Adaptive Mountain Biking World Championships being held at CBMR this weekend

The Adaptive Sports Center is hosting the Adaptive Mountain Biking World Championships on August 17 and 18 in Mt. Crested Butte. Hosted at Crested Butte Mountain Resort, the Adaptive Mountain Biking World Championships draws elite adaptive riders from across the country for two days of competitive

Each stage tests a different set of skills, from climbing prowess to cross country loops to technical descending and climbing. Interested in checking it out? The best fan-friendly races to watch are at 10 a.m. at the top of Painter Boy and 12:30 p.m. at the top of the Westside trail on Saturday, August 17.

Reach out to info@adaptivesports.org if you would like the full schedule of the race.

RMBL notes

BY JOHN M. HUMPHRIES

CONTINUED FROM PAGE 31

How to help to sustain the Elk Mountain biome

#1) Turtle Lake Refuge (TLR) is a Durango based 501(c)(3) which provides Organic Land Stewardship (OLS)—Native plants grow slowly, taking a minimum of three years to fully establish in our short growing season. Intact and fertile soil is key to sustaining the natives and the subterranean homes of the tiny bees. OLS, developed by Katrina Blair of TLR, is a holistic method of organic gardening where non-native plants are thinned by hand, the soil is amended with compost and biochar, and native seeds are planted. Blair's nonprofit Turtle Lake Refuge has been working to sustain the San Juan's ecosystem since 1998, and if one is looking to give back to these mountains, Turtle Lake is the region's pre-eminent protector of vegetation and

#2) Support the Rocky Mountain Biological Laboratory (RMBL): In reality, the vast majority of hundreds of pollinator and flower relationships remains unknown since the sheer scope of scientific study requires an immense creativity and attention to detail.

Since 1928 the scientists of RMBL have been studying these extraordinary relationships and making discoveries. Widely considered to be North America's premiere alpine research station, RMBL is located in Gothic, Colorado at 9,600-feet. During the high summer, RMBL's scientists spend months in alpine meadows that are literally humming, vibrating and buzzing with activity. No organization is doing more to promote the scientific understanding and importance of bee and flower phenology in Colorado. RMBL has a visitor's center and offers weekly wildflower and botany hikes each summer.

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

-NOTICE OF DRC MEETING— CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION, INC. SPECIAL AREA ARCHITECTURAL DESIGN REVIEW

MERRILL LYNCH CREDIT CORPORATION

HSBC BANK USA, N.A., AS TRUSTEE FOR

MERRILL LYNCH MORTGAGE INVESTORS

TRUST SERIES MLCC 2006-3 MORTGAGE

PASS-THROUGH CERTIFICATES

July 24, 2006

July 27, 2006

\$620,000.00

Gunnison

567391

Location: CB South POA office, 61 Teocalli Road, Crested Butte, CO 81224 Join virtually: Email staff@cbsouth.net for a Zoom invitation

PLEASE TAKE NOTICE THAT a CB South Property Owners Association Design Review Committee meeting will be held on Tuesday, August 27, 2024, at 5:30 p.m. for the purpose of considering the following:

Design Review for the application for Mattson & Stayley, Duplex Remodel and Addition, Lot 32, Block 14, Filing #1 AKA 35 Stephenson, Units A & B. A complete set of plans can be viewed at the Crested Butte South P.O.A. Office, 61 Teocalli Road by appointment.

There is a 14-day public comment period in

which comments regarding the above-refer-

enced project may be submitted in writing to the Design Review Committee. The 14-day public comment period shall be from August 13, 2024 to August 27, 2024. Comments may be submitted to the CB South Design Review Manager by email at drcmanager@ cbsouth.net, by mail or in person to the address listed above. Comments must be professional.



Published in the Crested Butte News issues of

August 16 and 23, 2024 #081602



—COMBINED NOTICE - PUBLICATION— CRS §38-38-103 FORECLOSURE SALE NO. 2024-003

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust: On June 7, 2024, 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 L DIMMOCK

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

\$440.815.20 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 of the terms thereof

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN. LOT 16B, VILLAS AT MT. CRESTED BUTTE PHASE III, ACCORDING TO THE SUPPLEMENTAL MAP RECORDED JULY 5, 2006 BEARING RECEPTION NO. 566608 OF THE RECORDS OF GUNNISON COUNTY, COLORADO, COUNTY OF GUNNISON, STATE OF COLORADO,

Purported common address: 211 MINERAL POINT ROAD, MOUNT CRESTED BUTTE, CO 81225. THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN

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, 10/09/2024, 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.

Last Publication 9/13/2024 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: 06/07/2024 Debbie Dunbar, Public Trustee in and for the County of Gunnison, State of Colorado

/s/ Teresa Brown

First Publication

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:

Carly Imbrogno, Esq. #59553

Ryan Bourgeois, Esq. #51088

David Drake #43315

Randall M. Chin. Esg. #31149

Barrett Frappier & Weisserman, LLP 1391 Speer Blvd STE 700, Denver, CO 80204 (303) 350-3711

Attorney File # 00000010150068

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.

©Public Trustees' Association of Colorado Revised 1/2015

Published in the Crested Butte News. Issues of August 16, 23, 30, and September 6 & 13, 2024. #081605

-PUBLIC NOTICE-TOWN OF MT. CRESTED BUTTE DOWNTOWN DEVELOPMENT AUTHORITY BOARD VACANCY

The Mt. Crested Butte Town Council will be appointing two (2) members to the Downtown Development Authority Board at the Tuesday, September 3, 2024 meeting. These terms will run until June 2028.

The appointed member of the board shall reside, lease or own real property within the Mt. Crested Butte Downtown Development Authority. An officer or director of a corporation or other entity owning property in the Mt. Crested Butte Downtown Development Authority shall be eligible for appointment to the board. Members of the board shall serve without compensation, but they may be reimbursed for actual and necessary expenses.

Interested people who meet the

qualifications may apply by submitting a letter of interest to the Town Hall by Wednesday, August 28, 2024 or by stating his/her interest at the September 3, 2024 Town Council meeting. Applicants are encouraged to attend the September 3, 2024 Town Council meeting. Applicants' letters should include information on whether they reside, lease or own real property inside the Downtown Development Authority boundaries and the location of such property.

/s/ Tiffany O'Connell Town Clerk

Published in the Crested Butte News issues of August 9, 16 and 23, 2024

legals@crestedbuttenews.com

deadline is Tuesdays at NOON

-NOTICE OF PUBLIC MEETING-**DESIGN REVIEW COMMITTEE (DRC)** CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION **AGENDA TUESDAY, AUGUST 27, 2024**

START TIME: 5:30 PM

CB South POA, 61 Teocalli Road Join virtually: Email staff@cbsouth. net for a Zoom invitation

Questions about this Agenda/Meeting can be directed to 970- 349-1162 or info@cbsouth.net or viewed at: www. cbsouth.net

5:30 PM Call to Order 5:35 PM Approve Minutes from July 23, 2024

Declaration of Notices Business:

5:40 PM Design Review for Guillory, Single-Family Residence, Lot 37, Block 24, Filing #4, AKA 4433 Bryant. **6:25 PM** Design Review for Mattson & Stayley, Duplex Remodel and Addition, Lot 32, Block 14, Filing #1 AKA 35 Stephenson, Units A & B

Other Business 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

Agenda Items: All times are estimates. Please allow for earlier discussion. Please show up at least 20 minutes prior to the listed times. A complete set of plans can be viewed at the Crested Butte South POA office, 61 Teocalli Road, by appoint-

Published in the Crested Butte News issues of August 16 and 23, 2024 #081601

—LEGAL NOTICE— 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 September 3, 2024, at 6:00 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. 6, Series 2024, concerning the adoption by reference of the 2021 International Codes, and the Colorado Model Electric Ready and Solar Ready Code, along with certain recommended additions and deletions thereto:

"International Building Code" 2021 Edition, published May 2022, regulating and governing the conditions and maintenance of all property, buildings, and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary, and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such structures as provided; and providing the issuance of permits and collection of fees therefor.

"International Residential Code", 2021 Edition, published May 2022, regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal, and demolition of detached one and two family dwellings and multiple single family dwellings (townhouses) not more than three stories in height with separate means of egress as provided therein; and providing for the issuance of permits and collection of fees therefor.

"International Existing Building Code", 2021 Edition, published June 2022, regulating and governing the repair, alteration, change of occupancy, addition, and relocation of existing buildings, including historic buildings; and providing for the issuance of permits and collection of fees therefor.

"International Energy Conservation Code", 2021 Edition, published September 2021, regulating and

governing energy efficient building envelopes and installation of energy efficient mechanical, lighting, and power systems; and providing for the issuance of permits and collection of fees therefor.

"International Mechanical Code", 2021 Edition, published September 2021, regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, and use or maintenance of mechanical systems; and providing for the issue of permits and collection of fees therefor;

'International Fuel Gas Code", 2021 Edition, published September 2021, regulating and governing fuel gas systems and gas-fired appliances; and providing for the issuance of permits and collection of fees

"International Fire Code", 2021 Edition, published June 2022, regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling, and use of hazardous substances, materials, and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises; and providing for the issuance of permits and collection of fees therefor.

"International Property Maintenance Code", 2021 Edition, published September 2021, regulating and governing the conditions and maintenance of all property, buildings, and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary, and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures; and providing for the issuance of permits and collection of fees therefor.

"International Swimming Pool and Spa Code", 2021 Edition, published February 2022, regulating and controlling the design, construction, installation, quality of materials, location and maintenance or use of aquatic vessels; and providing for the issuance of permits and collection of

'Colorado Model Electric Ready

and Solar Ready Code", published June 1, 2023, regulating the design and construction of buildings to prepare new buildings for solar photovoltaic or solar thermal, electric vehicle charging infrastructure, and electrification of building systems.

Each of the foregoing International codes has been promulgated by the International Code Council, Inc. whose address is 4051 West Flossmoor Road, Country Club Hills, IL, 60478-5795. The Colorado Model Electric Ready and Solar Ready Code has been promulgated by the Colorado Energy Office whose address is 1600 Broadway Suite 1960, Denver, CO 80202 and the Colorado Department of Local Affairs whose address is 1313 Sherman St # 521, Denver, CO 80203. Copies of the Codes which are being considered for adoption are on file with the Town Clerk and are open to public inspec-

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 Town Clerk, Tiffany O'Connell (toconnell@mtcb. colorado.gov), or mailed to the Town Hall, P.O. Box 5800, Mt. Crested Butte, CO 81225-5800. Comments received by Wednesday, August 28, 2024 at 5:00 p.m. MST, will be included in the Town Council meeting

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 13th day of August 2024. /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 issues of August 16 and 23, 2024 #081606

-NOTICE OF DRC MEETING-CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION, INC. SPECIAL AREA ARCHITECTURAL DESIGN REVIEW

Location: CB South POA office, 61 Teocalli Road, Crested Butte, CO 81224

Join virtually: Email staff@cbsouth.net for a Zoom invitation PLEASE TAKE NOTICE THAT a CB South Property Owners Association Design Review Committee meeting will be held on Tuesday, August 27, 2024, at 5:30 p.m. for the purpose of considering the following: Design Review for the application

for Design Review for Guillory, Single-Family Residence, Lot 37, Block 24, Filing #4, AKA 4433 Bry ant. A complete set of plans can be viewed at the Crested Butte South P.O.A. Office, 61 Teocalli Road by

appointment.

There is a 14-day public comment period in which comments regarding the above-referenced project may be submitted in writing to the Design Review Committee. The 14-day public comment period shall be from August 13, 2024 to August 27, 2024. Comments may be submitted to the CB South Design Review Manager by email at drcmanager@cbsouth. net, by mail or in person to the address listed above. Comments must be professional.

Published in the Crested Butte News issues of August 16 and 23, 2024 #081603



-INVITATION TO BID-**CRESTED BUTTE COMMUNITY SCHOOL ADDITIONS & RENOVATIONS**

FCI Constructors, Inc. is requesting bids from subcontractors & suppliers for the Crested Butte Community School Additions & Renovations project located in Crested Butte, CO.

Bids are due to FCI prior to August 23, 2024 at 2:00 PM.

Bids must be emailed or faxed to:

Mike Potter

mpotter@fciol.com or 970-434-7583

Please contact Mike Potter at 970-434-9093 or mpotter@fciol.com to obtain documents.

FCI Constructors, Inc. is an Equal Opportunity Employer. WBE/MBE/DBE/SBE firms are encouraged to participate.

Published in the Crested Butte News issues of August 9 and 16, 2024 #080906

-NOTICE OF PUBLIC HEARING-CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW TOWN OF CRESTED BUTTE, COLORADO 928 BUTTE AVENUE

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on August 27th, 2024, beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado, specific information can be found on the agenda on the Town website regarding access to the virtual meeting, for the purpose of considering the following: Consideration of the application of Town of Crested Butte to revise the previously approved plans to site a single-family residence to be located at 928 Butte Avenue, Lot 02, Block 79 in the Paradise Park Subdivision in the R2A zone. (Desousa/Chavez) - Architectural approval is required.

TOWN OF CRESTED BUTTE By Madison Manning, Planning Published in the Crested Butte News issues of August 16 and 23, 2024



-LEGAL NOTICE-RFP FOR CASCADILLA STREET IN CRESTED BUTTE SOUTH COLORADO

Summary and background

The Crested Butte South Metro District is accepting proposals for the replacement and repair of the stretch of Cascadilla Street from Teocalli to the RTA bus loop to include entry and exit radius improvement and hole repair. Please submit your proposal Ronnie Benson, District Manager, by Friday, August 23rd,

Guidelines for bidders

We will accept bids for this project until 4:30 P.M., August 23rd, 2024. We will require all bidders to be insured and clearly represent their subcontracting intentions. All documents must be prepared and signed by those authorized to do so. All costs must be listed in USD. Further terms are subject to development pending the selection of a bid.

Project scope

The contractor will act as the general contractor and be responsible for mobilization, removal of existing asphalt, over digging and compaction to accommodate a 6" asphalt mat, place and compact 6" of class 6 road base for proper subgrade, and the placement of 6" of HMA. A detailed schedule must be submitted ASAP and prior to the start of construction to re-route and schedule

Proposal timeline and project deadline

Proposals are due electronically to the District Manager by 4:30 P.M. on August 23rd, 2024. Proposals will be evaluated and awarded no later than Monday, August 26th, 2024. Upon contract award, substantial completion of the road work must be completed by October 1st, 2024. Substantial completion shall be defined as all prep work, compaction,

and placement of 6" of HMA. **Budget requirements**

Each proposal should include the following for consideration:

Overhead Cost of labor Total project costs

Criteria

The Crested Butte South Metro District will evaluate proposals based on the following criteria:

Overall cost Company experience References

Proof of insurance Proposal professionalism and quality

Email proposals to: ronnie@cbsouthmetro.net

Published in the Crested Butte News issues of August 16, 2024 #081609

legals@crestedbuttenews.com

deadline is Tuesdays at NOON

-LEGAL NOTICE-NOTICE OF LAND USE CHANGE PERMIT APPROVALS **CREATING A VESTED RIGHT GUNNISON COUNTY, COLORADO**

PLEASE TAKE NOTICE that Gunnison County has approved the following Land Use Change permits with site-specific development plans(s) within unincorporated Gunnison County, which creates a three-year vested property right pursuant to Colorado Revised Statutes, Article 68 of Title 24 C.R.S., as amended. A "vested property right" gives the following applicant(s) the right to undertake the development subject to the condition(s) of approval of the site-specific development plan(s).

LUC-24-00022 - LFSH CO, LLC - A Lot Cluster approval has been issued to the Applicant for the clustering of Lots 6 And 7, Block 1, The Homestead Subdivision, According To The Plat Recorded Under Reception No. 260760.

/s/ Sean Pope Land Use Planner **Gunnison County Community Development Department**

Published in the Crested Butte News issue of August 16, 2024 #081604

-LEGAL NOTICE-**GUNNISON VALLEY REGIONAL HOUSING AUTHORITY**

FOR SALE: 711 BUTTE AVE UNIT F CRESTED BUTTE CO 81224

Households with a person meeting the qualified buyer eligibility qualifications of these Town of Crested Butte Affordable Housing Guidelines, Part V Poverty Gulch Condominiums, or a household which has received an exemption from the eligibility qualifications from the Town (GVRHA acting as Town representative), may make an offer on the Unit.

For more information please contact: lwoodyard@gvrha.org 970-641-7900 ext. 3

\$79,041.78

Published in the Crested Butte News issue of August 16, 2024 #081610

AGENDA TOWN OF CRESTED BUTTE REGULAR TOWN COUNCIL MEETING TOWN COUNCIL CHAMBERS 507 MAROON AVE; CRESTED BUTTE, CO MONDAY, AUGUST 19, 2024

Meeting Information to Connect Remotely: https://us02web.zoom.us/j/81131038777

Or Telephone: Dial: +1 719 359 4580 US +1 669 444 9171 US +1 253 205 0468 US +1 360 209 5623 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 Webinar ID: 811 3103 8777

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 5:00 WORK SESSION

1) Resident Occupied Affordable Housing (ROAH) Pro-Update Considerations.

Staff Contact: Community Development Director Troy

6:00 2) Policy Updates to the Town's Affordable Housing Guidelines

Staff Contact: Housing Director Erin Ganser

REGULAR TOWN COUNCIL MEETING CALLED TO ORDER BY MAYOR OR MAYOR PRO-TEM

APPROVAL OF AGENDA

CONSENT AGENDA

1) August 6, 2024 Regular Town Council Meeting Minutes. Staff Contact: Town Clerk Lynelle Stanford

2) Services Agreement for the Crested Butte/Mt. Crested Butte Chamber of Commerce to Operate the Visitor Center in

Staff Contact: Town Manager Dara MacDonald 3) Letter to Mt. Crested Butte Council Regarding Request to Lift the Appreciation Cap on 127 Deer Creek Circle. Staff Contact: Housing Director Erin Ganser

4) Resolution No. 18, Series 2024 - A Resolution of the Town Council of the Town of Crested Butte, Colorado Rescinding a Local Disaster Emergency Declaration.

Staff Contact: Community Development Director Troy Russ 5) (First Reading) Ordinance No. 7, Series 2024 - An Ordinance of the Crested Butte Town Council Approving the Lease

of the Property at 705 &715 Seventh Street to Stepping Stones Children's Center. Staff Contact: Town Manager Dara MacDonald

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

LEGAL MATTERS

NEW BUSINESS 7:20

1) Discussion of Payment Timing for System Investment Fees for the Whetstone Workforce Housing Development. Staff Contact: Town Manager Dara MacDonald

COUNCIL REPORTS AND COMMITTEE UPDATES OTHER BUSINESS TO COME BEFORE THE COUNCIL

DISCUSSION OF SCHEDULING FUTURE WORK SESSION TOPICS AND COUNCIL MEETING SCHEDULE • Tuesday, September 3, 2024 - 6:00PM Work Session

7:00PM Regular Council

· Monday, September 16, 2024 - 6:00PM Work Session -7:00PM Regular Council

· Monday, October 7, 2024 - 6:00PM Work Session -7:00PM Regular Council

8:05 ADJOURNMENT

Published in the Crested Butte News issue of August 16, 2024 #081611

-MEETING NOTICE-TOWN COUNCIL REGULAR MEETING MT. CRESTED BUTTE, COLORADO

The Town Council of the Town of Mt. Crested Butte will be having a work session at 5:30 P.M. on August 20, 2024. The regular Town Council meeting will begin 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.

AUGUST 20, 2024 • 6:00 P.M.

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 August 16, 2024 #081612

legals@crestedbuttenews.com | deadline is Tuesdays at NOON

—NOTICE OF PUBLIC HEARING—
CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO **606 SIXTH STREET**

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on August 27th, 2024, beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado, specific information can be found on the agenda on the Town website regarding access to the virtual meeting, for the purpose of considering the following:

Check in (one year) and consideration of the previously approved plan (08/31/2016 and 8/29/2023) for the application of Center for the Arts to make permanent modifications to conditions of approval specific to the Center's allowed capacity based on previous parking assumptions when compared to actual parking utilization collected over the previous 12-months for the existing building located at 606 Sixth Street, Block 50-51 in the P zone. (Henderson) -Architectural approval is required.

TOWN OF CRESTED BUTTE By Madison Manning, Planning Techni-

Published in the Crested Butte News issues of August 16 and 23, 2024 #081608

Classifieds

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

FOR RENT

MONTHLY SKI / SNOW HOME RENTAL in the heart of downtown Crested Butte 3BD/2BA. Single-family home for rent Dec 2024 and Jan 2025. \$6,500 a month (Feb and MARCH taken). Two blocks from Elk Ave on the West side of town. Amazing location and skiing all around. Sleeps up to 6 people comfortably. Pets negotiable - Send info and requests. Parking on the property. Fully furnished - Includes utilities, wi-fi, internet, cable, water, trash, sewage. cbrental2022@gmail.com. (8/23/76).

SENIOR SINGLE FEMALE In the valley for 38 years. Self-employed. Looking for long term rental. Preferably on one floor. Please call (970) 209-8408. (8/16/23).

\$2400/MONTH MT. CB 2/2 condo monthly 30-60 day rental on Gothic Rd, walk to base area. Small quiet building with parking. No pets. Available August-October 2024. Call/Text 970-713-0801. (8/23/30).

VERY NICE ONE BEDROOM CONDO in town of CB. Suitable for one person or couple only. Absolutely no pets allowed. Six month lease or possibly one year lease available. This is a smaller quiet complex, so if you are loud or party people you need not apply. thanks. Nice outside decks with one off street parking spot. W/D, N/S No outside storage area. \$2200 per mo. First, last, security deposit. Call 970-349-6731. We are currently accepting applications and resumes. (8/30/81).

MT. CB CONDO 2 BD/2BA. Monthly w/ flexible terms over 30 days Furnished. private deck, 1 parking spot, Pool/Hot-Tub, walk to CBMR, free shuttle to town Includes:Wi-Fi, \$2950+electric, Security dep & references. No pets or smok-303-907-8957 ina.Contact dbauman04@gmail.com. (8/16/43).

LUXURY HOME for rent 4 BR/4.5 BA fully furnished ideally located between Crested Butte and Mt. Crested Butte. Will rent as 3 BR or 4 BR. Sleeps up to 8 people. Pets negotiable. No smoking. Available for a minimum of 6 months plus. Availabe through June 2025. Email jen cb@yahoo.com. (8/30/52).

FOR RENT

DOWNTOWN CB 2 bedrooms in my home. Furnished, Run of house. \$1,400/1,300. Includes all utilities. NS, Send particulars to: whatsnextfromcb@me.com. (8/16/22).

BUCKHORN RANCH CONDO Brush Creek, 2 bedroom, 1 bath, unfurnished. Washer/dryer, no pets, no smokers. Heated garage, incredible views. \$2700/month. 1-year minimum, available August 1. Call (970) 901-8323. (8/16/30).

GUNNISON TOWNHOUSE 3 bedroom 1.5 Baths new hardwood floors, newly painted townhome Pets OK, New windows coming immediately, occu-\$2950 847-769-7800 Liskorinternational@gmail.com.

GUNNISON VICTORIAN BEAUTY 2 bedroom 2 bath on Virginia Street. Hardwood floors throughout. Washer and dryer, outdoor seating and landscaping. Pets OK, \$4800 plus utilities 847-769-7800, or

Liskorinternational@gmail.com.

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. (8/16/37).

QUIET, CHARMING, BEAUTIFUL Newly remodeled 3/3 family home. Sleeps up to 6 people comfortably. Long term only. Available October 1-June 1 2025. Amazing location: you'll never need a car. One block to the bus stop. Parking on the property. Fully furnished - Includes utilities, wi-fi, internet, water, trash, sewage and snow removal. \$6500/month. Monthly rentals (30 Days) available for an additional fee for the months of December, January, Februarv or March. I will be very particular about this rental. No parties. No pets. No smoking of any kind. Send questions and requests to penroseduplex@hotmail.com. (9/6/95)

VACATION RENTALS

CRESTED BUTTE'S #1 VACATION RENTAL 36 Acres only 10 minutes to downtown with THE BEST VIEWS in CB! 5 Bedroom/5 Bathroom with 13 beds, Open Concept with 25 foot ceilings and modern mountain architecture - Book Direct with owner and save 15%! Visit 2255wildcat.com. (8/16/44).

COMMERCIAL RENTALS

OFFICE SPACE Available now 301 Belleview Ave. and Third St. Upstairs, unit 6C, in the CB News building. 318 sqft with shared common area, bathroom and deck. \$800 included utilities. Contact Kerry 970-275-8677. (8/16/33).

1,658 SQ-FT PROFESSIONAL OFFICE SPACE AVAILABLE at 210 W Spencer Ave, Suite B, Gunnison. \$3,600/mo. plus utilities. Includes large lobby area; executive office; 3 other private offices and 3 additional spaces for offices and/or storage; kitchen with full-size fridge and sink, 2 restrooms; off-street parking and ability to reserve adjoining large conference room with A/V equipment. Call (970)641-6065 for more information. (8/16/65).

RIVERLAND (2) 2nd floor offices available 9/1. 2B \$600. 2C \$1250 with private bath and 3 rooms. 970-209-3564. (8/30/18).

ELK AVENUE OFFICE SPACE: Looking for the ideal office space that combines convenience and charm? Look no further. With a variety of sizes to suit your unique needs, our spaces are conveniently located and affordably priced. kezia@toadpropertymanagement.co m, (970) 349-2773, (8/16/40).

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 ignitorial, 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. (8/16/66).

COMMERCIAL RENTALS

OFFICE SPACE FOR RENT, UNIT C: 216 sq.ft. 2nd floor office space at Silver Queen building, 115 Elk Avenue. Plumbed with sink, built in cabinets and countertop. Available ASAP. \$750. Call 970-349-7550 to set up an appointment. (8/16/37).

REAL ESTATE

1.5 ACRE LOT FOR SALE: Buckhorn Ranch. Unique opportunity for 2-story, 20-unit Lodge, with concept approval. Can be a luxury single-family home site. Beautiful Whetstone Mountain backdrop. 163 N. Avion Dr. \$950,000. Brian 720-416-1389. (8/16/34).

EMPLOYMENT

JOIN OUR TEAM at Paradise Lawn & Snow! We are seeking motivated team members to join our busy lawn care service crew. Duties include gardening, mowing, leaf removal and general lawn maintenance, as well as irrigation installation, repair and maintenance. Servicing all of Crested Butte. Competitive employment packages and yearround hours available. Contact: Ted Greeney (508) 364-6636 ted@paradisecb.com. (8/16/58).

TOAD PROPERTY MANAGEMENT is seeking dynamic individuals to join our property management and maintenance team. Year round and seasonal maintenance positions available for someone with a strong attention to detail, hard work ethic and passionate about career growth. Maintenance duties are subject, but not limited to operating our snow cats, shoveling, irrigation, lawn care and general maintenance. TOAD offers competitive pay, ski passes, HOUSING AVAILABLE. To submit your resume, please go to Toad-PropertyManagement.com/employme nt. (8/16/74).

Disclaimer:

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

EMPLOYMENT

PROPERTY MANAGEMENT COMPANY is hiring. Potential for housing. Seeking a conscientious, responsible, motivated person. Year-round position of 15 to 25 flexible hours weekly. Duties include landscaping, snow removal, handy man type projects, property inspections, etc. Excellent pay. September 1 or sooner. Please call or text 970-596-9333. (8/16/46).

MOUNTAIN EXPRESS DRIVERS NEEDED JOIN OUR TEAM OF DRIVERS WHO DRIVE THE PAINTED BUSES! - PAID CDL TRAIN-ING and LICENSING COSTS! Mountain Express is looking to recruit drivers for immediately available shifts as well as for the upcoming 2024/2025 winter season. We will offer a FREE in-house CDL workshop for one week beginning September 23, 2024. The training period will be paid at a trainee's wage of \$15.00/hr. and once training is completed and your CDL is attained, the starting wage will be \$22.60/hr. along with a sign-on bonus of 1k after your first 10 shifts worked with MX as a CDL'd driver. We are also hiring already CDL'd on bonus after the 10th shift worked at MX - hourly wage for already CDL'd drivers is DOE. Inquire for more details! Health insurance is available based on hours worked. Ski locker benefit. Drivers are responsible for the safe transport and friendly assistance of passengers on our bus route. Please contact Leah Petito at Ipetito@mtnexp.org to apply and for a complete Job Description visit mtnexp.org. Application deadline is August 30, 2024.EOE. (8/16/189).

BUTTE BAGELS IS HIRING: We are looking for hard working, positive people to add to the team. Day shifts and boiler shifts available. \$25 to \$30 an hour with Email for more details Butte.bagels@gmail.com. (9/6/36).

FRANK'S DELI needs these positions. Front of the house people, Enjoy fast paced work environment, friendly customer service, morning and afternoon shifts available. Prep cooks, food handling and knife skills helpful. Dishwasher Monday, Tuesday and Wednesdays. Frank's Deli located in Crested Butte come by for an application or call 970-209-3928. (8/16/50).