

Legals

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**—TOWN OF MT. CRESTED BUTTE—
ORDINANCE NO. 9
SERIES 2023**

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 2024 AND ENDING

ON THE LAST DAY OF DECEMBER 2024 PASSED, ADOPTED AND APPROVED ON SECOND READING at a regular meeting of the Town Council of the Town of Mt. Crested Butte, Colorado held the 19th day of December 2023.

Published in the *Crested Butte News*. Issue of December 29, 2023. #122901

District Court, Gunnison County, Colorado Court Address: 200 E. Virginia Ave. Gunnison, Colorado 81230	
Plaintiff: WOOD CREEK CONDOMINIUMS OWNERS' ASSOCIATION, INC., a Colorado nonprofit corporation	▲ COURT USE ONLY ▲
v. Defendant: CHRISTOPHER B. GROTE	
Case Number: 2023CV30045	
Div.: ____ Ctrm.: ____	
SHERIFF'S COMBINED NOTICE OF SALE AND RIGHTS TO CURE AND REDEEM	

Under a Judgment and Decree of Foreclosure entered December 12, 2023, in the above-entitled action, I am ordered to sell certain real property, as follows:

Original Grantor	Christopher B. Grote
Original Beneficiary	Wood Creek Condominiums Owners' Association, Inc.
Current Holder of the evidence of debt secured by the condominium association lien	Wood Creek Condominiums Owners' Association, Inc.
Date of Condominium Declaration	June 11, 1980
Date of Recording of Condominium Declaration	June 13, 1980
County of Recording	Gunnison County, Colorado
Recording Information	Reception No. 350618
Original Principal Balance of the secured indebtedness	Not applicable
Outstanding Principal Balance of the secured indebtedness as of December 19, 2023	\$18,968.93
Amount of Judgment entered 12/12/2023	\$17,801.68
Description of property to be foreclosed	UNIT A303, WOOD CREEK CONDOMINIUMS, according to the Condominium Map thereof bearing Reception No. 350617 and the Condominium Declaration pertaining thereto dated June 11, 1980 and recorded June 13, 1980 at Reception No. 350618. Town of Mt. Crested Butte, County of Gunnison, State of Colorado; a/k/a 400 Gothic Rd., Unit #A303, Mt. Crested Butte, CO 81225

THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE CONDOMINIUM ASSOCIATION.

THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN.
The covenants of said Condominium Declaration have been violated as follows: failure to make payments on condominium association assessments when the same were due and owing, and the legal holder of the indebtedness has declared the same immediately fully due and payable.

NOTICE OF SALE
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10:00 o'clock A.M., on Tuesday February 13, 2024, in the Office of the Gunnison County Sheriff, Civil Division, 510 W. Bidwell Ave., Gunnison, Colorado 81230, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.
First Publication: December 28, 2023
Last Publication: January 25, 2024
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.

NOTICE OF RIGHTS
YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSUANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RIGHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED.

The name, address, and business telephone number of the attorney representing the holder of the evidence of debt is as follows:
Michael O'Loughlin, Atty Reg. No. 38134, Schumacher & O'Loughlin, LLC, 232 W. Tomichi Ave., Suite 204, Gunnison, Colorado 81230, (970) 641-4900.
THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
This Sheriff's Notice of Sale is signed December 20, 2023.
ADAM MURDIE, Sheriff, Gunnison County, Colorado
By /s/ Adam W. Murdie

Published in the *Crested Butte News*. Issues of December 29, January 5, 12, 19 and 26, 2023. #122903

—LEGAL NOTICE—

ASSIGNMENT OF MEMBERSHIP INTERESTS AND RESIGNATION FROM MACMILLAN LAWN CARE is effective as of January 1, 2022 and given by Colin MacMillan, an individual and resident of the State of Colorado ("Assignor") and holder of all right, title and interest in and to his fifty percent (50.0%) membership interests in and to MacMillan Lawn Care, LLC, ("MLC"), a Colorado limited liability company, to Seaton MacMillan, an individual and resident of the State of

Colorado ("Assignee") and current owner of the other fifty percent (50.0%) membership interests in and to MLC. All notices and demands should be addressed as follows:
Mac Millan Lawn Care, LLC / Seaton MacMillan
P.O. Box 904
Crested Butte, CO 81224-2891
Email: seaton.macmillan@gmail.com

Published in the *Crested Butte News*. Issue of December 29, 2023. #122906

**—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

**—TOWN COUNCIL REGULAR MEETING—
JANUARY 2, 2024 ~ 6:00 P.M.
MT. CRESTED BUTTE, COLORADO**

The Town Council of the Town of Mt. Crested Butte will be holding their regular meeting on January 2, 2024 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 options. 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 December 29, 2023. #122904

**—TOWN OF MT. CRESTED BUTTE, COLORADO—
NOTICE OF A PUBLIC HEARING BEFORE THE PLANNING COMMISSION**

Please take notice that the Mt. Crested Butte Planning Commission will hold a public hearing on Wednesday, January 17, 2024, at 5:00 p.m., in the Council Chambers at Mt. Crested Butte Town Hall, 911 Gothic Road, Mt. Crested Butte, and via Zoom. Persons wishing to attend the meeting virtually may do so by visiting <https://mtcrestedbuttecolorado.civicweb.net/portal/>, which contains the associated application materials and Zoom link.

The purpose of the hearing is for public input on Ordinance No. 1 Series 2024 – An Ordinance of the Town Council of the Town of Mt. Crested Butte, Colorado, Amending Chapter 21, Zoning, Article I. in General, and Article V. Design Review, and in particular amending the landscaping design standards.

All interested persons are encouraged to submit written comments or attend the meeting either in-person or via Zoom. Written comments should be emailed to Community Development Coordinator, Leah Desposato (lidesposato@mtcb.colorado.gov), or mailed to the Town

Hall, P.O. Box 5800, Mt. Crested Butte, CO 81225-5800. Comments received by Wednesday, January 10, 2024 at 5:00 p.m. MST, will be included in the Planning Commission meeting packet.

For a digital copy of the application materials, meeting information, and zoom link, please visit <https://mtcrestedbuttecolorado.civicweb.net/portal/>. Click on the associated meeting date under 'Upcoming Meetings' to see the materials. Please contact the Town Clerk or Town Hall at (970)-349-6632 if you need assistance. Dated this 21st day of December 2023.

/s/ Tiffany O'Connell
Town Clerk
If you require any special accommodation to attend this meeting, either virtually or in person, please call Town Hall at (970)-349-6632 at least 48 hours in advance of the meeting.

Published in the *Crested Butte News*. Issue of December 29, 2023. #122902

—SEALED BID 2001 OSH KOSH—

The Town of Mt. Crested Butte is accepting sealed bids for the following vehicle until 3pm, February 5, 2024.

Bidding Item:
Vehicle: 2001 Osh Kosh
Mileage/Hours: 55,423 miles and 3,946 Hours

VIN: 10TBRAF331S070020
Location for Inspection:
911 Gothic Road
Mt. Crested Butte, CO 81225

Vehicle may be viewed and test driven prior to submitting a bid.

MINIMUM SELLING PRICE: \$10,000
ALL SALES ARE FINAL AND VEHICLE IS SOLD AS IS.

Condition of Bidding:
Item Condition:
The vehicle advertised by the Town of Mt. Crested Butte (the "Town") for sale by bid is sold AS-IS. The Town shall strive to make its best effort to assist interested parties in obtaining

information about the vehicle for sale; however, the Town makes NO warranty of the condition of the vehicle nor accuracy of the vehicle description. Each bidder shall be responsible for verifying condition and accuracy of the item description prior to submitting a bid. The vehicle comes with a Monroe Spreader run by own auxiliary gasoline powered motor and an 11 foot Monroe Plow Blade. The truck is currently exhibiting a loss of power and backfires when or after going downhill.

Terms of Sale:
The successful bidder shall be provided a written "Notice of Award" within ten (10) days after bid closing date. Successful bidder shall make full payment with cash or a cashier's check made payable to the Town, and shall arrange to pick up the vehicle within ten (10) days of the Notice of Award.

Default of Sale:
Vehicle not paid for within the timeline provided shall forfeit their claim to the vehicle and shall not be eligible to bid on future items. If item is not picked up with the timeline provided, payment for the vehicle may be retained, in whole or in part, by the Town for damages. If bidder forfeits claim to bid, the Town may, at its discretion, offer the vehicle to the next highest bidder.

To view or test drive the vehicle please contact Bobby Block, Maintenance Supervisor, at bblock@mtcb.colorado.gov or 970-349-6632 ext 114.

To see the full bid and bidding instructions please go to our website at www.mtcb.colorado.gov/departments-services/maintenance

Published in the *Crested Butte News*. Issues of December 29, January 5, 12 and 19, 2023. #122905

—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).
December 19, 2023:

David Hull and Jennifer Hull: to site a single family residence and two accessory buildings to be located at

930, 930 ½ and 932 Belleview Avenue, Tract 1, Block 74 Verzuh Ranch Annexation in the R1D zone. A conditional use permit for an accessory building, nonresidential use, heated is required.

More information is available at the Town Office located at 507 Maroon Ave., Crested Butte, CO.
TOWN OF CRESTED BUTTE
by Jessie Earley

Published in the *Crested Butte News*. Issue of December 29, 2023. #122908

—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).
December 19, 2023:

Michael A. Ferguson: to propose additions to the historic single-family residence and accessory building located at 223 Sopris Avenue, the East one-half of Lot 27 and all of Lot 28, Block 28, also described as the East one-half of Lot 27 and the west 25 feet of Lots 28 through 32, Block 28 in the R1C zone. A conditional waiver of a non-conforming aspect with respect to side yard setback was granted; seven and one-half (7½) feet for single-story and flat-roofed buildings, and as much

as eleven and one-half (11½) feet for sloped-roofed buildings, dependent upon snow storage guidelines is required and 1' is provided on the west (accessory building). More information is available at the Town Office located at 507 Maroon Ave., Crested Butte, CO.
TOWN OF CRESTED BUTTE
by Jessie Earley

Published in the *Crested Butte News*. Issue of December 29, 2023. #122909

**—AGENDA—
TOWN OF CRESTED BUTTE
REGULAR TOWN COUNCIL MEETING
TOWN COUNCIL CHAMBERS
507 MAROON AVE; CRESTED BUTTE, CO
TUESDAY, JANUARY 2, 2024**

Meeting Information to Connect Remotely:
https://us02web.zoom.us/j/86228634090
Or Telephone: Dial: +1 719 359 4580 US +1 253 205 0468 US +1 669 444 9171 US +1 507 473 4847 US +1 564 217 2000 US +1 646 931 3860 US +1 689 278 1000 US +1 305 224 1968 US +1 309 205 3325 US +1 360 209 5623 US +1 386 347 5053 US
Webinar ID: 862 2863 4090
Public comments may be submitted at any time to the entire Council via email at towncouncil@crestedbutte-co.gov.
The times are approximate. The meeting may move faster or slower than expected.
6:00 WORK SESSION
1) Transportation Mobility Plan Refined Draft & CBCS Traffic Impact Analysis Overview.
Staff Contact: Community Development Director Troy Russ
7:00 REGULAR TOWN COUNCIL MEETING CALLED TO ORDER BY MAYOR OR MAYOR PRO-TEM
7:01 APPROVAL OF AGENDA
7:02 CONSENT AGENDA

1) December 18, 2023 Regular Town Council Meeting Minutes.
Staff Contact: Licensing/Deputy Town Clerk Eric Treadwell
2) Resolution No. 1, Series 2024 - A Resolution of the Crested Butte Town Council Designating the Town of Crested Butte's Three Official Public Places for Posting Town Council Meetings and Other Important Items.
Staff Contact: Town Clerk Lynelle Stanford
3) Try it Biathlon Event and 38th Annual Alley Loop Nordic Marathon Special Event Application for February 2nd and 3rd, 2024 and Special Event Liquor Permit for February 3rd, 2024.
Staff Contact: Deputy Town Clerk Kellie Cheever
4) Notice of Final Payment to Dietrich Dirtworks and Construction, LLC for the Butte Ave Right of Way (ROW) Improvement Project.
Staff Contact: Public Works Director Shea Earley
5) Selection of Consultant for 2030 Climate Action Plan.
Staff Contact: Sustainability Coordinator Dannah Leeman

6) Selection of Consultant for Coordination of Planning Efforts.
Staff Contact: Community Development Director Troy Russ
7) Appointment of Public Art Commissioner.
Staff Contact: Community Development Director Troy Russ
8) Thompson Divide Environmental Assessment Comment Letter.
Staff Contact: Recreation, Open Space & Trails Supervisor Joey Carpenter
The listing under Consent Agenda is a group of items to be acted on with a single motion. The Consent Agenda is designed to expedite Council business. Council members may request that an item be removed from Consent Agenda prior to the Council's vote. Items removed from the Consent Agenda will be considered under New Business.
7:03 PUBLIC COMMENT
Citizens may make comments on items not scheduled on the agenda. Those commenting should state their name and physical address for the record. Comments may

be limited to five minutes.
7:10 STAFF UPDATES
7:15 LEGAL MATTERS
7:20 NEW BUSINESS
1) Resolution No. 2, Series 2024 - A Resolution of the Crested Butte Town Council Adopting the Mill Levy for the Town of Crested Butte, Colorado for the Fiscal Year 2024, Beginning the First Day of January 2024 and Ending the Last Day of December 2024.
Staff Contact: Finance Director Kathy Ridgeway
7:30 2) Update on Completion and Progress for 2023 Significant Council Agenda Items and Review of 2024 Priorities.
Staff Contact: Town Manager Dara MacDonald
7:50 3) Traffic Calming Policy Discussion.
Staff Contact: Community Development Director Troy Russ
8:10 COUNCIL REPORTS AND COMMITTEE UPDATES
8:15 OTHER BUSINESS TO COME BEFORE THE COUNCIL
8:20 DISCUSSION OF SCHEDULING FUTURE WORK SESSION TOPICS AND COUNCIL MEETING

SCHEDULE
• Tuesday, January 16, 2024 - 6:00PM Work Session - 7:00PM Regular Council
• Thursday, January 25, 2024 - CAST Meeting - Agenda TBD
• Monday, February 5, 2024 - 6:00PM Work Session - 7:00PM Regular Council
• Tuesday, February 20, 2024 - 6:00PM Work Session - 7:00PM Regular Council
8:25 EXECUTIVE SESSION
1) For discussion of a personnel matter under C.R.S. Section 24-6-402(4)(f) and not involving: any specific employees who have requested discussion of the matter in open session; any member of this body or any elected official; the appointment of any person to fill an office of this body or of an elected official; or personnel policies that do not require the discussion of matters personal to particular employees regarding the Town Attorney's review.
9:30 ADJOURNMENT
Published in the Crested Butte News. Issue of December 29, 2023. #122907

Classifieds

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

FOR RENT

TWO BEDROOM APARTMENT in Gunnison for rent January 1. \$1300, year lease. Contact Kerry at cb-southkerry@gmail.com. (12/29/17).

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).

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. (12/29/37).

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

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).

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. (12/29/23).

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. (12/29/54).

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. (12/29/33).

ROOM FOR RENT IN GUNNISON: Available Feb. 1. Share a non-smoking 4 bedroom/2 bath, 2nd floor duplex with W/D, large common area & large deck. Year lease. Shared utilities/wi-fi + 1 month security deposit. Close to shopping, no pets. \$550/mo. Call 970-361-2649 or 970-275-9294. (12/29/46).

FOR RENT

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. Perfect for one person or one couple max. First & security. \$1800. Call or text 970-275-0346 if interested. (12/29/61).

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. (12/29/29).

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. (12/29/37).

COMMERCIAL RENTALS

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).

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 aprox. 200 sq.ft. \$1000/month. Call 970-596-6736 or email gary@cbmountaingoat.com. (12/29/66).

Disclaimer:
DUE TO THE LAYOUT OF OUR CLASSIFIEDS, SOME EMAILS MAY APPEAR WITH A HYPHEN.

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. (12/29/39).

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 jlohr@a.com. (12/29/51).

COMMERCIAL RENTALS

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. (12/29/23).

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. (12/29/34).

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. (12/29/pd/22).

2022 POLARIS RMK PRO MATRIX SLASH 850: 653 miles. Snow Check. Extras and Excellent condition \$12,900. Text 719-581-0347. (1/5/18).

REAL ESTATE

INVESTMENT / HOUSING INVESTMENT: Partner in a duplex to be built. Call Ken for details 970-765-7414. (12/29/15).

2 BED/1 BATH HOME: Almost on resort. Premier, local, bus station, fish, hunt, ATV, hike and bike from front door. \$79,900. Text 719-581-0347. (1/5/24).

DEVELOPMENT DEAL: 4-5 units, incredible views, Brush Creek road area, entry level townhomes. Call or text Ken 512-947-7797. (12/29/18).

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. (12/29/35).

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. (12/29/43).

EMPLOYMENT

DRIVERS & MANAGEMENT WANTED for The Best Job in Crested Butte! Part time and full time positions available. Join Downtowner: we're a growing transit company focused on technology, a fun work environment and, of course, moving people! We are looking for friendly and safe drivers to help us provide fare free rides in Crested Butte. Drivers will utilize company vehicles and equipment while on the job. Job Info: Starting at \$24 / hour + health benefits + 401k. Grow long-term with our company. Estimated start date: November 17, 2023. Requirements: Must be at least 25 years old, Clean driving record, Valid driver's license (no CDL needed), Comfortable driving in winter conditions. Please go to cb.transitjobs.net to apply and we'll get in touch ASAP! Questions? Please call 561-573-9767 or email Mfisher@ride-downtowner.com. (12/29/127).

PART-TIME CABIN CLEANER IN CB: 10-15+ hrs/wk. Usual working hours 10 am-3 pm. \$28/hr Flexible schedule. Start ASAP. Email pioneerguestcabins@gmail.com or text 970-209-1605 with questions. (12/29/28).

AMERICORPS SERVICE OPPORTUNITY: Food Security Coordinator. The Food Pantry is looking for a full-time, self-motivated, and passionate team member to help with the Food Pantry's program administration and volunteer coordination. We are looking for a team member dedicated to making a positive impact in the Gunnison Valley by working to better Pantry programs that reach those in need. The Food Security Coordinator position will aid in program facilitation, such as recording and reporting information, working with program partners to support initiatives, special projects, and developing materials and program infrastructure as needed. AmeriCorps and other benefits. Email Jodi, at director@gunnisoncountry-foodpantry.org to inquire. (1/5/102).

SPALLONE CONSTRUCTION has immediate openings for dump truck drivers in the Gunnison, Crested Butte area. Experience of 3-5 years required. Must be able to assist laborer performing physical tasks involved in construction activities. Must have a valid drivers license, references required. \$24-34/hr depending on experience, benefits available after one year of employment. Please submit resume to: office@spalloneconstruction.com. (12/29/59).

**Classifieds
WORK**

DEADLINE TUESDAY AT NOON

classifieds@crestedbuttenews.com