

**Crested Butte
Fire District Protection District
Strategic Plan 2021**



Adopted: August 24, 2021

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Purpose of this Plan

This Strategic Plan was created for the purpose of directing the District’s activities for the next 5 -10 years. This plan mirrors a recent update to the Service Plan of the CBFPD which is the legal basis for the services provided by the CBFPD. This plan further defines how those services will be provided from an infrastructure, administrative, financial and human resources perspective. Relative priorities will also be discussed along with strengths, weaknesses, opportunities and threats (SWOT) analysis.

Community and Economic Summary

The boundaries of the Fire District are mostly contiguous with Colorado Census Tract 9638 which as of 2020 reported a permanent population of 4,845 in 1,933 Households with 4,447 Housing units of which 1,822 were categorized as seasonal. While the exact number of lodging, short-term rental and seasonal residences is difficult to quantify exactly, it is believed that visitor populations in peak seasonal periods can increase the overall population 2 – 4 times the base population.

The population is mostly white (93%), however, it encompasses all age ranges with a significant number of residents both under 18 and over 65/ As of the 2020-2021 school year the Crested Butte Community School, the only K-12 school in the district had close to 800 enrolled students. While skier visitation numbers are not publicly available it is estimated that the Crested Butte Mountain Resorts sees approximately 400,000 – 600,000 skier days per season. Total visitation to the County as estimated by Tourism and Prosperity Partnership (TAPP) was 417,000 in calendar year 2019.

Major employment sectors in 2020 include government, hospitality, retail, entertainment and recreation, education, health care and construction. As of 2020 the real estate and construction sectors remained strong. Services, hospitality and retail have been mixed, particularly as we continue through the COVID-19 pandemic of 2020 & 2020. Overall, however, it is expected that the Crested Butte area will

remain a popular destination for outdoor recreation with a robust second homeowner community. Supporting services such as healthcare, local government and schools are also expected to see continued growth in the near term. While still a relatively small destination resort it is not inconceivable that Crested Butte will follow a similar growth trajectory to other mountain resort communities such as Telluride, Steamboat Springs, Winter Park, Aspen, Summit and Eagle Counties.

The District, will be charged with providing emergency services to permanent and seasonal residents as growth continues. This will require adequate staff, facilities and equipment to match evolving needs.

Organizational History

The Crested Butte Fire Protection was established in September of 1973. The original boundaries of the District included the Town of Crested Butte incorporated in 1880, the Crested Butte Ski area as determined by the boundaries of the Mt. Crested Butte Water and Sanitation District established in 1963 that later became the municipality of Mt. Crested Butte, and a tract of ranch land connecting the two jurisdictions along the Gothic Road (CR 317) corridor. The formation of the fire protection district replaced volunteer fire protection provided on an intermittent basis by Town of Crested Butte with non-motorized equipment beginning in the 1880s. The initial work to form the District was largely due to the efforts of John Liebson who served as organizer, founding board member and the first Fire Chief.

The District constructed its first fire station in 1974 at 306 Maroon Ave on land leased from the Town of Crested Butte. The provision of ambulance service by the District began in 1975 and has been a primary activity ever since. After a multi-year process undertaken with rural subdivisions and the Gunnison County Fire Protection District, the boundaries of the CBFPD were expanded in 1995 to encompass 220 square miles of the Upper Gunnison Valley. Throughout 1990s and early 2000s additional District stations were constructed in Mt. Crested Butte, Crested Butte South and Buckhorn Ranch. A material modification of the statement of purposes was adopted in 2015 authorizing the District to provide affordable housing to its personnel.

General Statement of Purpose

The District is organized pursuant to the Colorado Special District Act for the purpose of providing protection to the community from a variety of hazards and emergencies. The primary services provided by the District include Emergency Medical Services (EMS), fire protection, and related services.

Services

The District currently provides, or reserves the right to provide all services permitted by the Special District Act, as it may be amended from time to time including but not limited to the following named services either directly, by contract, or in collaboration with others:

Emergency Medical services to Include:

1. Emergency medical response

Current State: The service most frequently requested from the District is emergency medical response. While ambulance service is the flagship activity in this area, first response and medical support services are provided by virtually all District personnel and all district vehicles are

equipped to provide medical response. The district also provides training in first aid and CPR while also partnering with local organizations on the deployment of automated external defibrillators (AEDs) and other lifesaving equipment within the community.

Future State: The District will maintain requirements to ensure all operational personnel are trained in the delivery of medical care and that all full and part-time personnel are licensed at the Emergency Medical Technician (EMT) level or higher. The District will work to ensure all law enforcement responders and all major assembly occupancies in the District have access to an AED device that is maintained by a sponsoring organization or the District.

2. Ambulance service

Current State: The District maintains a fleet of 4 ambulances licensed by Gunnison County as required by law. Equipment varies somewhat, however at least 1 ambulance is capable of being used for critical care transport while all have some capability to deliver advanced life support (ALS) level care. Ambulances have an expected service life of 15 – 20 years and are rotated to reserve roles after 5 -10 years of frontline service.

Future State: The District will maintain a fleet of 4 ambulances with equivalent capability to provide ALS level care. The two frontline vehicles will be less than 10 years old, under 100,000 miles and in good repair. The ability to upgrade one or more vehicles to meet critical care transportation needs as required. Staffing will be sufficient each day to ensure one paramedic with critical care skills and one additional paramedic is available at all times.



3. Inter-facility and critical care transport

Current State: There are currently two slope side medical facilities and multiple physician's offices / urgent care facilities located within the District that require patients be transported by

ambulance for further care at the Gunnison Valley Hospital or beyond. This service accounts for approximately 40% of total ambulance call volume and revenue. The Gunnison Valley Health (GVH) Mountain Clinic further serves as the major receiving point for injuries from the Crested Butte Mountain Resort and occasionally requires that medically complex patients be transferred to the Gunnison Valley Hospital or air ambulance services. The District maintains appropriate equipment (ventilators, IV pumps, etc.) and a handful of paramedics who hold a critical care endorsement from the State that are qualified to perform interventions above the scope of a typical paramedic. In rare circumstances the District assists GVH-EMS in transporting patients from hospital to hospital that could include trips to Montrose, Grand Junction, Colorado Springs or Denver. Existing vehicles and personnel are used.

Future State: The District will continue to provide inter-facility transport services. While this service does impact resources available for local response, those impacts are currently manageable with current staffing and/or mutual aid. The District will monitor this activity and consider adding resources if needed.

4. Non-emergency medical transportation

Current State: Non-Emergency Medical Transportation (NEMT) refers to transportation services provided to individuals to or from medical appointments. The District does not provide this service currently but is registered to provide it if needed through the Colorado Medicaid program. Services are provided locally in a cooperative manner by the Gunnison Valley RTA, GVH and Gunnison County Health and Human Services.

Future State: No activity is anticipated in this area unless there were to be a major change in the capacity and/or availability of NEMT services locally.

5. Medical standby service

Current State: Like many resort communities with an emphasis on outdoor recreation, the Crested Butte area plays host to a number of special events that may require the support of emergency medical personnel. The District currently provides these services by request and relies mostly on volunteers and/or additional staff to cover such events. Currently, however, there is no established fee structure.

Future State: The District will adopt a policy to determine medical standby fees. Staff will consider upgrades to equipment and vehicles for special event needs as needs and available funding permit.

6. Community health services

Current State: Over the past decade a number of EMS organizations have been developing community paramedic and/or mobile integrated health care programs to address targeted gaps in community health needs such as post-hospitalization visits, home safety checks, basic testing, blood work, immunizations, and other services that improve wellness but do not qualify for traditional home health care services. The District does not currently provide these services as local primary care, home health and public health services are filling most needs.

Future State: Issues with access to health care will likely continue to evolve and the District may play a part in addressing local needs, likely in partnership with public health and other health care providers. The District will monitor conditions and develop action plans as appropriate.

7. Emergency mental or behavioral health services

Current State: Effective response to mental or behavioral crisis is problematic as neither law enforcement nor EMS providers are well equipped to deal with behavioral health emergencies, especially if the crisis is neither criminal or medical in nature. Due to limitations in local mental health services, however, law enforcement, EMS and the hospital frequently become involved in mental health care providing only limited care at often great expense.

Future State: The District will partner with law enforcement, local mental health providers and the hospital to determine effective response options for behavioral crisis. Staff will have training commensurate to their roles and will be able to configure responses to best meet the needs of the client in crisis.

8. Medical support of tactical and wilderness operations

Current State: A limited number of District personnel have the skills and/or training to provide EMS in high risk tactical and wilderness environments. As these roles are highly dependent on individual skills and are only rarely needed there are minimal policies, procedures and equipment assigned to these activities and no defined programs exist.

Future State: The District will develop formal procedures for tactical and wilderness response including required training and will evaluate equipment needs. This work will be done in conjunction with local law enforcement and the Crested Butte Search and Rescue Group.

9. Injury and illness prevention

Current State: Other than first aid, CPR courses and fire safety events, the District does not regularly provide illness and injury prevention programs.

Future State: The District will evaluate programs and partnerships that may be beneficial to injury and illness prevention in the community.

Fire protection services to include:

1. Structural firefighting

Current State: This was the original service for which the District was formed. Significant district resources are devoted to training, personnel and equipment needed to suppress and contain structure fires. This activity will continue to evolve as the built environment continues to grow and buildings throughout the community, particularly in the Town of Crested Butte continue to age. In order to meet this need, the District trains all full-time staff in fire suppression and maintains a capable volunteer firefighting force to support firefighting needs.

Future State: The District will maintain modern facilities, vehicles and equipment to suppress structure fires. A reasonable number of staff members will be on duty at all times to initiate firefighting efforts and a well-trained volunteer force will be maintained to support firefighting needs.



2. Wildland firefighting

Current State: Wildfire is a significant hazard for large portions of the Fire District. While authority for managing wildfire lies primarily with federal land management agencies and the Sheriff, the District has personnel and equipment to contain wildfires. District personnel, have minimal experience and credentials in wildland firefighting.



Future State: A significant number of District staff and volunteers will have wildland firefighting qualifications, relevant experience, and the equipment necessary to perform an effective initial attack on any wildfire within the District. We will work closely with local, state and federal partners and we will have wildland resources available to assist other jurisdictions that will help us gain experience and defray costs.

3. Aircraft rescue and firefighting

Current State: The Buckhorn Ranch Airport is a private airstrip used for general aviation with limited air traffic. Helicopters and military aircraft also operate from time to time within the District boundaries. District Station #4 is located immediately adjacent to the Buckhorn airstrip, however, the District operates no specialized aircraft rescue and firefighting (ARFF) equipment and has no personnel specifically trained in that role.

Future State: The District will establish partnerships with the Gunnison – Crested Butte Regional Airport in Gunnison and the Gunnison Volunteer Fire Department to obtain supplemental aircraft rescue and firefighting equipment if needed. The District will explore developing a limited ARFF capacity with used equipment and/or specialized training as funding permits.

4. Hazardous materials response

Current State: All state certified firefighters in the District are required to complete training in hazardous materials awareness and operations. The District does not respond to a significant number of hazardous materials events, however, a number of target hazards and transportation risks do exist. In the event additional hazardous materials response is required the Gunnison County Hazardous Materials Response Team or the Colorado State Patrol would be requested to assist

Future State: The District will work to train a limited number of members to participate with the Gunnison County Hazardous Materials Team. All target hazards within the District will have pre-incident plans developed. The District will formalize agreements to act as the designated emergency response authority (DERA) for municipalities within the District and ensure essential mutual aid agreements are in place to obtain additional resources when needed.

5. Fire code enforcement

Current State: Under Colorado law the District has the authority to adopt and enforce a fire code, however, the code does not apply unless the municipality or county having jurisdiction adopts a resolution that the codes, or specific portions thereof, apply. The District recently adopted and enforces a code based on the 2018 International Fire Code (IFC) however, there is significant variation in how the 3 jurisdictions we serve incorporate fire codes into their regulations. The District does not currently issue a wide variety of permits as called for by the IFC.

Future State: The District will convince local governments to avoid adoption of fire codes in their building codes. The District will adopt a uniform fire code on a six-year update cycle and will have a process to list specific jurisdictional additions, exceptions or modifications. The District will evaluate the utility of issuing permits as allowed by the IFC.

6. Life safety inspections

Current State: The District has broad authority to conduct fire and life safety inspections of commercial occupancies. The District currently conducts annual inspections of all restaurants

and high hazard occupancies using our 2 fire prevention personnel. Work is underway to train operational personnel to conduct inspections of low risk occupancies and further assist with high risk occupancies.

Future State: The District will continue to regularly inspect restaurants and other high hazard occupancies ensuring that our highly trained fire inspection staff and our operational personnel have a good awareness of hazards. The District will further utilize operational personnel to inspect lower risk occupancies on a regular schedule.

7. Fire mitigation and fuels treatment

Current State: District staff participate in local and regional wildfire mitigation committees and have had input in directing mitigation resources to high hazard areas of the District such as the Trapper's Crossing Subdivision. The District does not, however, perform property assessments and does not have internal resources to perform fuels treatment.

Future State: The District will have a program available to residents to perform wildfire assessments and the District will adopt and enforce a wildfire code in conjunction with Gunnison County. The District will have the ability to conduct fuels treatment and/or controlled burns on private property that meets to be established requirements.

8. Water supply for firefighting

Current State: The District relies on water for fire protection from a variety of sources throughout the District. Current Fire Code in the unincorporated County also requires the provision of a water supply for fire suppression.

Future State: The District will develop a comprehensive map of all hydrants within the District and will continue to require owner-provided water supply in new construction and developments. The District will further explore providing additional water supply at new District facilities.

9. Fire prevention and life safety education

Current State: The District provides a number of public education and outreach events during National Fire Prevention Week and at other times by request. These efforts are led by fire prevention staff and often also include operational personnel.

Future State: The District have a selection of fire and life safety educational programs available upon request. The District will also maintain a library of materials to give out for public education purposes, may run advertising focusing on safety topics, and will investigate the purchase of new equipment and materials to further support life safety education.

Rescue Services to include:

1. General rescue and extrication

Current State: The District maintains two vehicles dedicated to the provision of generalized rescue services with a focus on vehicle extrication. Capacity is also maintained to provide low angle rescue, primarily in areas easily accessible by road.

Future State: The District will maintain a capacity to provide general rescue services and vehicle extrication utilizing modern vehicles and equipment. Regular staff training will occur to keep members up to date on rescue techniques and best practices.

2. Water rescue



Current State: The District carries some swift water rescue equipment on a number of front line vehicles to effect a quick and uncomplicated water rescue. Additional equipment, including an inflatable rescue boat for ice and water rescue, including specialized PPE is carried on rescue apparatus. A number of members have taken specialized courses in water rescue.

Future State: Maintain a suitable water rescue capability for hazards within the District. Consider adding equipment as needed to further develop this capability.

3. Mountain rescue

Current State: Mountain rescue is provided within the Fire District by the nonprofit Crested Butte Search and Rescue Team. A number of District members are also volunteers with the team. This crossover occasionally impacts our operational capacity as both organizations rely on many of the same people, however, this crossover does help assure that our staff will remain safe during mountain rescue situations.

Future State: Continued crossover of membership will be encouraged. Joint trainings will occur with some regularity and the District will seek to assist CBSAR when requested. The District will also assist with construction of a new CBSAR facility adjacent to the new Crested Butte Fire Station.

4. Diving and grappling

Current State: The District experiences very few incidents that require a specialized dive team or grappling services. When needed, a team is available upon request from the National Park Service at the Blue Mesa Reservoir.

Future State: The District will explore a formal mutual aid agreement with the National Park Service for dive team services and a secondary team will be identified in the event additional resources are required.

Support Services to include:

1. Affordable housing

Current State: In 2020 the District brought 4-member housing units online including 3 units in a district-constructed triplex on Teocalli Avenue that was about 10 years in the making and 1 additional unit in the nearby Paradise Park subdivision on Ninth St. Three are currently occupied by district members and 1 is being rented to a local attorney after it was determined there was no member interest. All are owned by the District, represent approximately \$1.5M in real estate value and are available for future rental to members. The District also established a down payment assistance program based on an equity-share repayment model in 2020. To date no members have taken advantage of the program. Members are also eligible for units owned or managed by the Gunnison Valley Regional Housing Authority.

Future State: The District will maintain ownership of the 4 existing units and continue to rent them out to members at reasonable rates. In the absence of demand, the units may be rented to other local residents at the District's discretion. The District will reserve funds for down payment assistance to qualified members. The District will explore future member housing options and/or resident firefighter programs as needed.

2. Maintenance and repair

Current State: District staff currently perform most light maintenance on vehicles and equipment in house with specialized work sent out as needed. There is an Assistant Chief position specifically dedicated to fleet and facilities. Additionally, one fire lieutenant and one EMS lieutenant are also charged with vehicle and equipment issues. No specific facilities exist to perform vehicle maintenance, however the District has a reasonably supply of tools and spare parts on hand.

Future State: The District will explore a purpose built facility to perform maintenance work. A mechanic position will be considered based on future needs. Specialized training in fleet maintenance will be made available to staff as needed.

3. Training and education

Current State: Emergency services requires a constant amount of ongoing training to maintain proficiency and maintain currency with best practices and evolving trends. EMS licensure also requires mandatory ongoing training. The District provides 4 in person training opportunities per month and also has an online platform to deliver training. Most in person training occurs at

Station 2 which is the only classroom space. Live fire training is available at the Gunnison fire training facility and the District provides an annual contribution to maintain that facility. The Crested Butte location is advantageous to recruiting outside instructors for training events.

Future State: The District will continue to assign both fire and EMS training lieutenant roles to appropriate staff members. A regular training schedule will be maintained, participation in outside training will be supported as the budget allows and the District will maintain one or more state-of-the-art classrooms. A limited scale fire training facility will be explored for the new fire station site and participation in the Gunnison training site will be continued.

4. Administration

Current State: The District is an independent local government organization overseen by taxpayers through its board of directors. As such, the District needs to maintain administrative capacity to perform its own governance, elections, finance, payroll, human resources and general administration supported by outside legal counsel and consultants. Participation in a number of associations and group purchasing arrangements are essential. The CEO and Administrative Assistant are responsible for overall administration of the District.

These services may be provided within District boundaries or outside of the District by request or through agreement. In some cases, the District may provide services in a cooperative manner as determined by the incumbent provider or the authority having jurisdiction.

Facilities



1. Station 1 – 306 Maroon Ave, Crested Butte, CO 81224
2. Station 2 – 751 Gothic Road, Mt. Crested Butte, CO 81225

3. Station 3 – 349 Teocalli Road, Crested Butte, CO 81224
4. Station 4 – 104 S. Avion, Crested Butte, CO 81224
5. Administration – 308 Third Street, Crested Butte, CO 81224
6. Member Housing:
 - a. 819, 821, and 823 Teocalli Ave, Crested Butte, CO 81224
 - b. 10 Ninth Street, Crested Butte, CO 81224

Future stations, substations, training facilities and member housing may be located, rented, financed and/or constructed to meet the needs of the District at the discretion of the District's Board of Directors.

The most urgent short term needs are a replacement for Station 1 in Crested Butte and member housing. The District is pursuing 4 additional housing units in conjunction with the new Station 1 and is exploring options for another 2 units within the district boundaries.

Staffing

The delivery of emergency services requires a well-trained cadre of emergency services personnel available around the clock to respond to emergencies. District utilizes a combination staffing model that consists of volunteer, part-time and full-time personnel to meet these needs. The combination model is an effective mechanism to ensure reliable response with paid crew members while also leveraging community volunteers and part-time staff as force multiplier. Operational staff are supported by fire prevention, administrative and management team members.

By 2025 the District intends to regularly staff 6 person crews operating out of Station 1 in Crested Butte. Crews will consist of:

- Captain
- Paramedic / Firefighter
- Paramedic / Firefighter
- Engineer
- Firefighter / EMT or AEMT
- Firefighter or EMT (paid or volunteer)

As growth, call volume and available revenue dictate, additional personnel may be added with up to 2 additional personnel on-duty at Station 3. For a total of 8. Qualified volunteers may be used to meet minimum staffing requirements or may supplement daily staffing as available. Should a 9th or 10th person become available staffing for Station 2 will be considered.

Area Served

The District serves approximately 220 square miles of the Upper Gunnison Valley including the municipalities of Crested Butte and Mt. Crested Butte as well as portions of unincorporated Gunnison County to including but not limited to Crested Butte South, Gothic, Irwin, Riverland and Skyland. A legal description of the District and map is contained in Exhibit A.

Agreements

The district maintains a number of agreements with public and private organizations to facilitate and advance its mission including but not limited to: land use agreements, service agreements, mutual aid agreements and others. The District reserves the right to enter into, modify or terminate agreements as needed.

Financing

The District is primarily funded by an ad valorem tax on property within the Fire District. Other major revenue sources include specific ownership tax, ambulance fees, plan review and permit fees, special event charges, grants and intergovernmental transfers. The District also charges impact fees that are reserved for capital improvements as required by law. The District may participate in investing or financing activities as allowed by law and approved by the Board of Directors and/or the voters.

Exhibit A – District Boundaries

All of Township 14 South, Range 85 West

All of Township 13 South, Range 86 West

All of Township 13 South, Range 85 West

Township 14 South, Range 86 West
Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 23, 24, 25, 26, 35 and 36

Township 13 South, Range 84 West
Sections 5, 6, 7, 8, 17, 18, 19, 20, 29, 30, 31 and 32

Township 14 South, Range 84 West
Sections 5, 6, 7, 8, 18, 19, 30 and 31

Township 14 South, Range 87 West
Sections 1, 2, 3, 11, 12, 13, and the east 1/2 of 10

That part of the following property located within the Upper Gunnison River Water Conservancy District:

Township 13 South, Range 87 West
Township 12 South, Range 87 West
Township 12 South, Range 86 West
Township 12 South, Range 85 West
County of Gunnison,
State of Colorado.

EXCEPTING THEREFROM:

The following six tracts located in the County of Gunnison, State of Colorado:

TRACT I.

The Town of Crested Butte, Colorado, as set forth on the official plat of said Town filed June 6, 1881, and bearing Reception No. 14191 of the records of Gunnison County Colorado,
excepting therefrom that portion of the Town of Crested Butte lying and situate East of a line described as follows:

Commencing at the intersection of the North boundary line of said Town and the East boundary line of 8th Street; thence Southerly along the East boundary line of said 8th Street to the northwest corner of Block 66; thence Easterly along the Southerly line of White Rock Avenue to the Northwest corner of Block 79; thence Southerly along the Easterly boundary line of 9th Street to the Southerly boundary line of said Town of Crested Butte.

TRACT II.

In Township 13 South, Range 86 West of the 6th P.M.:

Section 13: SW1/4 SW 1/4

Section 14: SE1/4 NE1/4, E1/2 SW1/4 NE1/4, E1/2 SE1/4, and E1/2 NW1/4 SE1/4

Section 23: E1/2 NE1/4, SE1/4

Section 24: W1/2 NW1/4, NW1/4 SW1/4

Section 26: NE1/4, N/2 SE1/4, SE1/4 SE1/4

Section 35: NE1/4 NE1/4

Including those portions thereof duly platted as:

LODGE SITES AREA

Chalet Village Addition

Chalet Village Addition No. 2

Chalet Village Addition No. 3

Chalet Village Addition No. 6

Chalet Village Addition No. 7

Chalet Village Addition No. 8

Chalet Village Addition No. 9

Chalet Village Addition No. 10

County of Gunnison, State of Colorado.

TRACT III.

In Township 13 South, Range 86 West of the 6th P.M.:

Section 26: SW1/4 SE1/4, S1/2 SW1/4

Section 35: N1/2 NW1/4, NW1/4 NE1/4 and S1/2 NE1/4.

TRACT IV.

In Township 13 South, Range 86 West of the 6th P.M.:

Section 35: A tract of land 150 feet in width adjacent to the westerly boundary line of the Crested Butte-Gothic County-Public road and extending from the northerly boundary line of the Town of Crested Butte on the south to the southerly boundary line of Tract III on the north.

TRACT V.

A tract of land within the SW1/4 SW1/4 of Section 35 and the SE1/4 SE1/4 of Section 34, Township 13 South, Range 86 West, Sixth Principal Meridian, Gunnison County, Colorado said tract being more particularly described as follows:

Commencing at the Southeast quarter corner of said Section 34 (as marked by a USGLO brass can monument); said corner being the POINT OF BEGINNING for the herein described tract; thence the following courses around said tract;

1. North 89° 42' 45" West 200.00 feet along the north boundary of the Town of Crested Butte;
2. North 0° 35' 00" West 425.00 feet;
3. South 89° 42' 45" East 200.00 feet to a point on the east boundary of said Section 34;
4. South 0° 35' 00" East 368.96 feet to the northwest corner of the Kapushion property as described in Book 516 at Page 494 in the Gunnison County Records;
5. South 89° 39' 00" East 48.14 feet to the northeast corner of said Kapushion and Company property;
6. South 56.00 feet along the eastern border of said Kapushion and Co. property to the north boundary of the Town of Crested Butte; and
7. North 89° 41' 18" West 47.57 feet along said north boundary to the POINT OF BEGINNING of the herein described tract.

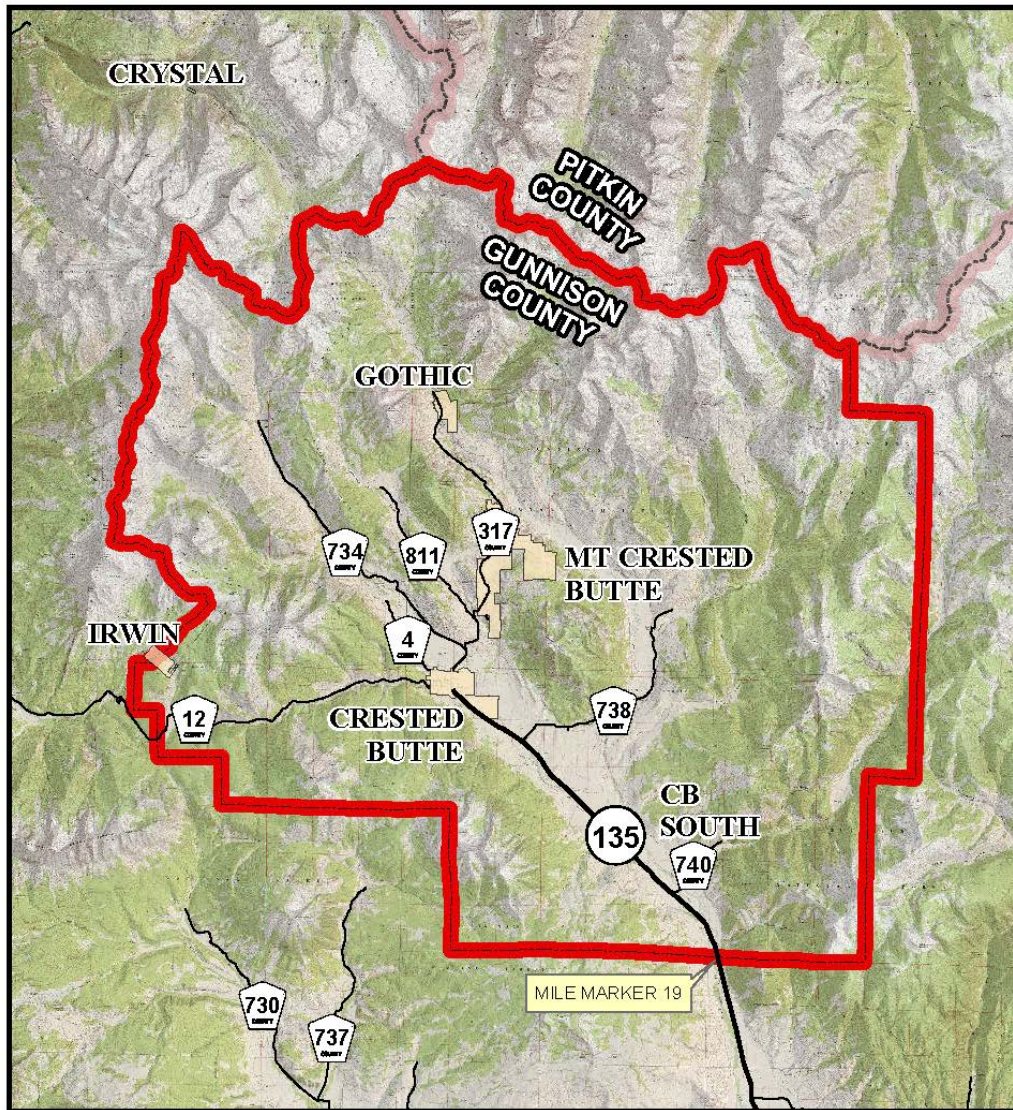
Excluding therefrom a parcel of .825 acres, more or less, located within TRACT IV of the boundaries of the Crested Butte Fire Protection District.

TRACT VI.

Township 14 South, Range 86 West, 6th P.M.

Section 3: The SURFACE RIGHTS ONLY of a tract of land in the NE14/ NW1/4 of said section, more particularly described as follows:

Beginning at a point on the West line of the Town of Crested Butte 468 feet South of the Northwest corner, of said Town, thence running 466 1/2 feet West to a point; thence South 585 1/2 feet to a point; thence East 466 1/2 feet to a point on the West boundary line of the Town of Crested Butte; thence North 585 1/2 feet along the said line to the point of beginning, Gunnison County, Colorado.



Legend

- County Roads
- State Highways
- Cities and Towns
- Crested Butte Fire Protection District
- County Boundary

Crested Butte Fire Protection District

THE MAPS PREPARED BY GUNNISON COUNTY AND REPRESENTED GEOGRAPHIC DATA FOR GENERAL PLANNING PURPOSES ONLY. THE DATA CONTAINED HEREIN MAY BE SUBJECT TO THE DEVIATION LEGAL TITLE, ETC. THE PRESENT LOCATION OF BOUNDARIES, DISTRICTS, AND OTHER INFORMATION IS NOT GUARANTEED.



Map Produced by Gunnison County GIS
 200 East Virginia Avenue
 Gunnison, Colorado 81230
 970.641.7673
 September 25, 2012

File: N:\County Departments\Fire Protection\Crested Butte District\Crested Butte Fire Protection District Overview Map.mxd