

Legals

legals@crestedbuttenews.com • phone: 970.349.0500 ext. 105 • www.crestedbuttenews.com

—SPECIAL MEETING NOTICE—

**UPPER GUNNISON RIVER WATER CONSERVANCY DISTRICT
BOARD OF DIRECTORS SPECIAL BUDGET MEETING
MONDAY, JANUARY 8, 2024 ~ 5:30 P.M.**

The Board of Directors of the Upper Gunnison River Water Conservancy District (UGRWCD) will conduct a special board meeting for approval of the 2024 budget on Monday, January 8, 2024 via Zoom video/teleconferencing. If you plan to attend the Zoom meeting or for questions, please call the District at (970)641-6065 for login instructions or visit the website at www.ugrwcd.org/meetings.

Published in the *Crested Butte News*. Issue of December 22, 2023. #122201

—LEGAL—

PLEASE TAKE NOTICE, that Ordinance No. 29, Series 2023, 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, December 18, 2023, in the Town Offices at 507 Maroon Avenue, Crested Butte, Colorado: Ordinance No. 29, Series 2023 - An Ordinance of the Crested Butte Town Council Approving the Lease of the Property at 615 2nd Street to Crested Butte Nordic Council.

The full text of Ordinance No. 29, Series 2023 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 December 22, 2023. #122204

—CB SOUTH P.O.A. BOARD MEETING NOTICE & AGENDA—
WEDNESDAY JANUARY 10, 2024 ~ 6:00 P.M.

**P.O.A. BOARD MEETING AGENDA
CB SOUTH POA, 61 TEOCALLI ROAD**

Join the meeting:
Zoom: <https://us02web.zoom.us/j/85147198741> or email staff@cbsouth.net.
Questions about this Agenda/Meeting can be directed to 349-1162 or staff@cbsouth.net.
This agenda can also be viewed on-line at www.cbsouth.net
6:00 PM Call to Order
6:05 PM Public Comment
6:10 PM Approval of December 13, 2023, BOD Minutes
6:15 PM Presentation by Met Rec

6:35 PM Appeal of DRC approval of 499 Cement Creek
6:55 PM Continue discussion of OVRR and Possible Adoption of Resolution
7:15 PM Manager's Report
7:35 PM Subcommittee Updates
7:55 PM Approve February BOD Meeting Date
8:00 PM Adjourn Regular Meeting
8:01 PM Move to Executive Session to Discuss Matters of Staffing
Subcommittees: The Short-term Rental Subcommittee meets monthly on the first Wednesday at 4:30 pm. The Parks

Subcommittee meets monthly on the third Tuesday at 8:00 am.
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*. Issue of December 22, 2023. #122202

—PUBLIC NOTICE—

NOTICE OF FINAL SETTLEMENT

NOTICE is hereby given by the Town Council of the Town of Crested Butte, Colorado, that final settlement of a contract with Dietrich Dirtworks and Construction, LLC for the Butte Ave ROW Improvements Project will be held at the regular meeting of the Town Council of the Town of Crested Butte on the 2nd day of January 2024, at Town Council Chambers, 507 Maroon Ave, Crested Butte, Colorado 81224. Payment to contractor is scheduled to be released no sooner than the 4th day of January 2024. Any person co-partnership, association of persons, company or corporation that has furnished labor, materials, team hire, sustenance, provisions, provender or other supplies used or consumed by the Contractor, or his or her sub-contractors, in or about the performance of the work contracted to be performed who has not been paid by the Contractor or its subcontractor

may file with the Town of Crested Butte a verified statement of the amount due and unpaid on account of such claim. Upon receipt of such claim, on or before the date and time of such final settlement, the Town of Crested Butte shall withhold from all payments to the Contractor sufficient funds to insure the payment of said claim. The Town of Crested Butte shall hold such funds until the claim has been paid as filed or withdrawn. Such funds shall not be withheld longer than ninety (90) days following the date fixed for final settlement unless an action is commenced within that time to enforce such unpaid claims and a notice of lis pendens is filed with the Town of Crested Butte.

Published in the *Crested Butte News*. Issues of December 22 and 29, 2023. #122203

**EARLY HOLIDAY DEADLINE:
FRIDAY, DECEMBER 22 @ NOON
(for the 12/29 issue)**

Classifieds

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

FOR RENT

2 LARGE BEDROOM APARTMENT for rent, approx. 1700 s/f. Bus stop out front. Available 11/01/23, 16 6th Street, Crested Butte. Call 573-437-4125. (12/22/23).

CRESTED BUTTE SOUTH: 2 bedroom, 1.5 bath unit, fully furnished, new hardwood floors, washer and dryer, deck, pets ok. \$2700 plus utilities. Beautiful garden and perfect place to enjoy everything. liskorinternational@gmail.com, 847-769-7800. (12/22/33).

1BD/1BA IN TOWN: Washer/dryer, off-street parking. No dogs, no cats. Jacuzzi, furnished, 6 month lease. \$1500/mo. Call Joe 970-901-9709. (12/29/22).

FOR RENT IN GUNNISON: 2 small beds/1bath townhome, heated garage, W/D. No pets/no smoking. \$1675/mo. plus utilities. Please TEXT 720-772-7415. (12/29/24).

2 BED/2 BATH HOUSE IN TOWN: One bedroom is detached from the main house. One-year lease, NP/NS, \$1,700 per month plus utilities. All interested applicants must submit an application prior to viewing. Please email info@mountainhm.com for application. (12/22/40).

BRAND NEW TOWNHOME IN CB SOUTH: 3BD/2.5 bathroom, 2 car attached/tandem garage, heated storage, in-floor heat, unfurnished. NP/NS. \$4,000/mo. includes water/sewer. Call/Text: 970-901-2922. (12/22/29).

TWO BEDROOM APARTMENT in Gunnison for rent January 1. \$1300, year lease. Contact Kerry at cbsouthkerry@gmail.com. (12/22/17).

SPACIOUS, FURNISHED 2BD CONDO to share in Mt CB. Separate 1BD/1BA available now, \$1500/mo. includes W/D and utilities. Reply to mcdbdigs@gmail.com. (12/22/25).

BUCKHORN TOWNHOME: This Brand New Build is an unfurnished 1,144 sq.ft. townhome, 3 bed/2 bath, 2 car garage with a backyard. Vaulted ceilings upstairs with plenty of windows throughout to let the light in. Available now! \$3975/month + utilities with a 1 year lease. Visit www.crestedbuttelodging.com for photos and to submit an application. (12/22/54).

FOR RENT

LOOKING FOR A TENANT to lease above the garage studio in CB South. Utilities included. Available starting Jan 15, 2023. 6 month lease. \$1400/month. N/S. Please email CascadillaCBS@gmail.com. (12/22/31).

1BD/1BA IN TOWN CRESTED BUTTE: 6 month or one year lease, electric heat. Great location in small complex. One off-street parking spot, west end of town. One block to bus stop. Quiet location, party animals need not apply. NS/NP, W/D, unfurnished. All outside storage prohibited. Perfect for one person or one couple max. First, last, security, \$1800. Call or text 970-275-0346 if interested. (12/22/66).

FURNISHED 2BD/2BA CONDO: Great location, stunning views and wood fireplace. \$3200. Includes all utilities. Steps to the mountain. Ski locker, firewood, fast wi-fi, sauna, hot tub, steam room, W/D, covered parking for 2 cars all included. Flexible lease term available Feb. 1. Text or call 812-343-0177. (12/29/48).

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. (12/22/37).

VACATION RENTALS

CRESTED BUTTE VACATION furnished upscale rental available during winter December-May. \$2500/month. Please contact Jenny Lain 970-209-9190, Berkshire Hathaway. (12/22/19).

VACATION RENTALS

2255WILDCAT.COM Crested Butte's Premier 5-Star Luxury Vacation Rental with 36 acres, Unbelievable Views, 5 Bedroom/5 Bath, 13 beds, 5,112 sq.ft. Open concept with 25 foot ceilings and modern mountain architecture. Visit 2255wildcat.com or call Jordon 817-733-6947. (12/22/37).

COMMERCIAL RENTALS

OFFICE OR SHOWROOM FOR RENT: 1/2 block off Elk on 3rd St. Shared kitchenette and bathroom. Internet and utilities are included. 140 sq.ft. Available Dec. 1st with 1 year lease. \$550. Please call 970-596-9826. (12/22/34).

NICELY FINISHED OFFICE SPACE for rent at 309 Belleview in Crested Butte, 685 sq.ft., ground floor, off-street parking. Private bathroom, space would be perfect office for accountants, yoga or massage studios. Tenant pays electric and internet. Available now. Year lease, 1st, last, security. \$1800/mo. Contact Jim, 970-209-9211 or jljohr@q.com. (12/22/51).

ELK AVENUE OFFICE SPACE: 171 sq.ft. office space rental available for immediate move in! Affordable, with a full kitchen and bathroom (shared). 970-349-2773. (12/22/23).

OFFICE SPACE FOR RENT: 190 sq.ft. Top floor office space at Silver Queen building at 115 Elk Avenue. East facing looking at Mt. CB. Great for professional services. Quiet Floor. Available Nov 1st. \$795 (G). Please contact Micah 970-349-7550. (12/22/39).

COMMERCIAL RENTALS

NEW OFFICE SPACES IN TOWN and a 400 sq.ft. storage/shop space available w/ shop sink. 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 approx. 200 sq.ft. \$1000/month. Call 970-596-6736 or email gary@cb-mountaingoat.com. (12/22/66).

IN TOWN commercial, office, art space with private entrance and bath. Bright, open concept with all new electrical, plumbing, windows and doors. Negotiable lease \$1100/month. Call, (541) 602-4557. (12/29/29).

FOR SALE

ROOFING MATERIAL: Titanium PSU 30 Synthetic Roofing Underlayment. About 25' used of 72' roll. Paid \$130, will sell for \$75. Call 970-275-8910. (12/22/pd/22).

REAL ESTATE

FSBO 2 BED/2.5 BATH CBS: Sunny spacious energy efficient home on quiet corner near transit. Completely remodeled, vaulted, granite, wood floors, stainless appliances, jetted soak tub. Two upper decks provide outstanding views. Oversized 2 car heated garage. Owner financing available at 4.9%! \$1.17M. 970-682-3699, coloradodono@gmail.com. (12/22/47).

HOME FOR SALE: 1700 sq.ft. 2020 build. Very accessible single story home in great West Gunnison location. For further details enter 600 Carbon Court, Gunnison, Colorado into Zillow search and/or contact terravistalimited@gmail.com, 970-497-9113. (12/22/35).

DEVELOPMENT DEAL: 4-5 units, incredible views, Brush Creek road area, entry level townhomes. Call or text Ken 512-947-7797. (12/22/18).

INVESTMENT / HOUSING INVESTMENT: Partner in a duplex to be built. Call Ken for details 970-765-7414. (12/22/15).

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. (12/22/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. (12/22/43).

EMPLOYMENT

THE CENTER FOR THE ARTS seeks a Marketing Coordinator. This part-time, salaried position supports the Center's mission through the marketing and promotion of Center programming, including content creation and dissemination in performing, literary, visual, and culinary arts. A degree or equivalent experience in marketing is required. \$24k-\$28k/year DOE for 20 hours/week on average, with years of experience and experience in higher level strategy translating to the higher end of the salary. Includes \$600 wellness benefit and monthly cell phone stipend. Email cover letter and resume with references to caressa@crestedbuttearts.org. Please put 'Marketing Coordinator' in the subject line. For more information and a full job description, please visit www.crestedbuttearts.org. (12/29/112).

LOCAL PROPERTY MANAGEMENT COMPANY HIRING FOR MULTIPLE POSITIONS Seeking applicants for General Manager position. Duties include supervising field work, communicating with clients, and creating employee schedules. Must have clean driving record and good communication skills. Pay is \$30-\$40/hour DOE. Also seeking both seasonal and year round employees. Pay is \$25 - \$35/hour DOE. Please send resumes and inquiries to crestedbutteinfo@gmail.com. (12/22/63).

**EARLY HOLIDAY
DEADLINE:
Friday, Dec. 22 @ NOON
for the Dec. 29 issue**