

# Legals

—LEGAL NOTICE—

**Project: Gunnison-Crested Butte Regional Airport Renovation and Expansion.** Architect: Gensler. General Contractor: Shaw Construction. Shaw Construction is issuing a Request for Proposal, (RFP) based on 100% CD set and Specifications. After pre-qualification and review of all proposals, the relevant scope of work will be awarded to the subcontractor with the best perceived value to the owner. Specific qualification criteria and all bid documents will be available electronically on buildingconnected.com and wcca-gj.com starting 2/2/2021. For access to the bid documents, please contact Luke Anderson at lukeanderson@shawconstruction.net. Subcontractor questions due 2/5/21. Subcontractor bid pricing due 2/16/21.

Published in the *Crested Butte News*. Issue of February 5, 2021. #020501

—CB SOUTH P.O.A. BOARD MEETING NOTICE & AGENDA—  
**WEDNESDAY, FEBRUARY 10, 2021 ~ 6:00 P.M.**  
**P.O.A. BOARD MEETING AGENDA**  
**VIRTUAL UBERCONFERENCE**

Join the call: <https://www.uberconference.com/dom658>  
 Optional dial-in number: 781-448-4005  
 PIN: 70089

Questions about this Agenda/Meeting can be directed to 349-1162 or [info@cbsouth.net](mailto:info@cbsouth.net)

This agenda can also be viewed on-line at [www.cb-south.net](http://www.cb-south.net)

**6:00 PM** Call to Order

**6:05 PM** Approval of Minutes for January 2020 P.O.A. Board Meeting

**6:10 PM** Monthly Financial Report for January 2020

**New Business:**

**6:25 PM** Scheduled Property Owner Comment Time

**6:35 PM** Hedda Peterson, Gunnison County Met Rec District

**Continued Business:**

**7:05 PM** Review Covenant Amendment Draft

**Manager's Report:**

**7:35 PM** Manager's Report

**7:50 PM** Confirm March 10, Board Meeting Date  
 Identify March Board Meeting Agenda Items

**8:00 PM** Adjourn

**ADA Accommodations:** Anyone needing special accommodations as determined by the *American Disabilities Act* may contact the Association Manager prior to the day of the hearing.

**Agenda Items:** All times are estimates. Please allow for earlier discussion. Please show up at least 20 minutes prior to the listed times.

Published in the *Crested Butte News*. Issues of January 29 and February 5, 2021. #012906

—TAX LIEN SALE NUMBER 20170130—

**NOTICE OF PURCHASE OF PROPERTY AT TAX LIEN SALE AND OF APPLICATION FOR ISSUANCE OF TREASURER'S DEED**

To Every Person in Actual Possession or Occupancy of the hereinafter Described Land, Lot or Premises, and to the Person in Whose Name the same was Taxed or Specially Assessed, and to all Persons having Interest of Title of Record in or to the said Premises and To Whom It May Concern, and more especially to:

**Edith M Stone and Kent S Taylor**

You and each of you are hereby notified that on the 2nd day of November 2017, the then County Treasurer of Gunnison County, in the State of Colorado, sold at public tax lien sale to Kent S Taylor the following described property situate in the County of Gunnison, State of Colorado, to-wit:

**Schedule Number: 299900000015 R011402**

**Legal Description: OLD ZACK #17363, RED CLOUD #2615 LIZZIE N #16967, ELK MTN M.D. 12S84W** and said County Treasurer issued a certificate of purchase therefore to Kent S Taylor.

That said tax lien sale was made to satisfy the delinquent property (and special assessment) taxes assessed against said property for the year 2016;

That said property was taxed or specially assessed in the name(s) of Edith M Stone for said year 2016;

That said Kent S Taylor on the 31st day of August 2020, the present holder of said certificate (who) has made request upon the Treasurer of said County for a deed to said property; That a Treasurer's Deed will be

issued for said property to Kent S Taylor at 2:00 o'clock p.m., on the 26th day of May 2021 unless the same has been redeemed; Said property may be redeemed from said sale at any time prior to the actual execution of said Treasurer's Deed.

This Notice of Purchase will be published in *Crested Butte News* on February 5, 2021, February 12, 2021 and February 19, 2021.

Witness my hand this 5th day of February 2021

Debbie Dunbar  
 Gunnison County Treasurer

Published in the *Crested Butte News*. Issues of February 5, 12 and 19, 2021. #020505

—NOTICE TO FIRST MORTGAGEES OF UNITS WITHIN HUNTER HILL CONDOMINIUMS ASSOCIATION—

Dated: January 20, 2021

The Hunter Hill Condominium Association (Association) hereby provides notice to First Mortgagees of Units located within the Association of the First Amendment to the Condominium Declaration for Hunter Hill Condominiums (First Amendment), which prohibits rentals of any units of less than 90 days, and changes the percentage of owner approval for amendments to the Condominium Declaration to 67%, in accordance with law. In addition to First Mortgagee approval, the Owners

in the Association have to approve the adoption of the First Amendment in accordance with the Condominium Declaration for Hunter Hill Condominiums and Colorado law.

Consistent with the requirement for lender approval in the Condominium Declaration for Hunter Hill Condominiums, and with procedures set forth in C.R.S. §38-33.3-217(1)b), the Association requests your approval of the First Amendment. **THE FIRST AMENDMENT DOES NOT AFFECT THE PRIORITY OF TERMS OF YOUR DEED OF**

TRUST. Your approval of the First Amendment does not require any action or response, and will be considered approved in the absence of a negative response delivered by you within sixty days after the date of this Notice. You may obtain a copy of the First Amendment by submitting your written request to Elizabeth P. Appleton, PC, PO Box 234, Crested Butte, CO 81224.

Published in the *Crested Butte News*. Issues of January 29 and February 5, 2021. #012904

—TAX LIEN SALE NUMBER 20170119—

**NOTICE OF PURCHASE OF PROPERTY AT TAX LIEN SALE AND OF APPLICATION FOR ISSUANCE OF TREASURER'S DEED**

To Every Person in Actual Possession or Occupancy of the hereinafter Described Land, Lot or Premises, and to the Person in Whose Name the same was Taxed or Specially Assessed, and to all Persons having Interest of Title of Record in or to the said Premises and To Whom It May Concern, and more especially to: **Edith M Stone, James E Stone, Ronald W Stone and Jerry Stallard**

You and each of you are hereby notified that on the 2nd day of November 2017, the then County Treasurer of Gunnison County, in the State of Colorado, sold at public tax lien sale to Jerry Stallard the following described property situate in the County of Gunnison, State of Colorado, to-wit:

**Schedule Number: 3691-070-00-002 R009200**

**Legal Description: BERTHA #1743 BONANZA QUEEN #2017, BUCKEYE CHIEF #2018, QUARTZ CREEK M.D SEC 7. 50N4E B378 P73,72 B590 P996**

and said County Treasurer issued a certificate of purchase therefore to Jerry Stallard.

That said tax lien sale was made to satisfy the delinquent property (and special assessment) taxes assessed against said property for the year 2016;

That said property was taxed or specially assessed in the name(s) of Edith M Stone and James E Stone and Ronald W Stone for said year 2016;

That said Jerry Stallard on the 31st day of August 2020, the present holder of said certificate (who) has made request upon the Treasurer of said County for a deed to said property;

That a Treasurer's Deed will be issued for said property to Jerry Stallard at 2:00 o'clock p.m., on the 26th day of May 2021 unless the same has been redeemed; Said property may be redeemed from said sale at any time prior to the actual execution of said Treasurer's Deed.

This Notice of Purchase will be published in *Crested Butte News* on February 5, 2021, February 12, 2021 and February 19, 2021.

Witness my hand this 5th day of February 2021

Debbie Dunbar  
 Gunnison County Treasurer

Published in the *Crested Butte News*. Issues of February 5, 12 and 19, 2021. #020506

—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).

January 26, 2021:

**Midtown Mountain, LLC:** to construct a single family residence to be located at 113/113 1/2 Fourth Street, Block 10, North half of Lots 29-32, in the R1 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 February 5, 2021. #020510

—PUBLIC NOTICE—

**TOWN OF MT. CRESTED BUTTE GUNNISON VALLEY LAND PRESERVATION BOARD**

The Mt. Crested Butte Town Council will be appointing two (2) members to the Gunnison Valley Land Preservation Board at the Tuesday, March 2, 2021 Town Council meeting.

The appointed member of the board shall reside in the Town of Mt. Crested Butte and be a registered voter. For more information about what this board does please go to <https://www.gunnisoncounty.org/189/Gunnison-Valley-Land-Preservation-Board>

Interested people who meet the qualifications may apply by submitting a letter of interest to the Town Hall by

Thursday, February 25, 2021 or by stating his/her interest at the March 2, 2021 Town Council meeting. Please submit letters of interest to Tiffany O'Connell at [toconnell@mtcrestedbuttecolorado.us](mailto:toconnell@mtcrestedbuttecolorado.us) or to PO Box 5800, Mt. Crested Butte, CO 81225. Applicants are encouraged to attend the March 2, 2021 Town Council meeting.

/s/ Tiffany O'Connell  
 Town Clerk

Published in the *Crested Butte News*. Issues of January 22, 29 and February 5, 2021. #012203

—NOTICE OF FINAL PAYMENT—

Notice is hereby given that Black Dragon Development, LLC, the Contractor for the construction of the **TOWN PARK PLAYGROUND RENOVATION PROJECT**, has completed the work specified in the in the Contract dated September 10, 2018 and that the work has been accepted by the Town of Crested Butte.

Notice is further given that final payment for the work will be made to the Contractor on or after February 29, 2021, being at least thirty (30) days after the first publication of this notice.

Any person having a claim for labor or materials furnished under this Contract shall present the same in writing to the Town of Crested Butte at the following address, prior to the date specified above:

Town of Crested Butte  
 Parks and Recreation Department  
 Attn: Janna Hansen  
 P.O. Box 39  
 Crested Butte, CO 81224  
 TOWN OF CRESTED BUTTE  
/s/ Lynelle Stanford  
 Town Clerk Lynelle Stanford



Published in the *Crested Butte News*. Issues of January 29 and February 5, 2021. #012907

—MEETING NOTICE—

The Board of Directors of the Upper Gunnison River Water Conservancy District will conduct a regular board meeting on Monday, February 22, 2021 at 5:30 pm. The meeting will be held by video/telephone conferencing and is open to the public. Please contact District staff at (970)641-6065 for the Zoom login information. An agenda will be posted at the District Office prior to the meeting.

Published in the *Crested Butte News*. Issue of February 5, 2021. #020503

—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).

January 26, 2021:  
**Robert C. Lawson and Gail Burford:** to construct a single family residence and an accessory building

to be located at 829/829 1/2 Elk Avenue, Block 69, Tract 5 in the R1E zone. Architectural approval was granted. A conditional use permit for a non-residential, heated and/or plumbed accessory building in the R1E 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, Assistant Design Review and Historic Preservation Coordinator

Published in the *Crested Butte News*. Issue of February 5, 2021. #020507

—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).

January 26, 2021:  
**Center for the Arts in conjunction with the Town of Crested Butte:** to site a temporary entrance on the north elevation of the old Center for the Arts building located at 606 Sixth Street, Block 50, in the P 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 February 5, 2021. #020508

—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).

January 26, 2021:  
**J&K Holdings LLC:** to site an accessory building for seasonal patio use associated with the existing restaurant use to be located at 303/305 Elk Avenue, Block 22, Lots 17-21 in the

B1 zone. Architectural approval was granted. A conditional use permit for a non-residential, heated and/or plumbed accessory building in the B1 zone was granted.

A modification of a conditional use permit for a bar/restaurant use in the B1 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, Assistant Design Review and Historic Preservation Coordinator

Published in the *Crested Butte News*. Issue of February 5, 2021. #020509