



photos by Robby Lloyd



# Legals

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—AGENDA—  
**TOWN OF CRESTED BUTTE  
 SPECIAL TOWN COUNCIL MEETING  
 TOWN COUNCIL CHAMBERS  
 507 MAROON AVE; CRESTED BUTTE, CO  
 MONDAY, APRIL 1, 2024**

PUBLIC NOTICE IS HEREBY GIVEN THAT THE TOWN COUNCIL OF THE TOWN OF CRESTED BUTTE, COLORADO WILL HOLD A SPECIAL MEETING ON MONDAY, APRIL 1, 2024 BEGINNING AT 6:30PM.

**Meeting Information to Connect Remotely:**  
<https://us02web.zoom.us/j/81769772948>

Or Telephone: Dial: +1 719 359 4580 US +1 669 444 9171 US +1 253 205 0468 US  
 +1 386 347 5053 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  
 Webinar ID: 817 6977 2948

Public comments may be submitted at any time to the entire Council via email at [towncouncil@crestedbutte-co.gov](mailto:towncouncil@crestedbutte-co.gov).

The times are approximate. The meeting may move faster or slower than expected.

**6:00 WORK SESSION**

1) Alley Maintenance Policies and Practices.

Staff Contact: Public Works Director Shea Earley

**6:30 SPECIAL TOWN COUNCIL MEETING CALLED TO ORDER BY MAYOR OR MAYOR PRO-TEM**

**6:31 APPROVAL OF AGENDA**

**6:32 CONSENT AGENDA**

1) March 18, 2024 Regular Town Council Meeting Minutes.

Staff Contact: Town Clerk Lynelle Stanford

2) Re-Appointment of Board of Zoning and Architectural Review (BOZAR) Commissioners.

Staff Contact: Community Development Director Troy Russ

3) Special Event Application for Crested Butte Art Market Closing the 1st and Elk Parking Lot on Sundays Beginning June 16th, 2024 to October 6th, 2024 Except for Sunday, September 22nd, 2024 for the ARTumn Festival.

Staff Contact: Deputy Town Clerk Kellie Cheever

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.

**6:33 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.

**6:40 STAFF UPDATES**

**6:45 LEGAL MATTERS**

**6:50 NEW BUSINESS**

1) (First Reading) Ordinance No. 3, Series 2024 - An Ordinance of the Town Council of Crested Butte Concerning the Financing of Workforce Housing in the Town and Approving the Execution and Delivery by the Town of a Site Lease Agreement and Lease Purchase Agreement and Related Documents.

Staff Contact: Community Development Director Troy Russ

7:00 2) Potential Relocation of the A-Frame, 113 Sopris Avenue to Lot 2, Block 79 Paradise Park.

Staff Contact: Community Development Director Troy Russ

7:15 3) Resolution No. 6, Series 2024 - A Resolution of the Crested

Butte Town Council Supporting the Grant Application for a Grant from the Department of Local Affairs' (DOLA) Energy and Mineral Impact Assistance Fund (EIAF) More Housing Now and Land Use Initiative and the Completion of the Crested Butte Affordable Housing Water Infrastructure Project.

Staff Contact: Housing Director Erin Ganser

7:25 4) Crested Butte Neighborhood Traffic Calming Policy.

Staff Contact: Community Development Director Troy Russ

7:40 5) Consideration and Possible Approval of the Special Event Application and Special Event Liquor Permit for Pedal Your Butte-Off! at Town Park and Closing Elk Avenue from 5th Street to 2nd Street on Sunday, June 23rd, 2024.

Staff Contact: Town Clerk Lynelle Stanford

**7:50 COUNCIL REPORTS AND COMMITTEE UPDATES**

**7:55 OTHER BUSINESS TO COME BEFORE THE COUNCIL**

**8:00 DISCUSSION OF SCHEDULING FUTURE WORK SESSION TOPICS AND COUNCIL MEETING SCHEDULE**

• Monday, April 15, 2024 - 6:00PM Work Session - 7:00PM Regular Council

• Monday, May 6, 2024 - 6:00PM Work Session - 7:00PM Regular Council

• Monday, May 20, 2024 - 6:00PM Work Session - 7:00PM Regular Council

• Monday, May 20, 2024 - 6:00PM Work Session - 7:00PM Regular Council

• Monday, May 20, 2024 - 6:00PM Work Session - 7:00PM Regular Council

**8:05 ADJOURNMENT**

Published in the Crested Butte News. Issue of March 29, 2024.

#032908

**—COMBINED NOTICE - PUBLICATION—  
CRS §38-38-103 FORECLOSURE SALE NO. 2023-007**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust: On December 15, 2023, 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) Apolonia Serrano and Teofilo Jacobo  
Original Beneficiary(ies) Mortgage Electronic Registration Systems, Inc., as nominee, as beneficiary for Bank of the West, its successors and assigns  
Current Holder of Evidence of Debt BMO Bank N.A.  
Date of Deed of Trust August 25, 2006  
County of Recording Gunnison  
Recording Date of Deed of Trust August 29, 2006  
Recording Information 568545  
(Reception No. and/or Book/Page No.)

Original Principal Amount \$167,475.00  
Outstanding Principal Balance \$111,973.78  
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 make timely payments required under said Deed of Trust and the Evidence of Debt secured thereby. **THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

**LOT 3, BLOCK E, VAN TUYL RESUBDIVISION OF GILL'S ADDITION WITHIN THE CITY OF GUNNISON, ACCORDING TO THE PLAT RECORDED OCTOBER 2, 1996 AT RECEPTION NO. 470995, COUNTY OF GUNNISON, STATE OF COLORADO, INCLUDING SUMMIT CREST HOME, MODEL 833, SERIAL NUMBER COLO-44506**  
Purported common address: 804 North 14th Street, 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, 04/17/2024, 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 3/1/2024  
Last Publication 3/29/2024  
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.**

DATE: 12/15/2023  
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:  
Deanne R Stodden #33214 Torben M Welch #34282  
Messner Reeves LLP 1550 Wewatta Street, Suite 710, Denver, CO 80202 (303) 623-1800  
Attorney File # 7729.0301  
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 March 1, 8, 15, 22 and 29, 2024. #030104

**—PLANNING COMMISSION REGULAR MEETING—  
APRIL 3, 2024 ~ 5:00 P.M.  
MT. CRESTED BUTTE, COLORADO**

The Planning Commission of the Town of Mt. Crested Butte will be having a Regular Meeting at 5:00 P.M. on April 3, 2024. 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 March 29, 2024. #032906

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

The Town Council of the Town of Mt. Crested Butte will be holding a work session at 4:00 P.M. on April 2, 2024. The regular town council meeting will start 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 March 29, 2024. #032907

**—DOWNTOWN DEVELOPMENT AUTHORITY—  
APRIL 1, 2024 ~ 4:30 P.M.  
REGULAR MEETING  
MT. CRESTED BUTTE, COLORADO**

The Downtown Development Authority will be holding a regular meeting on April 1, 2024, at 4:30 P.M. at the Mt. Crested Butte Town Hall. If you wish to attend via zoom please to go <https://mtcrestedbuttecolorado.civicweb.net/Portal/> and click on the agenda for April 1, 2024.  
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 March 29, 2024. #032905

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

**NOTICE** is hereby given that a proposed Budget Amendment has been submitted to the Reserve Metropolitan District No. 2 for the year of 2023; a copy of such proposed Budget Amendment 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 Amendment 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, April 18, 2024 at 11:00 a.m. Any interested

elector of Reserve Metropolitan District No. 2 may inspect the proposed amended budget and file or register any objections thereto at any time prior to the final adoption of the Budget Amendment.  
If a government's budget is greater than \$50,000, the Notice of Budget must be published one time in a newspaper having general circulation in the local government. If the budget is \$50,000 or less, the Notice may be posted in three public places in the local government. (29-1-106(3), C.R.S.)

Published in the *Crested Butte News*. Issue of March 29, 2024. #032902

**—NOTICE OF PUBLIC HEARING—  
CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION, INC.  
SPECIAL AREA MULTI-FAMILY DEVELOPMENT VARIANCE REQUEST  
CB SOUTH POA OFFICE  
61 TEOCALLI ROAD, CRESTED BUTTE, CO 81224  
JOIN VIRTUALLY: ZOOM ID 851 4719 8741**

**CORRECTION**

PLEASE TAKE NOTICE THAT a CB South Property Owners Association (POA) Board of Directors public hearing will be held on Wednesday, April 10, 2024, at 6:00 p.m. for the purpose of considering the following:  
CB South POA Design Review Committee's recommendation regarding the Variance Request submitted by David Hilb for the proposed Three-Unit Multi-Family building on Lot 2, Block 3, Crested Butte South – First Filing, AKA 96 Elcho Avenue, so the applicant may proceed to review by the CB South POA Design Review Committee.  
There is a 14-day public comment period in which comments regarding the above-referenced proposed variance may be submitted to the Design Review Committee. The 14-day public comment period shall be from March 27, 2024, to April 9, 2024. Comments may be submitted to the CB South Design Review Manager by email at [drcmanager@cbsouth.net](mailto:drcmanager@cbsouth.net), by mail or in person to the address listed above. Comments must be professional.

Published in the *Crested Butte News*. Issue of March 29, 2024. #032901

**—TOWN OF MT. CRESTED BUTTE—  
ORDINANCE NO. 3  
SERIES 2024**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MT. CRESTED BUTTE, COLORADO, AMENDING THE MUNICIPAL CODE SECTIONS 21-24 AND 21-31, CONCERNING APPEALS FROM AN ADMINISTRATIVE ACTION AND REZONING FEES 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 March, 2024.  
For full copies of the ordinance please contact Tiffany O'Connell, Town Clerk, at [toconnell@mtcb.colorado.gov](mailto:toconnell@mtcb.colorado.gov) or 970-349-6632 ext 103.  
Published in the *Crested Butte News*. Issue of March 29, 2024. #032903

**—TOWN OF MT. CRESTED BUTTE—  
ORDINANCE NO. 2  
SERIES 2024**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MT. CRESTED BUTTE, COLORADO, ADOPTING LANDSCAPING STANDARDS TO IMPLEMENT WATER CONSERVATION MEASURES AND TO INCORPORATE DEFENSIBLE SPACE MEASURES 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 March, 2024.**  
For full copies of the ordinance please contact Tiffany O'Connell, Town Clerk, at [toconnell@mtcb.colorado.gov](mailto:toconnell@mtcb.colorado.gov) or 970-349-6632 ext 103.

Published in the *Crested Butte News*. Issue of March 29, 2024. #032904

**deadline tuesday at noon**

**970.349.0500 ext. 105**

**legals@crestedbuttenews.com**

# Classifieds

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

## FOR RENT

**SEEKING HOUSING:** 55 y/o single father with 8 & 11 y/o boys seeking housing within proximity to CB school. Long time local since '87 (Royal Has-Been). Multiple references avail. Craig 970-209-8633. (3/29/pd/32).

**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](mailto:reservations@crestedbuttelodging.com). (3/29/37).

## FOR RENT

**DOWNTOWN CRESTED BUTTE HOME:** 3BD/2BA single-family for rent April and May 2024 5k. Winter 2024 and 2025-7k. Dec., Jan., (Feb. - taken), March. Two blocks from Elk Ave. Looking for a mature couple or family of 4-6. No smoking. No pets. Send info and requests. Parking on the property. Fully furnished. For summer rentals June, July, Aug. asking \$7000 for the month. Includes utilities, wi-fi, internet, cable, water, trash, sewage, and plowing. Email [cbrental2022@gmail.com](mailto:cbrental2022@gmail.com). (3/29/76).

## FOR RENT

**HOUSEMATE WANTED** to share large, furnished Mt. CB condo, available now. One BR with private bath, includes shared kitchen, living space, W/D and utilities for \$1300 per month. Please contact [mcbdigs@gmail.com](mailto:mcbdigs@gmail.com). (3/29/33).

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

## FOR RENT

**2BD/2BA IN CB:** \$500/month. Pets encouraged. No security deposit and we'll pay first and last for you. Plenty of parking and no need to move cars to the other side of the street in winter. Plenty of gas appliances and we like the idea of seasonal ski bums with no intention to stay in valley so you can trash the place. Call 349-0000 to get laughed at. (3/29/pd/68).

## VACATION RENTALS

**3BD/3BA IN JULY:** Brand new modern beautiful furnished energy efficient home in CB South with views forever! Fast internet for remote work. Professional, mature with excellent references. 970-713-0977. [www.CrestedButteSouthVacation.com](http://www.CrestedButteSouthVacation.com). (3/29/30).

**WEST END SUMMER RETREAT ON ELK AVE:** Renovated 3BD/2BA beautifully furnished home overlooking Coal Creek available for the month of July (30 day minimum). A walker's paradise. Please contact Annalise at [info@mountainhm.com](mailto:info@mountainhm.com) for more information. <https://kochevar-house.com>. (4/26/pd/39).