manning, Planning Technician

Published in the *Crested Butte News*. Issues of November 8 and 15, 2024 #110813

**—NOTICE OF APPROVAL CREATING A VESTED PROPERTY RIGHT—**

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The "vested property right" gives the following applicant(s) the right to undertake and conditions of the approval for their site-specific development plan(s).

July 30, 2024:

**Nima Sherpa and Ang Sherpa:** to propose an expanded outdoor seating area associated with

the existing restaurant/bar for the property located at 307-309 Sixth Street, Units A-C Sixth Street Development Condominiums, Block 24 in the B3 zone. An expansion of a conditional use permit for a restaurant use in the B3 zone district was granted.

More information is available at the Town Office located at 507 Maroon Ave., Crested Butte, CO.  
TOWN OF CRESTED BUTTE  
by Jessie Earley

Published in the *Crested Butte News* Issue of November 8, 2024 #110811

**—PUBLIC HEARING NOTICE—  
GUNNISON COUNTY BOARD OF COMMISSIONERS**

**DATE: Tuesday, December 10, 2024**

**PLACE: Board of County Commissioners' Meeting Room at the Gunnison County Courthouse  
200 E. Virginia Avenue  
Gunnison, CO 81230  
(REMOTE)**

5:30 pm • Public Hearing; Proposed 2025 Gunnison County Budget  
• Adjourn

**IMPORTANT:** The proposed budget is available for inspection in the Gunnison County Finance Office located at 200 E. Virginia Avenue, Gunnison, CO 81230. The proposed budget is also available on the Gunnison County website at: <http://www.gunnisoncounty.org/budget>. Any elector may inspect the budget and file objections at any time prior to the final adoption of the budget scheduled to take place on Thursday, December 12, 2024.

Published in the *Crested Butte News* Issue of November 8, 2024 #110814

**—PUBLIC NOTICE—  
TOWN OF MT. CRESTED BUTTE  
DOWNTOWN DEVELOPMENT AUTHORITY BOARD VACANCY**

There is a vacancy on the Mt. Crested Butte Downtown Development Authority Board. The Mt. Crested Butte Town Council will be appointing one (1) member to the Downtown Development Authority Board at the Tuesday, December 17, 2024 meeting. These terms will run until June 2025.

The appointed member of the board shall reside, lease or own real property within the Mt. Crested Butte Downtown Development Authority. An officer or director of a corporation or other entity

owning property in the Mt. Crested Butte Downtown Development Authority shall be eligible for appointment to the board. Members of the board shall serve without compensation, but they may be reimbursed for actual and necessary expenses.

Interested people who meet the qualifications may apply by submitting a letter of interest to the Town Hall by Wednesday, December 11, 2025 or by stating his/her interest at the December 17, 2024 Town Council meeting. Applicants

are encouraged to attend the December 17, 2024 Town Council meeting. Applicants' letters should include information on whether they reside, lease or own real property inside the Downtown Development Authority boundaries and the location of such property.

/s/ Tiffany O'Connell  
Town Clerk

Published in the *Crested Butte News*. Issues of November 8, November 22, December 6, 2024 #110805

**—NOTICE OF A JOINT PUBLIC HEARING—  
CONCERNING A LAND USE CHANGE APPLICATION FOR HARRISON LAND ESTATES, LLC FOR THE  
STARVIEW SUBDIVISION OF 129 LOTS INCLUDING RESIDENTIAL AND COMMERCIAL USES**

**HEARING DATE, TIME AND LOCATION:** The Gunnison County Board of Commissioners and the Planning Commission on December 19, 2024 at 10:15 a.m., in the Planning Commission Meeting Room, 221 N Wisconsin St., Gunnison, Colorado, will hear public comment concerning a land use change permit sketch plan application for an a residential subdivision and proposed commercial uses.

**APPLICANT:** The applicant is Harrison Land Estates, LLC.

**PARCEL LOCATION:** The subject parcel is located at 48 County Road 740. The parcel is legally described as a tract of land in Sections 27, 28, and 34, Township 14 South, Range 85 West, 6th pm. The parcel is at the southeast corner of the intersection of Highway 135 and Cement Creek Road (County Road 740).

**PROPOSAL:** The applicant has revised the Sketch Plan application and proposes the subdivision of 129 lots to include 84 single family lots, 40 multi-family units, 12 commercial units, 4 residential units above commercial, 1 lot for Crested Butte South Metropolitan District which may include employee housing. The parcel includes a "high density" area that will include 44 units, 22 of which will have some type of deed restriction for local workforce. The remaining 22 units will not be restricted.

**PUBLIC PARTICIPATION:** The public is invited to submit verbal or written comments at the hearing, or to submit written comments by email: [planning@gunnisoncounty.org](mailto:planning@gunnisoncounty.org); or 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 online at: <https://permitdb.gunnisoncounty.org/citizenaccess/>

Select "Projects" and type "Application Number" and type "LUC-22-00028" or select "Project Name" and type "Starview"

**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/ Cathie Pagano  
Assistant County Manager for Community & Economic Development

Published in the *Crested Butte News*. Issue of November 8, 2024 #110804

**deadline tuesday at noon**

**970.349.0500 ext. 105**

**legals@crestedbuttenews.com**

# Classifieds

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

## FOR RENT

**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).

**STUDIO FOR RENT.** Awesome views. Text 970-209-8184. Available November 1st. (11/8/10).

**VERY NICE ONE BEDROOM CONDO** in town of CB. Suitable for one person or couple only. Absolutely no pets allowed. Six month lease available. East facing upstairs. Close to bus stop and Nordic Center. 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. \$2400 per mo. First, last, security deposit. Call Scott 970-275-0346 or email [gscottpfister@yahoo.com](mailto:gscottpfister@yahoo.com). We are currently accepting applications and resumes. (11/22/91).

**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. (11/8/35).

**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).

## FOR RENT

**1BD/1BR UNFURNISHED, 2ND FLOOR CONDO** behind Clark's. Full kitchen, large bedroom, W/D, 1 off-street parking spot. \$2,200/month, ALL utilities included. Available NOW. View photos and apply at [www.crestedbuttelodging.com/long-term-rentals](http://www.crestedbuttelodging.com/long-term-rentals). (11/8/32).

**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. (11/8/25).

**HOUSE FOR RENT** in the Irwin town site. 970-209-0408. (11/8/9).

**2BR1BA CONDO GUNNISON** Walk anywhere, completely remodeled new floor, stainless appliances, granite, windows. Available November \$1,950. 970-682-3699. (11/8/17).

**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](mailto:mtohomes@gmail.com) for more info. (11/8/32).

**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](mailto:amhagerly@gmail.com). (11/8/23).

**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](http://www.crestedbuttelodging.com/long-term-rentals). (11/8/46).

## 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, wood-stove, 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](http://www.crestedbuttelodging.com/long-term-rentals). (11/8/68).

**NEW RENTAL** 2 Bed 2 Bath brand new fully furnished house! \$2,500/Month utilities included (Water, Trash, Sewer, Electric, Snow Removal). No WiFi. In Gunnison, close to the airport. Fully furnished. No Smoking, No Pets. References needed. Available November 1st until May 1st. Call me at 970-275-6947. (11/15/47).

## VACATION RENTALS

**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](mailto:cbrental2022@gmail.com). (12/27/90).

## VACATION RENTALS

**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). (11/8/44).

**CRESTED BUTTE HOUSE WINTER RENTAL** By The Month. 3BD/2.5BA single family one level. 2100sq.ft. Tastefully furnished. 2 gas fireplaces, office area. Laundry & dishwasher. 3.5 minutes to town, 6 minutes to slopes. On 10 private acres abutting Rt. 135. Postcard views from every window. Heated garage. Mature couple or family up to 6. No Smoking, No Pets. \$7500 per month includes utilities, Wi-fi internet, Satellite TV, trash, plowing. One professional cleaning per month. Available January, February, March 2025. [fsm@movingfree.com](mailto:fsm@movingfree.com) Ph/T 201-694-9222. (11/8/83).

**PERFECT WINTER HOME** in Crested Butte! Fully furnished, all bills paid, 4 Bedroom 4 Bath. Just 1 block from the Gas Cafe bus stop. Last stop going up and first stop coming down. Spacious living area with cozy gas stove and lots of light. Master bath features jacuzzi tub and steam shower. \$4,500/Mo. Flexible Lease Terms. (11/8/57).

**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](mailto:bakesrus@aol.com). (11/22/39).

## COMMERCIAL RENTALS

**OFFICE SPACE AVAILABLE** Aug. 1. 405 Elk Ave. Upstairs in GVO clinic. 1 room with small kitchen area. Rent: \$600/month. If interested email: [dibeim38@gmail.com](mailto:dibeim38@gmail.com). (11/8/26).

**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](mailto:LiskorInternational@gmail.com). (11/8/30).

**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. (11/8/37).

**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. (11/8/34).

**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. (11/8/44).

**INDOOR HEATED STORAGE** in 312 sq. ft garage bay. 241 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. (11/8/pd/52).