

Patsy Smith
Dustin Wilkey
Samantha Smith Wilkey
575 West Park Street
Marble, CO 81623

March 6, 2023

Town of Marble Town Council
c/o Ron Leach, Town Administrator
Marble, Colorado 81623

RE: *Revised to Fulfill Zoning Regulation Change Request Application Requirements*
Zoning Change and Public Hearing Request for 575 West Park Street, Marble, CO 81623
Lots 4 & 5, Block 3, Marble Ski Area, Filing No. 1, County of Gunnison, State of Colorado

Marble Town Council,

At the July 2022 Town of Marble Council meeting, it became abundantly clear we do not qualify as a "Cottage Industry" or "In Home Business". We have been advised by the Town of Marble Town Council and Town Administrator in order for us to run our small seasonal business from our property the zoning must be changed to Business from Residential. Therefore, we are asking for a change of zoning at 575 W. Park Street from **residential to business**. Additionally, we request a clarification be added to the Zoning regulations allowing a residence to be located on a property zoned as Business. Currently there is no verbiage indicating whether or not a residence can be located on a property zoned as Business.

We would like to run the Crystal River Jeep Tours out of our residence, scheduled to be completed by 2025. The tour company is permitted to transport, up to 1700, paid passengers around the Lead King Loop, Punch Bowls and other surrounding areas by the US Forest Service – White River National Forest from May to November. Our off-road charter Public Utility Commission number is 000214. We have been in continuous operation since 1951 and are one of the longest running adventure companies in Colorado. All tour vehicles are meticulously inspected by a mechanic annually, maintained by a mechanic, we have commercial insurance and detailed records are kept. We do not just provide rides to passengers. Our tours are filled with history, local tales and identification of plants, mountains, waterfalls etc... Employees are rigorously trained in trail etiquette as well. We are stewards of the Upper Crystal Valley trail by checking on hikers, assisting with vehicle malfunctions and picking up trash. We answer the phone year round giving trail advise and safety information. Additionally, all CRJT drivers communicate with our office in Marble (via radio) while on the 4x4 trail.

Parking and the limitation of our USFS passenger number was an issue until we restructured in 2021. Upwards of 15 vehicles would be parked at any given time at the tour office and we would come close to exceeding our passenger load limitation most years (2007-2020). Our restructure included limiting the number of passengers per vehicle, raising our rates, offering private tours, purchasing new vehicles and a management changed. Each tour vehicle is now limited to five passengers, instead of seven. Our restructure had a dramatic impact in 2021 and 2022; there was an average of three (3) tour trips per day; an average of four (4) guest vehicles parked from 9:30a-1:00p & four (4) parked from 1:30p-5:00p. We provided a tour to 1100 passengers in 2021 and 1048 passengers in 2022, instead of maxing out at 1700 by September. The majority of tours depart at 10:00a and 2:00p. Our current store location is off the main corridor so we do not get enough non-tour customers to track accurately. Our max capacity (future growth plan) will be five tour guests parked at a time, up to ten tour trips per day and five non-tour customers at a time. With the restructure we have room to grow!

Page 1 of 2

DustinWilkey@yahoo.com (760) 974-6000 Samantha.Smith.Wilkey@gmail.com (970) 440-0700
Patsy@SmithFamilyColorado.com (903) 288-2470 CrystalRiverJeepTours@gmail.com (970) 963-1991 .

Patsy Smith
Dustin Wilkey
Samantha Smith Wilkey
575 West Park Street
Marble, CO 81623

Current Parking for Crystal River Jeep Tours: We have four parallel parking spaces along Main Street, in front of the tour office. The four spaces have been adequate for the last two seasons.

Tentative Parking Plan for 575 W. Park Street: Tour customers will have five designated parking spaces to the right of the property. Non-tour customers will have five additional spaces to utilize in the front of the property. There will also be an ADA parking space to the right of the property. The expectation of non-tour customers is for them to be parked for a maximum of 10 minutes. Employees will park their personal vehicles behind the residence. Signs will be displayed advising off street parking is not tolerated and where designated parking is located. All tour vehicles will be parked in the existing pole barn or behind the residence, out of sight from Park Street at night and during the off season. During business hours the tour vehicles will be staged on the third tier of the property in a parallel formation. See attached diagram. We utilized the approved OWTS site plan.

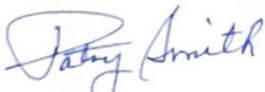
Customer Restrooms: Customers will have access to a porta-potty discreetly located outside the tour office. Customers will not have access to the residence.

Impact: Traffic flow will be the same as it has been for the last two years. Our customers have to drive by 575 W. Park to get to our current office located at 407 W. Main. Business hours are 9:30a to 5:00p. Before 9:30a and after 5:00p there will be little to no activity. Tour customers arrive 30 minutes before departure and normally leave immediately after their trips; tours last three to seven hours. While tours are out, we expect to have a few passersby to stop in for directions, to buy water, a carving or ice cream from time to time. The tour company is only in operation from May to November. The store might remain open during the winter, if needed. The majority of the customers are eager to get their adventure started, so they do not hang around the shop long. Tour vehicles do not play loud music and drivers are required to observe the speed limits in town. We are very aware of the impact on neighbors and will accommodate accordingly. There will be no new or additional impact to the environment.

We have our architectural/engineered plans, water tap certificate and approved OWTS permit. We await the Town of Marbles decision to change our zoning from Residential to Business with the addition of being allowed to have a residence on a Business zoned property.

Thank you for your consideration.

Sincerely,



Patsy Smith



Dustin Wilkey



Samantha Smith Wilkey

Colorado.gov



COLORADO
Department of
Regulatory Agencies
Public Utilities Commission





Permit Information

Owner(s) Smittys Willys, Inc.
Company Name Crystal River Jeep Tours

Address 407 W Main ST
Marble, CO 81623
Phone Number 970.963.1991
Fax Number

Permit Number ORC-00214
Permit Type Off-Road Charter
Permit Status Active
Permit Issue Date 05/30/2012

NOTE - A carrier whose permit status is indicated as "Show Cause" means either (1) that the carriers insurance coverage may be cancelled in the future, or (2) that the carriers insurance coverage may already have been cancelled. "Show Cause" does not necessarily mean that the carriers authority or registration has been or will be revoked. Questions regarding a specific carrier should be directed to the PUCs Operating Rights unit at 303.894.2000 (select option 4), or toll-free within Colorado at 800.888.0170 (select option 4).

-  [Return to Colorado Public Utilities Commission - Search Disclaimer](#)
-  [Search for Permits registered with the Public Utilities Commission](#)

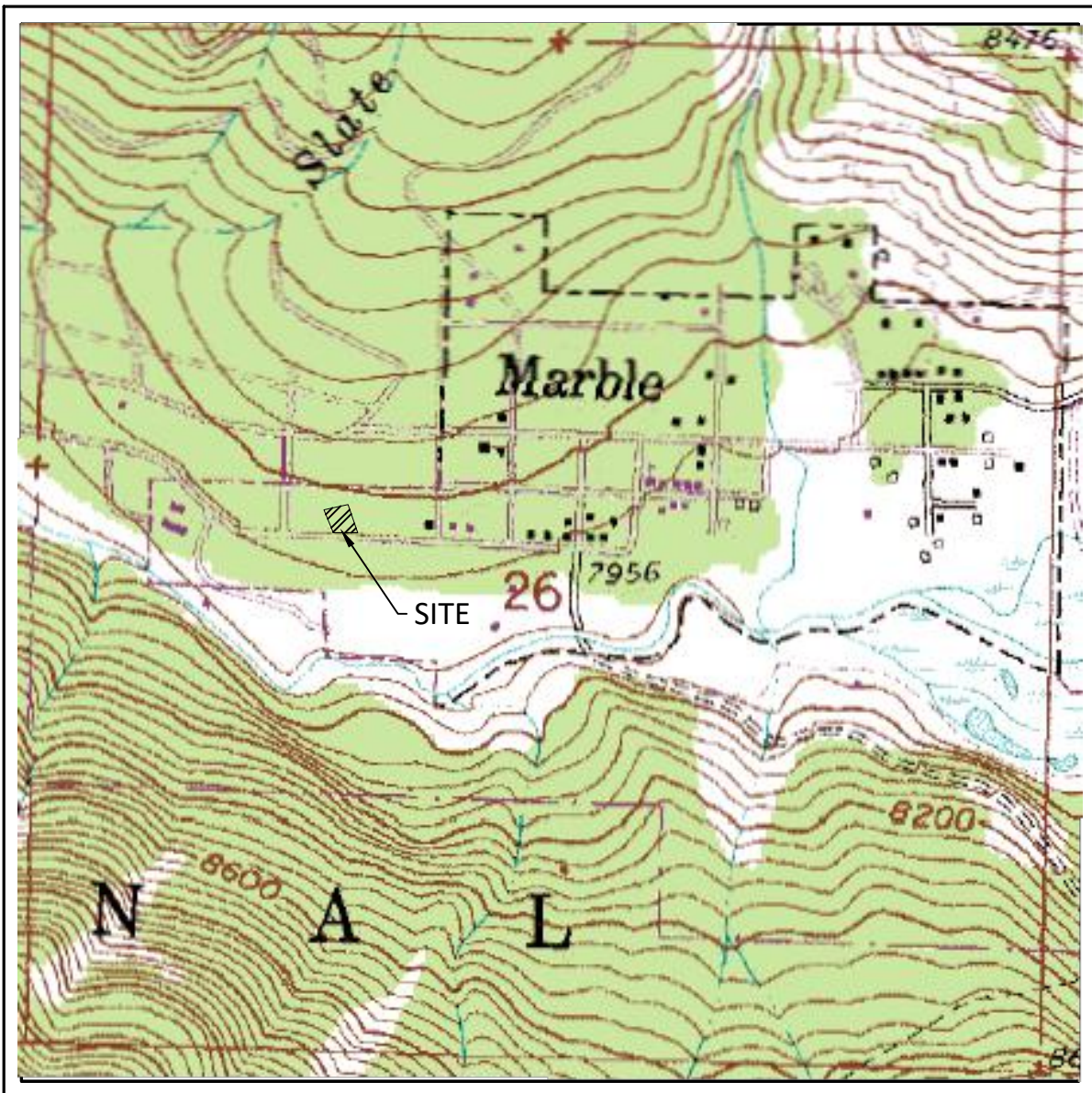
1560 Broadway, Suite 250, Denver, CO 80202 Email
(303) 894-2000 - Phone (800) 888-0170 - Permits and Insurance (800) 456-0858 - Consumer Assistance (303) 894-2065 - Fax

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© 2023 State of Colorado

IMPROVEMENT LOCATION CERTIFICATE OF:

LOTS 4 & 5. BLOCK 3, MARBLE SKI AREA FILING NO. 1, TOWN OF MARBLE, GUNNISON COUNTY, COLORADO.

NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 11 SOUTH.
RANGE 88 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
GUNNISON COUNTY, COLORADO
SHEET 1 OF 1



VICINITY MAP
SCALE: 1" = 2000'

PROPERTY DESCRIPTION

LOTS 4 & 5. BLOCK 3, MARBLE SKI AREA FILING NO. 1, TOWN OF MARBLE,
GUNNISON COUNTY, COLORADO.

TOWN OF MARBLE
COUNTY OF GUNNISON
STATE OF COLORADO

NOTES

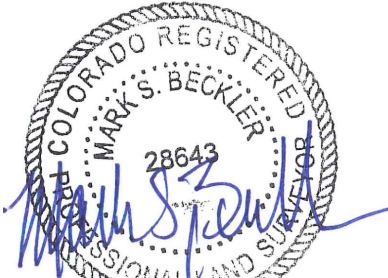
- 1) DATE OF SURVEY: August 23, 2022.
- 2) DATE OF PREPARATION: September 21, 2022.
- 3) LINEAR UNITS: THE LINEAR UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- 4) BASIS OF BEARING: A BEARING OF N 21°55'04" W FROM THE SOUTHWEST CORNER OF LOT 4, MONUMENTED BY A FOUND NO.5 REBAR WITH A RED PLASTIC CAP (L.S. 13842) AND THE NORTHWEST CORNER OF LOT 4 MONUMENTED BY A FOUND NO. 5 REBAR WITH A RED PLASTIC CAP (L.S. ILLEGIBLE).
- 5) BASIS OF SURVEY: THE BODY OF THE PROPERTY DESCRIPTION CONTAINED IN THE PLAT OF MARBLE SKI AREA RECORDED AS RECEPTION NO. 28255 ON DECEMBER 11, 1970 BY THE GUNNISON COUNTY CLERK AND RECORDER SPECIFICALLY DESCRIBES A PARCEL THAT LIES WITHIN THE NORTHWEST QUARTER OF SECTION 26. VARIOUS DOCUMENTS OF RECORD, AND THE FOUND MONUMENTS, AS SHOWN.
- 6) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SOPRIS ENGINEERING, LLC (SE) TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND/OR TITLE OF RECORD, SE RELIED UPON THE PLAT OF RECORD AS SHOWN IN THE SOURCE DOCUMENTS, HEREON. NO TITLE COMMITMENT WAS PROVIDED TO SE.
- 7) SETBACKS SHOWN ARE THE MINIMUM DISTANCE PER TOWN OF MARBLE ZONING CODE, RESIDENTIAL (R) ZONE.

IMPROVEMENT LOCATION CERTIFICATE

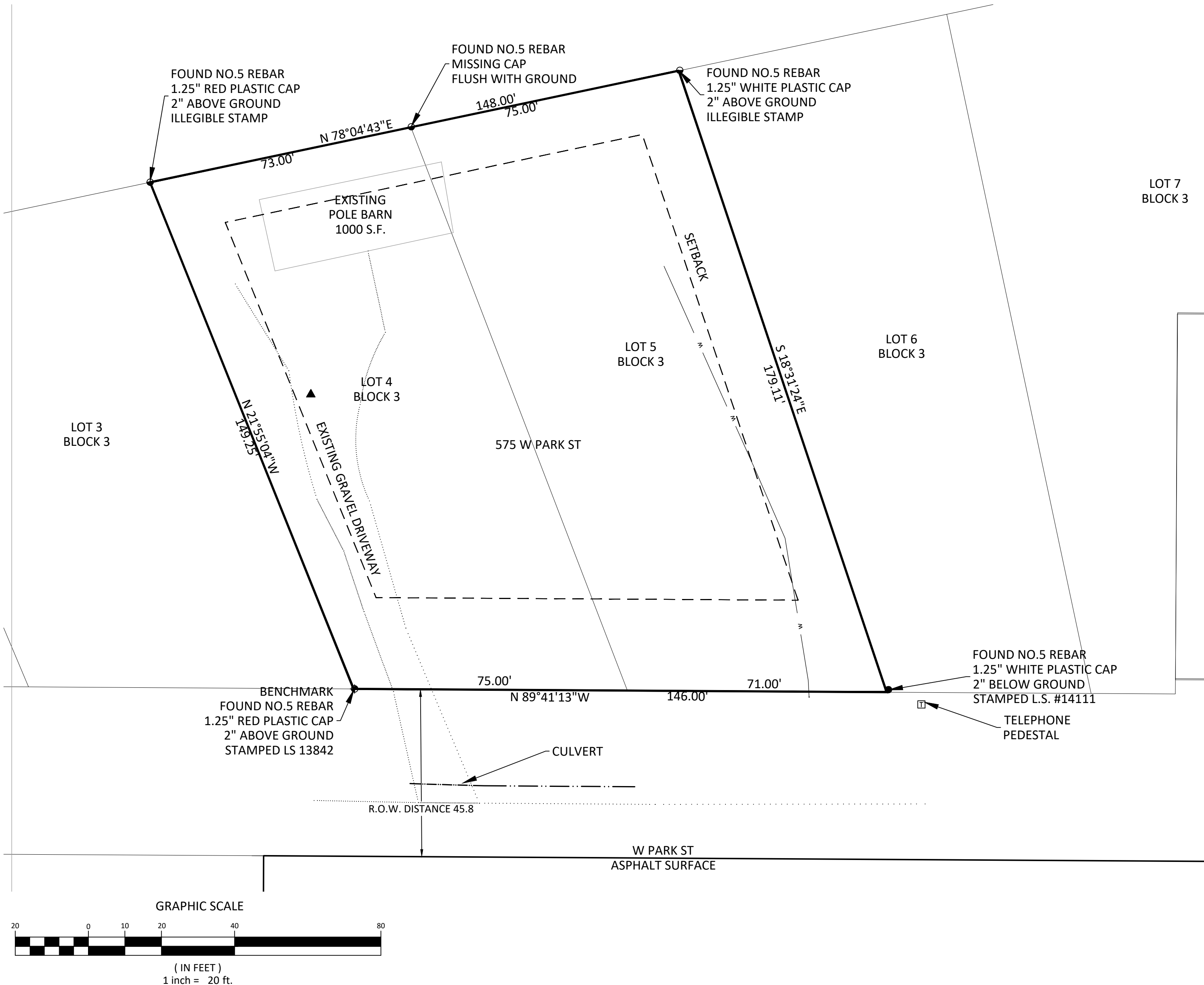
I HEREBY STATE THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED BY SOPRIS ENGINEERING, LLC (SE) FOR GLENN A. SMITH AND PATSY M. SMITH

THAT IT IS NOT A LAND SURVEY PLAT, OR AN IMPROVEMENT SURVEY PLAT AND IT IS NOT TO BE RELIED ON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.

I FURTHERMORE STATE THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, AUGUST 23, 2022, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN; THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES, EXCEPT AS INDICATED; AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.



Mark S. Beckler L.S. #28643



GENERAL UTILITY NOTES:

The locations of underground utilities have been plotted based on utility maps, construction/design plans, other information provided by utility companies and actual field locations in some instances. These utilities, as shown, may not represent actual field conditions. It is the responsibility of the contractor to contact all utility companies for field location of utilities prior to construction.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

SOPRIS ENGINEERING - LLC

CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3
CARBONDALE, COLORADO 81623
(970) 704-0311 SOPRISENG@SOPRISENG.COM

Tentative Plan for Crystal River Jeep Tours at 575 West Park Street

Parking

- Tour Customers – 5 Spaces (right of property)
- Walk-In Customers – 5 Spaces (center, below tour vehicle staging area)
- ADA Parking – 2 spaces (right of property)
- Tour Vehicle Staging Area - 5 vehicles (center)
- Employee Parking Behind Residence
- All parking areas will be identified by signs (carved wood, rustic)

Office Location

- Temporary for 2024 by Staging Area (left)
- Permanently (2025) in the walkout Basement of the Residence (left)

Restrooms

- No customer access to restrooms in residence.
- Porta-Potty discreetly next to office.

2021 & 2022 Vehicle Parking Average

- 4 Vehicles from 9:30a – 1:00p & 4 Vehicles from 1:30p – 5:00p

Max Capacity

- 5 Vehicles from 9:30p – 1:00p & 5 Vehicles from 1:30p – 5:00p



STATE OF COLORADO

CERTIFICATION OF VITAL RECORD

CERTIFICATE OF DEATH

STATE FILE NUMBER 1052022040250

DECEDENT'S LEGAL NAME GLENN ALVIN SMITH				DATE OF DEATH NOVEMBER 09, 2022			
SEX MALE	SOCIAL SECURITY NUMBER 523-70-3806	AGE-Last Birthday (Years) 73	UNDER 1 YEAR Months Days		UNDER 1 DAY Hours Minutes		DATE OF BIRTH (Mo/Day/Yr) SEPTEMBER 11, 1949
							BIRTHPLACE (State or Foreign Country) COLORADO
IF DEATH OCCURRED IN HOSPITAL			IF DEATH OCCURRED SOMEWHERE OTHER THAN A HOSPITAL DECEDENT'S HOME				
Facility Name (If not institution, give street & number) 21 RAMPART PLACE			CITY, TOWN OR LOCATION OF DEATH BATTLEMENT MESA			COUNTY OF DEATH GARFIELD	
RESIDENCE - STREET AND NUMBER 21 RAMPART PLACE			APT. NO.		ZIP CODE 81635		INSIDE CITY LIMITS YES
RESIDENCE STATE COLORADO			COUNTY GARFIELD		CITY OR TOWN BATTLEMENT MESA		
DECEDENT'S USUAL OCCUPATION (Give kind of work done during most of working life. Do not use retired) GENERAL SERVICES OFFICER-US STATE DEPARTMENT				KIND OF BUSINESS/INDUSTRY UNITED STATES GOVERNMENT		DECEDENT'S EDUCATION BACHELOR'S DEGREE	
DECEDENT OF HISPANIC ORIGIN NO				DECEDENT'S RACE White			
EVER IN US ARMED FORCES YES		MARITAL STATUS AT TIME OF DEATH MARRIED		SPOUSE/PARTNER NAME (If wife give name prior to first marriage) PATSY M. BUTTLER			
FATHER'S NAME GEORGE SMITH				MOTHER'S NAME PRIOR TO FIRST MARRIAGE LOLITA WESTLAKE			
INFORMANT'S NAME PATSY M. SMITH				INFORMANT'S RELATIONSHIP TO DECEASED SPOUSE			
NAME OF FUNERAL HOME FARNUM-HOLT FUNERAL HOME				CITY AND STATE OF FUNERAL HOME GLENWOOD SPRINGS COLORADO			WAS CORONER NOTIFIED NO
METHOD OF DISPOSITION CREMATION		PLACE OF DISPOSITION WESTERN SLOPE CREMATORY			LOCATION - CITY, COUNTY, STATE GLENWOOD SPRINGS GARFIELD COLORADO		
INJURY AT WORK		IF TRANSPORTATION RELATED, SPECIFY		DATE OF INJURY		TIME OF INJURY	
PLACE OF INJURY							
LOCATION OF INJURY (Street & Number, Apt. No., City or Town, County, State, Zip Code)							
DESCRIBE HOW INJURY OCCURRED							
WAS DECEDENT UNDER HOSPICE CARE YES		ACTUAL OR PRESUMED TIME OF DEATH PRESUMED 10:18 AM		DATE PRONOUNCED DEAD (MO/DAY/YR) NOVEMBER 09, 2022		TIME PRONOUNCED DEAD 10:40 AM	
MANNER OF DEATH NATURAL				WAS AN AUTOPSY PERFORMED NO		WERE AUTOPSY FINDINGS CONSIDERED IN DETERMINING THE CAUSE OF DEATH?	
CAUSE OF DEATH							
PART I IMMEDIATE CAUSE (Final disease or condition resulting in death) Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death)		Enter the chain of events - diseases, injuries, or complications that directly caused the death. a COMPLICATIONS OF SYSTOLIC HEART FAILURE b ISCHEMIC CARDIOMYOPATHY c CORONARY ARTERY DISEASE d					Approximate interval: Onset to death YEARS YEARS YEARS
PART II Enter other significant conditions contributing to death but not resulting in the underlying cause given in PART I							
TITLE, NAME, ADDRESS, ZIP CODE AND COUNTY OF PHYSICIAN HEIDI N MARLIN MD 195 STAFFORD LANE DELTA CO 81416				DATE SIGNED NOVEMBER 15, 2022			
TITLE, NAME, ADDRESS, ZIP CODE AND COUNTY OF CORONER				DATE SIGNED			
DATE FILED BY REGISTRAR NOVEMBER 16, 2022				DATE SIGNED			

Gunnison County, CO
3/7/2023 11:43:58 AM
132

689906
Page 1 of 1
R 13.00 D 0.00



DATE ISSUED NOVEMBER 17, 2022

THIS IS A TRUE CERTIFICATION OF NAME AND FACTS AS RECORDED IN THIS OFFICE. Do not accept unless prepared on security paper with engraved border displaying the Colorado state seal and signature of the Registrar. PENALTY BY LAW, Section 25-2-118, Colorado Revised Statutes, 1982, if a person alters, uses, attempts to use or furnishes to another for deceptive use any vital statistics record. NOT VALID IF PHOTOCOPIED.

A. Alex Quintana
A. ALEX QUINTANA
STATE REGISTRAR



REV 01/19

011485708

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE



SPECIAL WARRANTY DEED

THIS DEED, made this 19 day of October, 2022, between

GLENN A. SMITH AND PATSY M. SMITH

whose address is ,575 West Park Street, Marble CO 81623, GRANTOR(S), and

GLENN A. SMITH AND PATSY M. SMITH AND SAMANTHA WILKEY AND DUSTIN WILKEY

whose address is 575 West Park Street, Marble CO 81623, GRANTEE(S):

WITNESS, that the grantor(s), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee(s), grantee's heirs and assigns forever, not in tenancy in common but IN **JOINT TENANCY**, all the real property, together with improvement, if any, situate, lying and being in the County of Gunnison and State of Colorado, described as follows:

Lots 4 and 5, Block 3
Marble Ski Area, Filing No.1,
County of Gunnison, State of Colorado

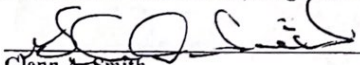
also known by street and number as: **575 West Park Street, Marble, CO 81623**

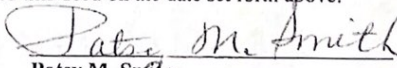
TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appurtenant, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, grantee's heirs and assigns forever. The grantor(s), for the grantor, grantor's heirs, and personal representatives or successors, does covenant and agree that grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee, grantee's heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, through or under the grantor, except for general taxes for the current and subsequent years, and except easements, covenants, conditions, restrictions, reservations, and rights of way of record, if any; subject to Statutory Exceptions as defined in C.R.S. §38-30-113, Revised.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.


Glenn A. Smith

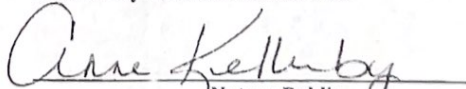

Patsy M. Smith

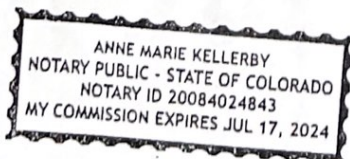
STATE OF: Colorado
COUNTY OF: Gunnison

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 19 day of October, 2022 by Glenn A. Smith and Patsy M. Smith.

My Commission expires:

Witness my hand and official seal.


Notary Public



SUPPLEMENTAL AFFIDAVIT

STATE OF COLORADO)
COUNTY OF Garfield §)
)

In the matter of the title to real property in joint tenancy, Linda A. Mearns,
being first duly sworn upon oath, deposes and says, that the undersigned affiant is of
legal age and has personal knowledge of the fact that Glenn A. Smith is the same
person as Glenn Alvin Smith referred to in the attached copy of the Death Certificate,
certified in accordance with the laws of the State of Colorado, on the date of
November 17, 2022, and was at the time of death on the date of November 9, 2022, the
owner in joint tenancy with Patsy M. Smith and Samantha Wilkey and Dustin Wilkey of
the following described real property situate in the County of Gunnison and State of
Colorado, to wit:

Lots 4 and 5, Block 3
Marble Ski Area, Filing No.1,
County of Gunnison, State of Colorado

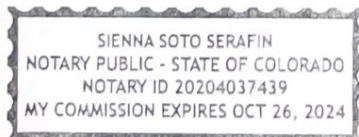
And that the undersigned affiant has no record interest in said real property.

Linda A. Mearns
Affiant

Subscribed and sworn to before me in the County of Garfield,
State of Colorado, on March 14, 2023.

My Commission Expires:

Sienna Soto Serafin
Notary Public



Gunnison County Assessor's Property Record Search

Gunnison County Assessor's Property Record Search Data last updated: 03/16/2023

R014476
575 W PARK ST., MARBLETotal Actual Value
\$33,600

SUMMARY

Account #	R014476
Parcel #	2917-262-21-008
Account Type	Commercial
Economic Area	Eco1 Area 8
Owner Name	WILKEY SAMANTHA, WILKEY DUSTIN, SMITH PATSY M
Mailing Address	575 W PARK ST MARBLE, CO 81623-9024
Property Location	575 W PARK ST., MARBLE
Legal Description	LOTS 4 & 5, BLOCK 3, MARBLE SKI AREA SUBDIVISION, FILING NO. 1
Parcel Notes	-

CURRENT ASSESSMENT INFORMATION

Tax Year	2022
Tax District	400
Mill Levy	70.974
Land Actual Value	\$33,600
Building Actual Value	\$0
Total Actual Value	\$33,600
Land Assessed Value	\$9,740
Building Assessed Value	\$0
Total Assessed Value	\$9,740

For 2022, the assessment rate for single family residential property is 6.95%, and for multi-family residential 6.80%. Agricultural land and outbuildings are assessed at 26.4%. For most other property, including vacant land and commercial, the rate is 29%.

Please note: between January 1 and April 30, the values shown above will reflect the property's valuation from the prior tax year. Any changes to this valuation due to reappraisal or new construction will be displayed from May 1 onwards.

LAND

LEA	SUBDIVISION	LAND TYPE	SIZE
+ 80380: MARBLE LARGE BLDG SITE >10000	MARBLE SKI AREA 1	Commercial	23,217 Sq Ft
Site Access	PAVED ACCESS		
Electricity	NOT INSTALLED AVAILABLE NEAR SITE		
Sewer	SEWERS ALLOWED NOT INSTALLED		
Water	DOMESTIC INSTALLED		
Other Attributes	-		

BUILDINGS

BUILDING (1)

Property Type	Commercial	# of Units	0
Occupancy	Shed - Equipment		
Original Year Built	2010	Stories	1
Effective Year Built *	2010	Bedrooms	-
Construction Quality	Fair	Bathrooms	-
Condition	Average	Finished Basement	-
Above Grade Living Area:	1,025	Unfinished Basement	-
Garage	-	Unfinished Area	-

* The difference between a building's Original Year Built and Effective Year Built reflects any remodels, additions and maintenance that have been undertaken since it was first constructed. These activities tend to extend a building's useful life, resulting in an Effective Year Built that is newer than the Original Year Built.

SALES AND CONVEYANCE

SALE DATE	SALE AMOUNT	GRANTOR	GRANTEE	VACANT OR IMPROVED	RECEPTION #
+ 10/19/2022	\$0	SMITH GLENN A; SMITH PATSY M	SMITH GLENN A; SMITH PATSY M; WILKEY SAMANTHA; WILKEY DUSTIN	-	688233
Sales Notes	Transfer with no consideration				
Deed Type	SPEC WARR DEED - NO FEE				
+ 07/24/2008	\$69,500	BUDA RONALD F	SMITH GLENN A ETAL	Vacant	585408
Sales Notes	Not an open-market, arms length sale				
Deed Type	WARRANTY DEED - FEE				

PRIOR YEAR ASSESSMENT INFORMATION

Gunnison County Assessor's Property Record Search

Gunnison County Assessor's Property Record Search Data last updated: 03/16/2023

R014476
575 W PARK ST., MARBLETotal Actual Value
\$33,600

SUMMARY

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Legal Description	LOTS 4 & 5, BLOCK 3, MARBLE SKI AREA SUBDIVISION, FILING NO. 1
Parcel Notes	-

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Electricity	NOT INSTALLED AVAILABLE NEAR SITE		
Sewer	IS NOT ALLOWED NOT INSTALLED		
Water	DOMESTIC INSTALLED		
Other Attributes	-		

BUILDINGS

BUILDING (1)

Property Type	Commercial	# of Units	0
Occupancy	Shed - Equipment		
Original Year Built	2010	Stories	1
Effective Year Built *	2010	Bedrooms	-
Construction Quality	Fair	Bathrooms	-
Condition	Average	Finished Basement	-
Above Grade Living Area	1,025	Unfinished Basement	-
Garage	-	Unfinished Area	-

* The difference between a building's Original Year Built and Effective Year Built reflects any remodels, additions and maintenance that have been undertaken since it was first constructed. These activities tend to extend a building's useful life, resulting in an Effective Year Built that is newer than the Original Year Built.

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+ 10/19/2022	\$0	SMITH GLENN A; SMITH PATSY M	SMITH GLENN A; SMITH PATSY M; WILKEY SAMANTHA; WILKEY DUSTIN	-	688263
Sales Notes	Transfer with no consideration				
Deed Type	SPEC WARR DEED - NO FEE				
+ 07/24/2008	\$69,500	BUDA RONALD F	SMITH GLEN A ETAL	Vacant	585408
Sales Notes	Not an open-market, arms length sale				
Deed Type	WARRANTY DEED - FEE				

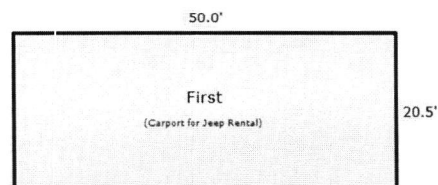
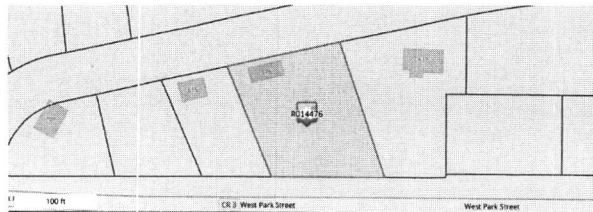
PRIOR YEAR ASSESSMENT INFORMATION

YEAR	ACTUAL VALUE	ASSESSED VALUE	MILL LEVY	AD VALOREM TAXES
2021	\$33,600	\$9,740	63.36	\$617
2020	\$29,000	\$8,410	66.64	\$560
2019	\$29,000	\$8,410	65.45	\$550
2018	\$27,000	\$7,830	66.63	\$522
2017	\$27,000	\$7,830	64.49	\$505
2016	\$32,400	\$9,400	64.45	\$606
2015	\$32,400	\$9,400	63.82	\$600
2014	\$45,950	\$13,330	63.74	\$850
2013	\$45,950	\$13,330	57.33	\$764
2012	\$164,150	\$47,610	54.01	\$2,572
2011	\$147,280	\$42,710	54.07	\$2,310
2010	\$65,010	\$18,850	48.11	\$907

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

TAX AUTHORITIES

TAX AREA	ENTITY NAME	ENTITY TYPE	ENTITY LEVY	TAX AREA LEVY	ENTITY % OF TAX BILL
+ 400	RE1J School District	School District	27.236	63.363	43.0%
Mailing Address 801 N Boulevard St, Gunnison, CO 81230					
Contact Number (970) 641-7770					
+ 400	Gunnison County Library District	Library District	1.900	63.363	3.0%
Mailing Address 307 N Wisconsin St, Gunnison, CO 81230					
Contact Number (970) 641-3485					
+ 400	Gunnison County	County	14.614	63.363	23.0%
Mailing Address 200 E Virginia Ave, Gunnison, CO 81230					
Contact Number (970) 641-0248					
+ 400	Carbondale & Rural Fire Protect. Dist.	Fire District	12.607	63.363	19.9%
Mailing Address 300 Meadowood Dr, Carbondale, CO 81623					
Contact Number (970) 963-2491					
+ 400	Marble	City/Town	6.505	63.363	10.3%
Mailing Address 312 W Park St, Marble, CO 81623					
Contact Number (303) 963-1938					
+ 400	Colorado River Water District	Water District	0.501	63.363	0.8%
Mailing Address 2111 Centennial St, Ste 200, Glenwood Springs, CO 81601					
Contact Number (970) 945-8799					



NOTICE OF PUBLIC HEARING

ZONING AMENDMENT

Please take notice that an application has been submitted to re-zone LOTS 4 & 5, BLOCK 3, MARBLE SKI AREA SUBDIVISION, FILING NO. 1, TOWN OF MARBLE, COLORADO from Residential to Business.

A public hearing on the application has been scheduled for April 6, 2023, 7:00 PM, at Marble Community Church, 121 W. State St. Marble, Colorado.

A copy of the application is available from the Town Clerk at leach@townofmarble.com.

PROOF OF PUBLICATION
GLENWOOD SPRINGS POST INDEPENDENT

STATE OF COLORADO } SS
COUNTY OF GARFIELD }

See Proof on Next Page

I, Peter Baumann, do solemnly swear that I am Publisher of , says: The Glenwood Springs Post Independent, that the same weekly newspaper printed, in whole or in part and published in the County of Garfield, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said County of Garfield for a period of more than fifty-two consecutive weeks next prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as a periodical under the provisions of the Act of March 3, 1879, or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period of 1 insertion; and that the first publication of said notice was in the issue of said newspaper dated 24 Mar 2023 in the issue of said newspaper.

Total cost for publication: **\$21.07**

That said newspaper was regularly issued and circulated on those dates.



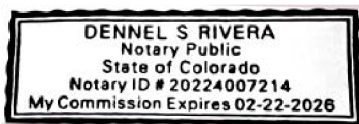
Publisher

Subscribed to and sworn to me this 24th day of March, 2023



Notary Public, Garfield County, Colorado

My commission expires: February 26, 2026



Advertiser:
Swift Communications
200 Lindbergh Drive
Gypsum, CO 81637
970.777.3126

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PUBLISHED IN THE GLENWOOD SPRINGS POST INDEPENDENT ON FRIDAY, MARCH 24, 2023.

Notified

Property Owners Within 33 Feet

Account #	Location	Owner
R004180	509 W PARK ST, MARBLE	DOLORES WAY 104 LLC
R004181	513 W PARK ST, MARBLE	EVANS MICHAEL F, EVANS LINDA S
R014069	W STATE ST, MARBLE	SERENITY HOUSE LLC C/O ROBERT CONGDON
R014070	W MAIN ST, MARBLE	MANZ ANDREW
R014071	, MARBLE	BOCHMAN CHARLES H
R014072	610 W MAIN ST, MARBLE	MANZ ANDREW
R014073	, MARBLE	MARTIN TRUST INDENTURE
R014080	,	BROWN SHARON L
R014467	, MARBLE	LAWSON KENT SHELDON
R014468	W STATE ST, MARBLE	RODGERS SHANE, RODGERS MEGAN
R014475	537 W PARK ST, MARBLE	EVANS MICHAEL F, EVANS LINDA S
R014476	575 W PARK ST, MARBLE	WILKEY SAMANTHA, WILKEY DUSTIN, SMITH PATSY M
R014477	615 W PARK ST, MARBLE	JONES MARY ELLEN, JONES JASON
R014478	, MARBLE	JONES MARY ELLEN, JONES JASON
R014479	701 W PARK ST, MARBLE	RODGERS SHANE, RODGERS MEGAN
R014481	, MARBLE	STOVER RAY
R015735	322 W PARK ST, MARBLE	MARBLE TOWN OF
R031827	W PARK ST, MARBLE	WIENER MADELINE, WIENER MATTHEW
R031828	W 7TH ST, MARBLE	WIENER MADELINE, WIENER MATTHEW
R031836	620 PARK ST, MARBLE	VILLALOBOS CHRISTY M, VILLALOBOS MARIO
R031837	630 W PARK ST, MARBLE	VILLALOBOS CHRISTY M, VILLALOBOS MARIO
R032228	, MARBLE	MARBLE TOWN OF
R070979	W MAIN ST, MARBLE	SERENITY HOUSE LLC C/O ROBERT CONGDON
R071450	501 W PARK ST, MARBLE	DOLORES WAY 104 LLC
R073199	640 W MAIN ST, MARBLE	MANUS CHARLES R, MANUS CONNIE S

Jones
615 West Park St
Marble, CO

7/2/22

Dear Town of Marble Board Members, and
other interested parties,

I want to thank you for all your hard
work in making this community one I am proud
to live in. I know your work is not easy
but my deepest thanks to you. You hear much
from those with grievances and much less
from the many of us who are appreciative of
the democratic and fair way that this town
handles issues.

I am writing in support of my next
door neighbors and the jeep tour home business
that they plan to run from their home & property.
The jeep tours monitor the Lead King Loop area
and are helpful to anyone who has problems
on the trail. They keep strangers from trying to
take their own vehicles on the trail. They
monitor safety issues and know the trails well.
They limit traffic in town as well as on the
trails because they are situated near the
edge of town and have their own parking
area. The jeep tours have been run out of
this community for over 70 years and have
always been of great help to this community.
I cannot think of any reason to object
to their plan. I do not feel their business will
affect my life in any way, nor does the gallery
cross the street.

I would like to see my neighbors succeed.
They are helpful, honest people who belong in a
community where we all help each other.

Sincerely,
Mary Ellen Jones

From: bkvenner@aol.com

Sent: Monday, March 20, 2023 11:59 AM

To: Ron Leach Town of Marble

Subject: Protest of Rezoning

I am sending this email on behalf of Charles Bochmann who would like to protest the rezoning of the following:

Lots 4 & 5, Block 3, Marble Ski Area Subdivision, Filing No. 1, Town Of Marble, Colorado

Thanks!