

Legals

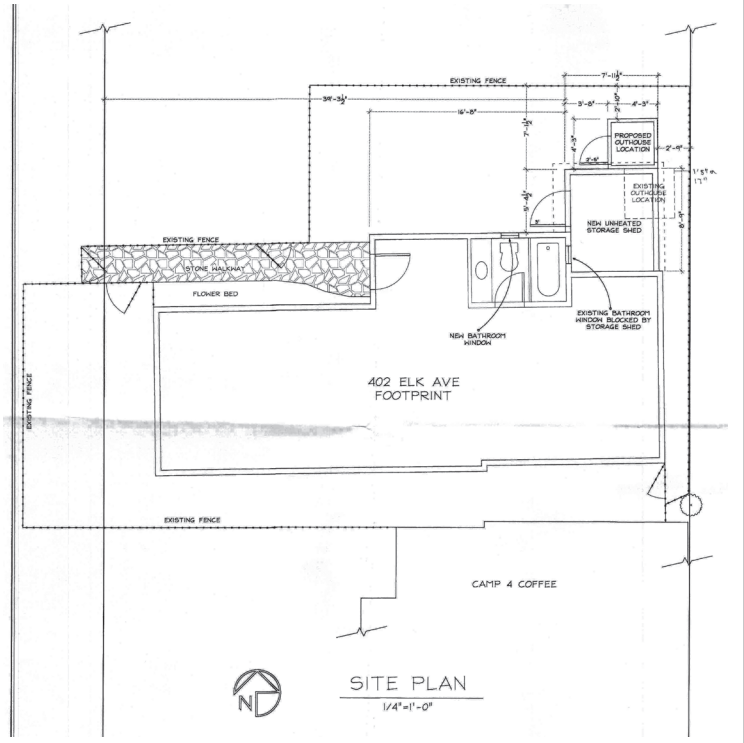
legals@crestedbuttenews.com • phone: (970)349.0500 ext. 112 • fax: (970)349.9876 • www.crestedbuttenews.com

—NOTICE OF PUBLIC HEARING—
CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
402 FOURTH STREET

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on September 24, 2019 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following: The application of **Plaza at Woodcreek Unit 35, LLC** to relocate the existing outhouse structure and the addition of an unheated storage shed on the northeast corner of the existing building located at 402 Fourth Street, Unit 402, License Plate Plaza Condominiums in the B3 zone.

Additional requirements:
- Architectural approval is required.
- Permission to relocate an existing non-historic accessory building is requested.
- A conditional waiver of a non-conforming aspect with respect to the east side yard setback is required, minimum setback is 7'6" and existing is 2'6".
 (See Attached Drawing)
TOWN OF CRESTED BUTTE
 By Jessie Earley, Assistant Design Review and Historic Preservation Coordinator

Published in the *Crested Butte News*. Issues of September 13 and 20, 2019. #091314



deadline tuesday at noon

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

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on September 24, 2019 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following: The application of **Mark H. Flolid and Leslie C. Annand** to raise the roof over the gable on the East elevation and replace the windows located at 120 Gothic Avenue, Block 17, Lots 6-7 in the R1C zone.

Additional requirements:
- Architectural approval is required.
- Permission to demolish less than 25% of a non-historic single family residence is requested.
 (See Attached Drawing)
TOWN OF CRESTED BUTTE
 By Jessie Earley, Assistant Design Review and Historic Preservation Coordinator

Published in the *Crested Butte News*. Issues of September 13 and 20, 2019. #091316



—COMBINED NOTICE - PUBLICATION—
CRS §38-38-103 FORECLOSURE SALE NO. 2019-004

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On June 14, 2019, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Gunnison records.

Original Grantor(s)
 Jennie Demarco
 Original Beneficiary(ies)
 Mortgage Electronic Registration Systems, Inc., as nominee as Bay Equity LLC
 Current Holder of Evidence of Debt
 AmeriHome Mortgage Company, LLC
 Date of Deed of Trust
 November 30, 2017
 County of Recording
 Gunnison

Recording Date of Deed of Trust
 December 01, 2017
 Recording Information (Reception No. and/or Book/Page No.)
 650525
 Original Principal Amount
 \$193,922.00
 Outstanding Principal Balance
 \$190,450.96

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN. CONDOMINIUM UNIT 3, BUILDING C, FAIRWAY CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP THEREOF FILED FOR RECORDED MAY 20, 1981 AT RECEPTION NO. 359215 AND THE SECOND SUPPLEMENT TO CONDOMINIUM FOR FAIRWAY CONDOMINIUMS PERTAINING THERETO RECORDED MAY 20, 1981 IN BOOK 566 AT PAGE 573; AND ANY AMENDMENTS OR SUPPLEMENTS THERETO, COUNTY OF GUNNISON, STATE OF COLORADO.

Also known by street and number as: 101 Shavano Dr C3, Gunnison, CO 81230.

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN

OF THE DEED OF TRUST. NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Wednesday, 10/16/2019, at Treasurer's Office, 221 N. Wisconsin, Suite T, Gunnison, CO 81230, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 8/30/2019
 Last Publication 9/27/2019
 Name of Publication Crested Butte News

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
 DATE: 06/14/2019

Debbie Dunbar, Public Trustee in and for the County of Gunnison, State of Colorado

/s/ Teresa Brown
 By: Teresa Brown, Deputy Public Trustee
 The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:

Holly Shilliday #24423
 Erin Croke #46557
 Steven Bellanti #48306
 McCarthy & Holthus, LLP 7700 E. Arapahoe Road, Suite 230, Centennial, CO 80112 (877) 369-6122
 Attorney File # CO-19-861308-LL

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

Published in the *Crested Butte News*. Issues of August 30, September 6, 13, 20 and 27, 2019. #083002



—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).
 August 27, 2019:
 Vaquera House, LLC a Texas limited liability company: To make changes to windows, siding and the deck at the building located at 510 Whiterock Avenue associated with the existing PUD, Block 37, Lots 10-14 in the T zone. Architectural approval was granted. Concept Plan, General Plan and Building Permit Review to alter an existing Planned Unit Development

(P.U.D.) are required.
 More information is available at the Town Office located at 507 Maroon Ave., Crested Butte, CO.
TOWN OF CRESTED BUTTE
 by Jessie Earley, Assistant Design Review and Historic Preservation Coordinator

Published in the *Crested Butte News*. Issue of September 20, 2019. #092001

—NOTICE OF PUBLIC HEARING—
CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
500 BELLEVIEW AVENUE

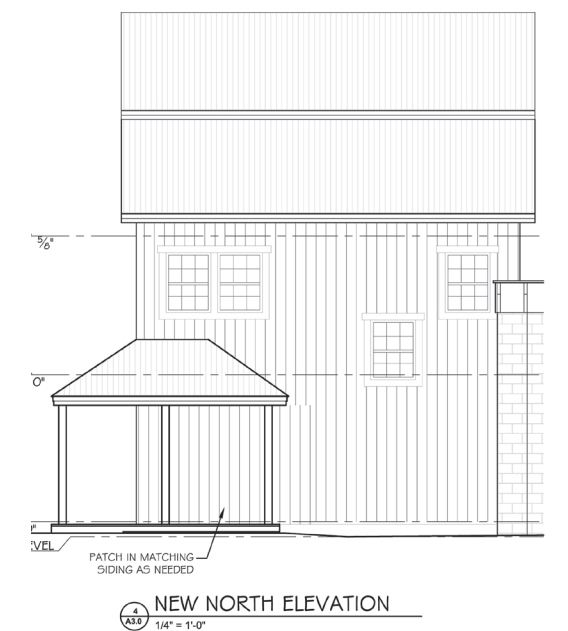
PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on September 24, 2019 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

The application of **Clarks Crested Butte LLC** to make changes to a previously approved plan to site three long term residential units (2 ROAH, 1 deed restricted long term unit) instead of two and revisions to the phasing plan for the expansions to the Arbor P.U.D. to construct additions to the existing commercial building located at 500 Belleview Avenue, Unit A and B, Empire Condominiums, Block 48, Lots 1-16 in the T/B2 zone. *Original approval at the June 26, 2018 BOZAR meeting and secondary approval at the July 30, 2019 BOZAR meeting.*

Additional requirements:
- A change to the PUD General Plan and Building Permit Review from the June 26, 2018 and July 30, 2019 approval involving the expansion of the Arbor PUD in the T/B2 zone as follows:

- A revision of the conditional use permit to increase the long-term residential units from two (2) units to three (3) units in the T/B2 zone is required.

- Architectural approval is required.
 (See Attached Drawing)
TOWN OF CRESTED BUTTE



By Jessie Earley, Assistant Design Review and Historic Preservation Coordinator

Published in the *Crested Butte News*. Issues of September 13 and 20, 2019. #091315

—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 un-

dertake and conditions of the approval for their site-specific development plan(s).
 August 27, 2019:
 Tara Hiteman: To construct a single family residence to be located at 905 Teocalli Avenue, Block 79, Lot 13 in the R2A zone. Architectural approval 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, Assistant Design Review and Historic Preservation Coordinator

Published in the *Crested Butte News*. Issue of September 20, 2019. #092002

Legals

—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).
 August 27, 2019:
 Kathryn Huish Hubert and Brett Douglas Hubert: To demolish an existing second floor deck on the rear (South) of the home and construct a garage addition attached to the home to be located at 104 Whiterock Avenue, Block 41, North 100 feet of Lots 15-16 in the R2C zone. Architectural approval was granted. Permission to demolish a portion of a non-historic single family residence (less than 25%) 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, Assistant Design Review and Historic Preservation Coordinator

Published in the *Crested Butte News*. Issue of September 20, 2019. #092003

—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).
 August 27, 2019:
 9 Gothic Avenue LLC: demolish the front sunroom on the South elevation and construct a new entry to the existing single family residence located at 9 Gothic Avenue, Block 7, Lots 21-22 in the R1 zone. Original approval for other portions of the home was at the June 25, 2019 BOZAR meeting. Permission to demolish less than 25% of a non-historic single family residence was granted. Architectural approval 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, Assistant Design Review and Historic Preservation Coordinator

Published in the *Crested Butte News*. Issue of September 20, 2019. #092004

—LEGAL—

PLEASE TAKE NOTICE, that Ordinance No. 34, Series 2019, was passed on second reading and public hearing at a regular meeting of the Town Council of the Town of Crested Butte, Colorado, on Monday, September 16, 2019 in the Town Offices at 507 Maroon Avenue, Crested Butte, Colorado:
 Ordinance No. 34, Series 2019 - An Ordinance of the Crested Butte Town Council Providing Requirements for Demolition, Relocation and Replacement of Buildings or Structures Amending Articles 1, 2, and 14 of Chapter 16 of the Town Code. The full text of Ordinance No. 34, Series 2019 is on file at the Town Offices at 507 Maroon Avenue and will be available on the Town website at townofcrestedbutte.com for public reading. This ordinance shall become effective five days after the date of publication.
TOWN OF CRESTED BUTTE, COLORADO
 /s/ Lynelle Stanford, Town Clerk

Published in the *Crested Butte News*. Issue of September 20, 2019. #092006

**—GUNNISON WATERSHED SCHOOL DISTRICT RE1J—
 WORK SESSION
 CRESTED BUTTE LIBRARY
 MONDAY, SEPTEMBER 23, 2019 ~ 5:30 P.M**

- Work Session discussion items:
1. Policy IKF update-Shari Sullivan-Marshall
 2. Board vacancy appointment process
 3. Branding Project update-Courtney Fullmer
 4. Facilities RFP review-Dr. Nichols
 5. UIP draft review-Dr. Nichols

Published in the *Crested Butte News*. Issue of September 20, 2019. #092009

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

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on September 24, 2019 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following: The application of **423 Gothic CB Partners LLC** to construct a single family residence and accessory building to be located at 423 Gothic Avenue, Block 11, Lots 27-29 in the R1 zone.

Additional requirements:

- Architectural approval is required.
- A conditional use permit for a non-residential, heated and/or plumbed accessory building in the R1 zone is required.
- A recommendation to the Town Council regarding a possible Revocable License Agreement for a retaining wall in the alley. (See Attached Drawing)



TOWN OF CRESTED BUTTE
 By Jessie Earley, Assistant Design Review and Historic Preservation Coordinator

Published in the *Crested Butte News*. Issues of September 13 and 20, 2019. #091317

**—PLANNING COMMISSION MEETING—
 WEDNESDAY, SEPTEMBER 25, 2019 ~ 5:00 P.M.
 MT. CRESTED BUTTE TOWN HALL
 911 GOTHIC ROAD
 MT. CRESTED BUTTE, COLORADO**

- 5:00 P.M. – CALL TO ORDER**
 ROLL CALL
MINUTES
 APPROVAL OF THE SEPTEMBER 4, 2019 PLANNING COMMISSION MEETING MINUTES.
CORRESPONDENCE
OLD BUSINESS
 DISCUSSION AND POSSIBLE RECOMMENDATION TO TOWN COUNCIL ON A PLANNED UNIT DEVELOPMENT MAJOR ALTERATION APPLICATION SUBMITTED BY PEARLS MANAGEMENT, LLC TO AMEND THE EXISTING PLANNED UNIT DEVELOPMENT FOR THE NORDIC INN ON LOTS NI-1 AND NI-2 (CARLOS VELADO).
OTHER BUSINESS

ADJOURNMENT

This preliminary agenda is placed in the newspaper to notify the public of tentative agenda items for the meeting date noted above. The official posting place for the agenda is the bulletin board in the Mt. Crested Butte Town Hall entry. Please refer to that official agenda for actual agenda items for the meeting date noted above. If you require any special accommodations in order to attend this meeting, please call the Town Hall at 349-6632 at least 48 hours in advance of the meeting. Plans for designs to be reviewed at the meeting are available for viewing in the Mt. Crested Butte Town Hall.

Published in the *Crested Butte News*. Issue of September 20, 2019. #092005

—LEGAL—

PLEASE TAKE NOTICE that a public hearing will be on the 7th day of October, 2019 at 7PM in the Town Hall Offices at 507 Maroon Ave, Crested Butte, Colorado on Ordinance No. 36, Series 2019:
 Ordinance No. 36, Series 2019 - An

Ordinance of the Crested Butte Town Council Repealing and Replacing Chapter 2, Article 8 of the Crested Butte Municipal Code to Establish a Public Art Commission in Replacement of the Creative District Commission and the Requirements Related

There to.
TOWN OF CRESTED BUTTE, COLORADO
 /s/ Lynelle Stanford, Town Clerk
 Published in the *Crested Butte News*. Issue of September 20, 2019. #092008

—LEGAL—

PLEASE TAKE NOTICE, that Ordinance No. 35, Series 2019, was passed on second reading and public hearing at a regular meeting of the Town Council of the Town of Crested Butte, Colorado, on Monday, September 16, 2019 in the Town Offices at 507 Maroon Avenue, Crested Butte, Colorado:
 Ordinance No. 35, Series 2019 - An Ordinance of the Crested Butte Town Council Amending, Chapter 18, Article 5 Section 18-5-10 Adoption of the Town Code Related to the Adoption by Reference of the 2017 National Electric Code.

The full text of Ordinance No. 35, Series 2019 is on file at the Town Offices at 507 Maroon Avenue and will be available on the Town website at townofcrestedbutte.com for public reading. This ordinance shall become effective five days after the date of publication.
TOWN OF CRESTED BUTTE, COLORADO
 /s/ Lynelle Stanford, Town Clerk
 Published in the *Crested Butte News*. Issue of September 20, 2019. #092007

Classifieds

classifieds@crestedbuttenews.com • phone: (970)349.0500 • fax: (970)349.9876 • www.crestedbuttenews.com

FOR RENT

SKI SEASON RENTAL: Furnished room in my home November thru April near bus, grocery & liquor. Share bathroom with one female. \$700/mo. includes utilities & off-street parking. 303-532-9753. (9/20/27).

DOWNTOWN LIVING: Fully furnished 3 bedroom, 1 bath apartment. Hot tub, private yard, internet, dish, electric, gas heat included. \$1500/month. October 1 to December 15 only. See photos VRBO.com/153292. 970-209-9999. (9/20/32).

MT. CB: Brand new condo unit for rent. 2BD/1BA, south facing, great views, hot tub and pool. On bus stop and near base area, ground level, everything is new! \$1700/month + electric. 715-209-7253. (9/27/34).

FOR RENT

SUNNY HOME IN TOWN BORDERS PARK: Completely furnished. 3BD plus loft and bunk room/2.5BA. Like new. Very quiet, perfect location yet only 2 blocks from school. Efficient in-floor NG heat, upper deck overlooks park pond. Kitchen has stainless appliances and slab granite. Wood and stone floors. W/D. \$2,850/month. 970-209-0177, coloradodono@gmail.com. (9/20/54).

FOR RENT

SKI SEASON HOUSE RENTAL: Avail 10/1. In-town, 4+ bedrooms; 2 full, 2 half baths; WD/DW; ample off-street parking, dogs ok. \$3600/monthly. 970-209-7353. (9/20/24).

NICE BIG 3 BEDROOM/3.5 BATH fully furnished Skyland duplex with W/D, and garage. Great views and neighborhood. \$3200/month plus utilities. Call Paula at CB Lodging 970-349-7687. (9/20/29).

FOR RENT

WHETSTONE CONDO: 2 bedroom, 1.75 bath located in Riverbend. Washer/dryer, wood burning stove, and off street parking. Available September 1st, \$1800/mo. plus utilities. No pets. Call Carolyn 970-349-6339. (9/20/30).

2 BEDROOM/1 BATH AVAILABLE: First, last, deposit, \$1900/month plus electric. 1 parking space. Great spot downtown CB. 970-349-2773. (9/27/20).

AVAILABLE LATE SEPTEMBER: Newer Gunnison 3BD/2.5 bath townhome plus garage. Excellent condition with newer carpet, all appliances plus washer/dryer. 1800 square feet. \$1,695 monthly. 1140 W New York. Call owner at 361-550-0919 or Nesbitt & Co 970-596-0922 for appointment. (9/20/40).

FOR RENT

2 BEDROOM/2.5 BATH TOWNHOME: Available for 6 months in Mt. CB starting November 1. Furnished, wood burning fireplace, W/D, garage, includes cable + wi-fi, NP. \$2,100/mo. + electric. Contact CB Lodging 970-349-2449. (9/20/33).

FOR RENT: Beautifully remodeled, 3 bedroom/2.5 bath Eagle's Nest townhome, fully furnished with W/D and garage. Amazing views. \$2600/month + electric, includes cable & wifi. Available September 15th. No pets. Please call CB Lodging 970-349-2449. (9/20/36).

MT. CRESTED BUTTE: 3 bedroom, 2 bath for rent. \$2900 plus utilities with fireplace and great views. Furnished, pets allowed. 847-769-7800 or liskor-international@gmail.com. (9/20/24).

ClassifiedsWORK

classifieds@crestedbuttenews.com