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—TOWN OF MT. CRESTED BUTTE— **ORDINANCE NO. 11 SERIES 2022**

AN EMERGENCY ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MT CRESTED BUTTE, COLORADO, AUTHORIZING THE LEASING OF CERTAIN EQUIP-MENT AND THE EXECUTION AND **DELIVERY BY THE TOWN OF** A MASTER LEASE-PURCHASE AGREEMENT AND OTHER FINANC-ING DOCUMENTS IN CONNECTION THEREWITH; SETTING FORTH PARAMETERS AND RESTRICTIONS WITH RESPECT TO THE FINANC-ING; RATIFYING ACTION PREVI-**OUSLY TAKEN CONCERNING THE** REFERENCED TRANSACTIONS; AND PROVIDING OTHER MATTERS RELATING THERETO; AND DE-**CLARING AN EMERGENCY.**

WHEREAS, the Town of Mt. Crested Butte, Colorado is a home rule municipality and political subdivision of the State of Colorado (the "State") organized and existing under a home rule charter (the "Charter") pursuant to Article XX of the Constitution of the State: and

WHEREAS, pursuant to Article XIII, Section C of the Charter, the Town is authorized to lease, for such term as Town Council shall determine, any real or personal property to or from any person, firm or corporation, public or private, governmental or otherwise;

WHEREAS, for the purpose of financing the costs of acquiring certain equipment for Town purposes (the "Leased Property"), the Town has determined that it is in the best interest of the Town and its residents and taxpayers to enter into a Master Lease-Purchase Agreement (the "Lease") with JPMORGAN CHASE BANK, N.A. (the "Lessor") in an amount not to exceed \$1,000,000, for the purpose of acquiring certain vehicles or equipment for Town purposes, including the acquisition of a plow truck and loader (the "Project"); and

WHEREAS, pursuant to the Lease, and subject to the right of the Town to terminate the Lease and other limitations as therein provided, the Town will pay certain rental payments ("Rent Payments" as such terms are defined in the Lease) in consideration for the right of the Town to use the Leased

Property; and WHEREAS, pursuant to the terms of the Lease, the Lessor will advance funds for the Project to the Town, and such funds related to any advance shall be held in an escrow account pursuant to the terms of an escrow agreement, as may be amended from time to time, by and between the Town, the Lessor, and an escrow bank selected to provide such services (the "Escrow Agreement"); and

WHEREAS, the Town's obligation under the Lease to pay Rent Payments shall be from year to year only; shall constitute currently budgeted expenditures of the Town; shall not constitute

a mandatory charge or requirement in any ensuing budget year; and shall not constitute a general obligation or other indebtedness or multiple fiscal year financial obligation of the Town within the meaning of any constitutional or statutory limitation or requirement concerning the creation of indebtedness or multiple fiscal year financial obligation, nor a mandatory payment obligation of the Town in any ensuing fiscal year beyond any fiscal year during which the Lease shall be in effect; and WHEREAS, there has been presented to the Town Council and is on file at the Town offices a form of Lease and Escrow Agreement; and

WHEREAS, a copy of the Lease and the Escrow Agreement, in substantially the forms to be executed by the Town and the Lessor, are on file with the Town; and

WHEREAS, Section 11-57-204 of the Supplemental Public Securities Act, constituting Title 11, Article 57, Part 2, Colorado Revised Statutes (the "Supplemental Act"), provides that a public entity, including the Town, may elect in an act of issuance to apply all or any of the provisions of the Supplemental Act to the Lease and the financing; and

WHEREAS, pursuant to Article IV, Section K of the Charter, because of the urgent need for the financing of the Project and the limited availability of low interest loans, the Town Council has determined that an emergency exists and that adoption of this Ordinance as an emergency measure is immediately necessary for the immediate preservation of the public peace, health, safety and welfare. BE IT ORDAINED BY THE TOWN

COUNCIL OF THE TOWN OF MT. CRESTED BUTTE, COLORADO: Section 1. Ratification and Approval of Prior Actions.

All action heretofore taken not inconsistent with the provisions of this Ordinance by the Town Council, or the officers or agents of the Town Council or the Town, relating to the Lease, or to the acquisition, installation or financing of the Project, is hereby ratified, approved and confirmed.

Section 2. Finding of Best Interest. The Town Council hereby finds and determines, pursuant to the Supplemental Act, the Charter, Constitution and laws of the State, that the acquisition of the Project and the financing of the costs thereof pursuant to the terms set forth in the Lease and Escrow Agreement is necessary, convenient, and in furtherance of the purposes of the Town and is in the best interests of the Town and its citizens and inhabitants, and the Town Council hereby authorizes and approves the same. Section 3. Supplemental Act; Param-

The Town Council hereby elects to apply all of the provisions of the Supplemental Act to the Lease and in connection therewith delegates to the Mayor, the Mayor Pro Tem, the Town Manager and the Finance Director of the Town the independent authority to make any determination delegable pursuant to Section 11-57-205(1) (a-i) of the Supplemental Act in relation to the Lease, including without limitation the date of the Lease, the rental amount to be paid by the Town pursuant to the Lease and the term of the Lease, subject to the following parameters and restrictions:

(a) the Lease Term shall not extend beyond December 31, 2035;

(b) the aggregate principal amount of the Lease shall not exceed \$1,000,000;

(c) the tax-exempt interest rate shall not exceed 5.90%, and the taxable interest rate shall not exceed [

(d) the Lease shall be subject to prepayment at the option of the Town as specified in the Lease.

Section 4. Approval of Documents. The Lease, in substantially the forms presented to this meeting of the Town Council, is in all respects approved, authorized and confirmed, and the Town Manager and Town Clerk are hereby authorized and directed, for and on behalf of the Town, to execute and deliver the Lease and related documents (collectively, the "Financing Documents") in substantially the forms on file with the Town, with such changes thereto as are not inconsistent with the provisions of this Ordinance. The approval hereby given to the Financing Documents includes an approval of such additional details therein as may be necessary and appropriate for their completion, deletions therefrom and additions thereto as may be approved by bond counsel prior to the execution of the Financing Documents. The execution of any instrument by the appropriate officers of the Town herein authorized shall be conclusive evidence of the approval by the Town of such instrument in accordance with

Section 5. Authorization to Execute Collateral Documents and to Perform Additional Acts.

the terms hereof.

The Town Manager, the Finance Director, the Town Clerk, and other appropriate officials or agents of the Town Council or the Town, are hereby authorized and directed to execute and deliver for and on behalf of the Town any and all additional certificates, documents, instruments and other papers, and to perform all other acts that they may deem necessary or appropriate, in order to implement and carry out the transactions and other matters authorized by this Ordinance. The execution of any instrument by the aforementioned officers or members of the Town Council shall be conclusive evidence of the approval by the Town of such instrument in accordance with the terms hereof and thereof.

Section 6. No General Obligation

No provision of this Ordinance or the Financing Documents shall be construed as creating or constituting a general obligation or other indebtedness or multiple fiscal year direct or indirect Town debt or other financial obligation whatsoever of the Town within the meaning of any home rule charter, constitutional or statutory provision, nor a mandatory charge or requirement against the Town in any ensuing fiscal year beyond the then current fiscal year. The Town shall not have any obligation to make any payment with respect to the Lease except in connection with the payment of the Rent Payments (as defined in the Lease) and certain other payments under the Lease, which payments may be terminated by the Town in accordance with the provisions of the Lease. No provision of the Financing Documents shall be construed or interpreted as creating an unlawful delegation of governmental powers nor as a donation by or a lending of the credit of the Town within the meaning of Sections 1 or 2 of Article XI of the Colorado Constitution. None of the Financing Documents shall directly or indirectly obligate the Town to make any payments beyond those budgeted and appropriated for the Town's then current fiscal year.

Section 7. Reasonableness of Rent-

The Town Council hereby determines and declares that the Rent Payments, as provided in the Lease and as subject to the parameters set forth in Section 3 hereof, does not exceed a reasonable amount so as to place the Town under an economic compulsion to renew the Lease or to exercise its option to prepay the Lease. The Town Council hereby determines and declares that the period during which the Town has an option to prepay the Lease (i.e., the entire maximum term of the Lease) does not exceed the useful life of the Leased Property. Section 8. Authorized Lessee Repre-

sentative. The Town Council hereby authorizes the Mayor, the Town Manager and the Finance Director to each act as Authorized Lessee Representative under the Lease, or such other person or persons who may be so designated in writing from time to time by the Town Council

Section 9. No Recourse Against Officers and Agents.

Pursuant to Section 11-57-209 of the Supplemental Act, if a member of the Town Council, or any officer or agent of the Town acts in good faith, no civil recourse shall be available against such member, officer, or agent for payment of the Rent Payments. Such recourse shall not be available either directly or indirectly through the Town Council or the Town, or otherwise,

whether by virtue of any constitution, statute, rule of law, enforcement of penalty, or otherwise

Section 10. Severability. If any one or more sections, sentenc-

es, clauses or parts of this Ordinance shall for any reason be held invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance, but shall be confined in its operation to the specific sections, sentences, clauses or parts of this Ordinance so held unconstitutional or invalid, and the inapplicability and invalidity of any section, sentence, clause or part of this Ordinance in any one or more instances shall not affect or prejudice in any way the applicability and validity of this Ordinance in any other instances.

Section 11. Repealer.

All bylaws, orders, and Ordinances of the Town, or parts thereof, inconsistent with this Ordinance or with any of the Financing Documents hereby approved, are hereby repealed only to the extent of such inconsistency. This repealer shall not be construed as reviving any bylaw, order, or Ordinance of the Town, or part thereof, heretofore repealed.

Section 12. Emergency Declaration. By reason of the Town's need to complete the Project to provide for the immediate preservation of public health, safety and welfare of its citizens, the further need to acquire financing to complete the Project with the limited availability of low interest financing, the Town Council declares that this Ordinance is an emergency ordinance, that this Ordinance is necessary for the immediate preservation of the public peace, health and safety, and that this Ordinance shall be in full force and effect immediately after its passage by an affirmative vote of five (5) of the members of the Town Council.

Section 13. Effective Date and Dis-

After its approval by the unanimous vote of the council members present or by the affirmative vote of not less than five (5) members of the Town Council, whichever is less, this Ordinance shall be recorded, published within ten (10) days after passage and posted for informational purposes and authenticated by the signature of the Mayor and the Town Clerk as required by the Charter. This Ordinance shall become effective immediately upon final passage

PASSED, ADOPTED AS AN EMER-**GENCY ORDINANCE AND OR-DERED PUBLISHED IN FULL this** 18th day of October, 2022. TOWN OF MT. CRESTED BUTTE, **COLORADO** /s/ Nicholas Kempin, Mayor

ATTEST /s/ Tiffany O'Connell, Town Clerk

Published in the Crested Butte News. Issue of October 28, 2022. #102802

—LEGAL NOTICE— CRESTED BUTTE FIRE PROTECTION DISTRICT NOTICE AS TO PROPOSED BUDGET

NOTICE is hereby given that a proposed budget has been submitted to the Crested Butte Fire Protection District for the ensuing year of 2023; a copy of such proposed budget has been filed in the office the Chief Executive, 308 Third Street, Crested Butte, Colorado where the same is open for public inspection; such proposed budget will be considered at meeting of the Board of Directors to be held at 5:00 PM on November 8, 2022 at Fire Station #2 located at 751 Gothic Road, Mt. Crested Butte, CO 81225

Any interested elector of may inspect the proposed budget and file or register any objections thereto at any time prior to the final adoption of the budget. CRESTED BUTTE FIRE PROTECTION DISTRICT By: Sean M. Caffrey, CEO

Published in the Crested Butte News. Issues of October 21 and 28, 2022. #102103

—TOWN OF MT. CRESTED BUTTE— **ORDINANCE NO. 13 SERIES 2022**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MT. CRESTED BUTTE, COLORADO AMENDING ORDINANCE NO. 1, SERIES 2021, TO MODIFY PART II (1) AND (2) SPEED REGULATIONS, SÉCTION 1101 SPEED LIMITS AND SECTION 1101(12) INTRODUCED, RÉAD AND OR-DERED PUBLISHED at a regular meeting of the Town Council on the

18th day of October, 2022 at Mt. Crested Butte, Colorado. Second reading scheduled for November 15, 2022. Full copies of this ordinance are available by contacting Tiffany O'Connell, Town Clerk, toconnell@mtcb.colorado. gov or 970-349-6632.

Published in the Crested Butte News. Issues of October 21 and 28, 2022. #102104

NOTICE OF PUBLIC HEARING BEFORE THE TOWN COUNCIL-TOWN OF MT. CRESTED BUTTE, COLORADO

Please take notice that the Mt. Crested Butte Town Council will hold a public hearing on Tuesday, November 15, 2022, at 6:00 P.M. in person and virtually. All interested parties are encouraged to submit written comments, attend in person or virtually. Please use the information below: The purpose of the hearing is for public input on Ordinance No. 14 Series 2022 - An Ordinance of the Town Council of the Town of Mt. Crested Butte, Colorado, Summarizing Expenditures and Revenues for Each Fund and Adopting a Budget for the Town of Mt. Crested Butte, Colorado for the Calendar Year Beginning on the First Day of January 2023 and Ending on the Last Day of December

To view the full ordinance please contract Tiffany O'Connell at toconnell@ mtcb.colorado.gov or 970-349-6632. All interested persons are requested to attend. Those who speak at the public hearing shall be allowed a maximum of 3 minutes to express their comments to the Town Council. Written comments are encouraged and should be received digitally at toconnell@mtcb.colorado.gov or mail to the Town Office, PO Box 5800, Mt.

Crested Butte, CO 81225-5800 or by fax to (970) 349-6326, by Thursday, November 10th at 5:00 P.M., Mountain Time.

No action or discussion shall take place by the Town Council until the public hearing is officially closed. To attend virtually please go to: https://mtcrestedbuttecolorado.civicweb.net/portal/ Dated this 24th day of October, 2022. /s/ Tiffany O'Connell Town Clerk

Published in the Crested Butte News. Issue of October 28, 2022. #102805

—TOWN COUNCIL REGULAR MEETING-NOVEMBER 1, 2022~ 6:00 P.M. MT. CRESTED BUTTE, COLORADO

The Town Council of the Town of Mt. Crested Butte will be having a regular town council meeting on November 1, 2022 at 6:00 P.M. The agenda and packet will be posted to the Town's website no later than 24 hours prior to the meeting. This meeting will be at the Mt. Crested Butte Town Hall, 911 Gothic Road, Mt. Crested Butte, Please review the meeting agenda on the website for attendance

Please go to https://mtcrestedbuttecolorado.civicweb.net/ portal/ or contact Mt. Crested Butte Town Hall at (970) 349-6632 for the agenda. Subscribe to the Town website to receive notifications when agendas are posted here: https:// mtcrestedbuttecolorado.civicweb.net/Portal/Subscribe.aspx

Published in the Crested Butte News. Issue of October 28, 2022. #102803

—COMBINED NOTICE - PUBLICATION— CRS §38-38-103 FORECLOSURE SALE NO. 2022-003

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust: On August 18, 2022, 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. David Sherman Cranor

Weinberg Servicing, LLC

Weinberg Servicing, LLC

March 15, 2022

Gunnison March 16, 2022

\$182,000.00

\$182,000.00

683598

Original Grantor(s) Original Beneficiary(ies) Current Holder of Evidence of Debt Date of Deed of Trust County of Recording

Recording Date of Deed of Trust

Recording Information (Reception No. and/or Book/Page No.) Original Principal Amount

Outstanding Principal Balance

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.

Parcel 4, Sherman and Edna Ranch according to the plat recorded August 31, 2007 at Reception No. 578357, County of Gunnison, State of Colorado.
Also known by street and number as: 24947 County Road 765, Almont, CO 81210.

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, 12/14/2022, 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 10/28/2022 Last Publication 11/25/2022 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: 08/18/2022 Debbie Dunbar, Public Trustee in and for the County of Gunnison, State of

Colorado

©Public Trustees' Association of Colorado Revised 1/2015

By: /s/ Teresa Brown

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:

Amy K. Hunt #37160 Edward P. Timmins #11719

Timmins LLC 450 EAST 17TH AVENUE, SUITE 210, DENVER, CO 80203 (303) 592-4500 Attorney File # Cranor

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. Issue of October 28, November 4, 11, 18 and 25, 2022. #102801

-NOTICE OF BUDGET-(PURSUANT TO 29-1-106, C.R.S.)

NOTICE is hereby given that a proposed budget has been submitted to the Reserve Metropolitan District No. 2 for the ensuing year of 2023; a copy of such proposed budget has been filed in the office of Toad Property Management, 318 Elk Avenue, Suite 10, Crested Butte, Colorado 81224, where the same is open for public inspection; such proposed budget will be considered at the Regular meeting of the Reserve Metropolitan District No. 2 to

be held at the offices of Toad Property Management, 318 Elk Avenue, Suite 10, Crested Butte, Colorado 81224, on Thursday, November 17, 2022 at 11:00 a.m. Any interested elector of Reserve Metropolitan District No. 2 may inspect the proposed budget and file or register any objections thereto at any time prior to the final adoption of the budget.

Published in the Crested Butte News Issue of October 28, 2022. #102806

-TOWN OF MT. CRESTED BUTTE, COLORADO— NOTICE OF A PUBLIC HEARING BEFORE THE TOWN COUNCIL

Please take notice that the Mt. Crested Butte Town Council will hold a public hearing on Tuesday, November 15, 2022, at 5:00 p.m., at the Mt. Crested Butte Town Hall, 911 Gothic Road Mt. Crested Butte and on Zoom. All interested parties are encouraged to submit written content and/or attend inperson or virtually

The purpose of the hearing is for public input on a new Planned Unit Development Major Alteration application submitted by North Village Associates, LLC Tracts 1-14, 20 and 21, Common Areas A and G, and 60.38 acres in Sections 14 & 23, Township 13S, Range 86W.

All interested persons are requested to attend. Those who speak at the public hearing shall be allowed a maximum of 3 minutes to express their comments to the Town Council. Written comments are encouraged and should be sent digitally to Idesposato@mtcb.colorado.gov or mailed to the Town Office,

PO Box 5800, Mt. Crested Butte, CO 81225-5800, by Thursday, November 10th, 2022 at 5:00 P.M., Mountain Time. For a digital copy of the application please contact the Community Development Department at (970) 349-6632 Ext. 5, or Idesposato@mtcrestedbuttecolorado.us.

No action or discussion shall take place by the Town Council until the public hearing is officially closed. Dated this 25th day of October 2022.

/s/ Tiffany O'Connell

Town Clerk

If you require any special accommodations to virtually attend this meeting, please call the Town Hall at 970-349-6632 at least 48 hours in advance of the meeting.

Published in the Crested Butte News. Issue of October 28, 2022. #102807

deadline tuesday at noon

Classifieds

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

FOR RENT

HOME FOR RENT: 3BD/2.5BA with hot tub in CB South. Rent monthly or both consecutive months of January or February. NS/NP. Close to bus stop and park. \$4000/mo., \$1500 deposit. 970-275-0505. (10/28/34).

ROOM FOR RENT TAYLOR CANYON: 3BD/3BA house. Full-time Professional/Student, Respectful, Mature desired. Dogs welcome. November 1st. \$800 single, \$1100 couple. Text info: 802-595-9576.

1 YEAR RENTAL IN TOWN CB: 3BD/2.5BA beginning July 1st, 2023 thru June 2024. Great house! In-floor heat, woodstove, 2 balconies, fenced in yard. Pets ok with deposit. \$3600/month plus security deposit. Includes utilities (except wi-fi & TV). 970-964-8823. (11/4/40).

RENTAL NEEDED: 14 year local mature, dependable male. Gene 970-366-2431. (10/28/10)

FOR RENT: Larger, fully furnished 2 bedroom condo on the mountain available on a 6 month lease from November 15-June 15, 1,200 sauare feet, new r in ı ınit walk-in off-street parking. Water/sewer and snow removal included, NS/NP, except 1 cat OK. \$2,200/month. Perfect for a responsible couple with children. Call or text 970-901-7975. (10/28/59).

LET US HELP YOU TAKE CARE OF YOUR **PROPERTY:** Crested Butte Lodging offers hassle free, full services for long term and short term rentals. Inquire with our office for more information. Call 970-349-2449 or email reservations@crestedbuttelodging.com. (10/28/37).

FOR RENT: 1700 s/f, 2 BD available Nov. 1. \$3000/month, heat included. Located at 16 6th Street. 573-437-4125. (10/28/20).

ROOM FOR RENT: Private bath, walk in closet, for one person, CB South, three houses from bus stop. \$1,000/month, 1st and security. Beginning September 15. Non smoker, no pets, owner has two cats. 970-209-8408. (10/28/35).

FOR RENT: 3 BED/2 BATH Fully furnished condo in Mt. CB with W/D on the shuttle loop. \$3,000 + electric. Available now until May 31, 2023. No dogs, one cat considered. Apply at CrestedButteLodging.com/long-term-rentals. (10/28/36).

FOR RENT

TOWN CONDO: One block from bus stop. 2 person max. 1BD/1BA, W/D, elect heat. NP/NS. One off-street parking, small quiet complex. Party animals need not apply. 6 mo. lease Nov.-May 31. Available now. \$1800, first, last, security. 970-275-0346.

COMMERCIAL RENTALS

NEW OFFICE SPACES IN TOWN: All included: Triple net charges, utilities, internet, common area janitorial, common area bathrooms, shared 2nd story deck, common area kitchen with refrigerator, microwave, dishwasher, and Keurig coffee maker, shared parking and all in a brand new building. Office spaces 200 sq.ft. \$850/month. Call 970-596-2848 or gary@cbmountaingoat.com. (10/28/54)

ELK AVENUE COMMERCIAL SPACE: 1061 sq.ft. rental available starting 12/1/22. Gorgeous location, high foot traffic with incredible exposure! 970-349-2773. (10/28/19).

CORE LOCATION PROFESSIONAL SPACE available for lease at 204 Flk Ave. 2nd. Floor above Montanyas, 466 sa.ft. Views. Bath, ADA, Elevator. Call Channing Boucher of LIV Sotheby's at 970-596-3228 for details. (10/28/31).

BAKERY BUILDING OFFICE SPACE: 745 sq.ft. rental available starting 12/1/22. Just off of Elk Avenue, sunny, private bathroom and modern layout. 970-349-2773. (10/28/22).

ELK AVENUE OFFICE SPACE: 171 sq.ff. office space rental available for immediate move in! Affordable, with a full kitchen and bathroom (shared). 970-349-2773. (10/28/23).

OFFICE FOR RENT at Riverland Professional Center. 583 sq.ft. beautifully finished including wood floors available 12/1/22. Call Kristi 209-2670 or Scott 209-2281 for details. (10/28/24).

OFFICE SPACE FOR RENT above the Majestic Theater lobby. Private entrance and bathroom. 931 SF. Gorgeous CB Mountain views. \$1,600/mo. sales.cbmajestic@gmail.com. (10/28/23).

COMMERCIAL RENTALS FOR SALE

COMMERCIAL KITCHEN AVAILABLE for long term rent in CB South. Fully equipped kitchen with range/hood and commercial dishwasher upstairs plus large downstairs storage area and walk in fridge/freezer. \$5,000/month plus utilities. Please contact Ren at 970-349-6339.

ELK AVENUE COMMERCIAL SPACE: 1000 sq.ft. rental available starting 11/1/22. Nestled in the heart of Elk Avenue, a peropportunity! (10/28/21).

VEHICLE FOR SALE / YARD SALE: The Town

FOR SALE

of Crested Butte is taking bids on the following vehicles: 2008 Nissan XTERRA 4x4 SUV, minimum bid \$4000. 1999 Chevy k3500 4x4 95,201 miles, minimum bid \$1700. 2005 Taylor Dunn B2-48-TT Low speed electric truck, no title bill of sale only, \$500 minimum bid. 2006 Might E Truck Low speed electric truck, no title bill of sale only, \$500 minimum bid. 2008 John Deere 997 ZTRAK zero turn mower, Minimum bid \$2500. Honda Mower, minimum bid \$25. Honda Tiller, minimum bid \$25. DeWalt pressure washer, minimum bid \$25. Also, for sale or free: Retired planter boxes first come first served. Free, available immediately. Bear resistant trash cans first come first served. \$100 each, available immediately. Vehicles will be available for inspection on November 1 and 2 between 12:00 p.m. and 4 p.m. at the Town Shop located at 801 Butte Avenue. Mechanic will be available to give details on the vehicles. Sealed bids will be accepted at Town Hall, 507 Maroon Ave, or to Town of Crested Butte, PO Box 39, Crested Butte, CO 81224 up to 5 p.m. Wednesday, November 9th. Vehicles are sold as is, no warranty. Town shop phone number 970-349-0736 ask for Matt or Kevin. (10/28/206).

2015 BLACK GMC SIERRA SLT: Very good condition, black interior, 109,500 miles. Ranch hand, front bumper with 2 inch receiver hitch. Cab & bed step rails, black bedliner, weatherguard mats & window covers. B/W in bed gooseneck hitch. \$50,900. Can view at John Roberts Motorworks. Call Erik 970-596-6160. (11/4/47).

ROPE SANDALS: Brand new Gurkee's, still has tags on them. Size 6.5-7. \$35. The most comfortable sandal you'll ever own! 970-275-8910. (10/28/pd/21).

WOMEN'S TAOS STYLEY SNEAKERS: Size 8.5. Taos Mac Star brown canvas sneaker. New, worn once, do not fit. Paid \$115, hoping to get \$90. Call (970) 209-2978. (10/28/pd/27).

2008 TOYOTA HIGHLANDER AWD: Excellent in snow. Great valley car. Good mechanical. Some cosmetic damage. 227k. Roof Rack. 2" Hitch. \$5000 OBO. 970-201-5760. (10/28/23).

ROOFING MATERIAL: Titanium PSU 30 Synthetic Roofing Underlayment. About 25' used of 72' roll. Paid \$1.30, will sell for \$75. Call 970-275-8910. (10/28/pd/22).

18 FT. 1991 LAKE RIDER PONTOON BOAT: 40HP Nissan motor and trailer. New deck carpet and seats reupholstered recently. Lawrence fish/depth finder. 2 Cannon down riggers included. Other fishing equipment available. Completely ready for fishing and boating. he hoat is located in \$4,900 OBO, Call Jim 970-275-9294 for location, showing, and details. (10/28/pd/55).

MOTORHOME FOR SALE: 2012 Monaco Knight Model 36PFT class A motorhome. Private sale, no sales tax or consignment fees. Diesel pusher, 350HP MaxxForce 10 engine, 6-speed Allison transmission, just over 72,000 miles. Beautiful inside & out with three slideouts. View "MON_Knight_WEB2012.pdf" for information & specifications; interior pictures are same, exterior is Mocha Splendor. Extras: washer/dryer, tire monitoring system, ladder, dual control mattress heater, 4" king memory foam mattress cover, one set of king sheets, extra TV/remote control for outside viewing, extra large fire extinguisher, Wineauard MiniMax Satellite Dome. Extras also available: 2-year-old Blue Ox tow bar & bike rack/dual tow hitch, 2015 Subaru Impreza Hatchback can be included for additional \$20,900: manual transmission, \$3,000 tow package, 60K miles, clean. \$149,000 OBO. Call Jim 970-275-9294 for location, showing, and details. (10/28/pd/132).

FOR SALE

FOR SALE: 2021 ARIENS CLASSIC 24 SNOWBLOWER: Call 970-901-6375. (10/28/pd/9).

ORTHOPEDIC FOLDING WEDGE PILLOW from Bed, Bath & Beyond. 10" tall x 12" wide, 16" folded, 31" extended; like new, very clean, \$35. Call 275-8910. (10/28/pd/24).

REAL ESTATE

VACANT LAND FOR SALE IN CB SOUTH: .41 Acre lot on Cascadilla, .5 miles up the hill from the GVRTA bus stop. Single family or duplex allowed on this western sloping lot with great solar gain and forever views of Red Mountain, Whetstone and down valley. Fish the East River, explore Cement Creek, ride the free bus to CB or Gunny. Live your dream! Call Pete Nichols at Coldwell Banker Mountain Properties, 970-275-1176, MLS 793523, \$289k. (10/28/pd/76).

ACREAGE LOCATED in Gold Basin Light Industrial Park, Gunnison, Colorado, 6 acre parcel or less, amount negotiable depending on size & term. Long term lease up to 10 years with a twenty year option. Smaller lots available at negotiated price. Contact Dan at 970-922-9910. (10/28/43).

NEW HOME FOR SALE Last home in planned, private 6 lot subdivision. Great West Gunnison City corner lot location with up valley views, 3 bedroom, 2 bath, 1630 sa.ft. home, heated garage, A covered south facing front porch and rear patio on a 11,481 sa.ft. lot. Energy efficient R-25 walls and R-49 roof. Constructed on slab with radiant in floor heat operated by a self cleaning natural aas boiler. A HRV air circulation svstem services this very accessible, open design, single level home. Granite counters throughout with under counter lighting. Upgraded appliances including washer and drver. 604 Carbon Court. 765K. Please contact Terra Vista Limited @ terravistalimited@gmail.com or 970-497-9113. (10/28/109).

FOUR OFFICES FOR SALE at The Majestic Plaza. Call for more information. 970-209-9004. (10/28/13).