

GVH expands specialty services with new dermatology clinic

Gunnison Valley Health is proud to announce the launch of its new dermatology services, bringing advanced skin care expertise to the community starting March 3, 2025. Leading this initiative is Dr. Nickolas Poulos, a highly skilled, board-certified dermatologist with extensive experience in medical, surgical and cosmetic dermatology.

Dr. Poulos earned his Doctorate of Osteopathic Medicine from Nova Southeastern University and completed a Traditional Rotating Internship and Dermatology Residency at Larkin Community Hospital. With board certification from the American Board of Dermatology, he is also a Fellow of the American Academy of Dermatology and the American

Osteopathic College of Dermatology. Before joining Gunnison Valley Health, Dr. Poulos founded Global Dermatology in Colorado Springs, where he provided personalized, patient-centered care.

“We are thrilled to welcome Dr. Poulos to Gunnison Valley Health,” said Jason Amrich, CEO of Gunnison Valley Health. “His expertise and commitment to high-quality dermatologic care will provide our community with long-awaited access to essential and advanced skin care services and decrease wait times for dermatology services for our community.”

Dr. Poulos brings a wide range of dermatological expertise, including:

- Routine skin checks and

treatment for common conditions such as acne, eczema and psoriasis.

- Advanced surgical techniques, including Mohs micrographic surgery for skin cancer.
- Cosmetic procedures such as Botox® injections and chemical peels.

Dr. Poulos is now available for appointments at two convenient locations: The Specialty Clinic at Gunnison Valley Health Hospital on Mondays, Wednesdays and Fridays; Gunnison Valley Orthopedics in Crested Butte on Tuesdays.

“Living in the Gunnison Valley means embracing an active and outdoor lifestyle, but it also comes with unique skin care challenges,” said Dr. Poulos. “I’m excited to bring

personalized dermatology services to our community so residents can enjoy the care they need without the hassle of traveling far from home.”

Patients can schedule appointments now by calling 970-641-3927. The dermatology clinic is now accepting new patients.

By offering dermatology services locally, Gunnison Valley Health makes it easier than ever for everyone in the Gunnison Valley to receive the care they need without leaving the valley. This expansion reflects Gunnison Valley Health’s continued commitment to providing comprehensive, community-focused care.

To learn more about dermatol-



Dr. Nickolas Poulos COURTESY PHOTO

ogy and other specialty services, visit www.gunnisonvalleyhealth.org/derm.

Legals

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

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

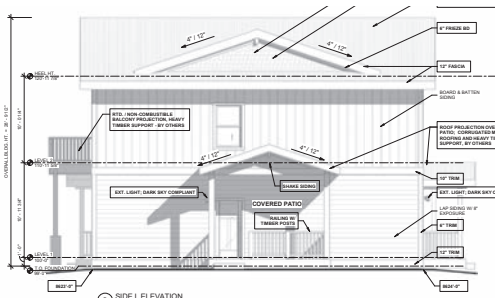
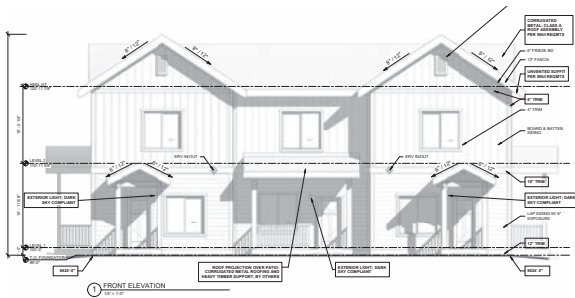
Join virtually: Email staff@cb-south.net for a Zoom invitation
PLEASE TAKE NOTICE THAT a CB South Property Owners Association Design Review Committee meeting will be held on Thursday, March 20, 2025, at 5:30 p.m. for the purpose of considering the following:
Design Review for the application

for **Design Review for Cox, Triplex Residence, Lot 8, Block 10, Filing #2, AKA 162 Escalante St.** 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 March 5, 2025 to March 19, 2025. 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 March 7, and 14 2025 #022808



—NOTICE OF CANCELLATION— AND CERTIFIED STATEMENT OF RESULTS §1-13.5-513(6), 32-1-104, 1-11-103(3) C.R.S.

NOTICE IS HEREBY GIVEN by the Crested Butte South Metropolitan District, Gunnison County, Colorado, that at the close of business on the sixty-third day before the election, there were not more candidates for directors than offices to be filled, including candidates filing affidavits of intent to be write-in candidates; therefore, the election to be held on May 6th, 2025 is hereby canceled pursuant to section 1-13.5-513(6) C.R.S.

The following candidates are hereby declared elected:

Steven Smiley	4 Year Term	Until May 2029
Margarete Dethloff	4 Year Term	Until May 2029
Benita Bellamy	4 Year Term	Until May 2029


(Signature of the Designated Election Official)

Ronnie W. Benson
(DEO's Printed Name)

Contact Person for the District: Ronnie W. Benson
Telephone Number of the District: 970-349-5480
Address of the District: PO BOX 1129 Crested Butte, CO 81224
District Facsimile Number: 970-349-0590
District Email: info@cbsouthmetro.net

Published in the *Crested Butte News*. Issue of March 14, 2025. #031407

—DESIGN REVIEW COMMITTEE (DRC)— CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION NOTICE OF PUBLIC MEETING • AGENDA THURSDAY, MARCH 20, 2025 • CB SOUTH POA, 61 TEOCALLI ROAD

Join virtually: Email staff@cb-south.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 February 27, 2025
Declaration of Notices
Public Comment

Business:
5:40 PM Design Review for Cox, Triplex Building, Lot 8, Block 10, Filing #2 AKA 162 Escalante St.
6:30 PM Work Session: Discus-

sion and consideration of amendments to the Residential Design Guidelines, Section 3: Landscape Architecture.
Executive Session: Discussion of legal matters with respect to possible revisions to the Residential Design Guidelines.

Other Business
8:40 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 hearing.

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 appointment.

Published in the *Crested Butte News*. Issues of March 7, and 14 2025 #030703

—LEGAL NOTICE— FOR SALE:

512 RED LADY AVENUE #4 (OWNERSHIP RESTRICTED)

For Sale: 512 Red Lady Avenue, Unit #4, Crested Butte, CO 81224. \$129,789. Eligibility Qualifications apply. For 15 days from the date of this publication (March 13, 2025), the eligible buyer must work for the Town of Crested Butte for a minimum of 30 hours/week on an annual basis and not own improved residential land. After March 27, 2025 an eligible person is a person who has lived in Gunnison County for a minimum of 5 of the last 7 years, earns 80%

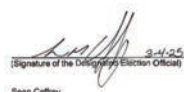
of their income in Gunnison County and will reside in the property may apply. Contact Molly Eldridge, Coldwell Banker Mountain Properties at 970.209.4234 or molly@cbmp.com or your favorite local broker. Pre-qualification must be completed with Gunnison Valley Regional Housing Authority. (970) 641-7900

Published in the *Crested Butte News*. Issue of March 14, 2025. #031412

—NOTICE OF CANCELLATION— AND CERTIFIED STATEMENT OF RESULTS §1-13.5-513(6), 32-1-104, 1-11-103(3) C.R.S.

NOTICE IS HEREBY GIVEN by the Crested Butte Fire Protection District, Gunnison County, Colorado, that at the close of business on the sixty-third day before the election, there were not more candidates for director than offices to be filled, including candidates filing affidavits of intent to be write-in candidates; therefore, the election to be held on May 6, 2025 is hereby canceled pursuant to section 1-13.5-513(6) C.R.S.

The following candidates are hereby declared elected:
Ken Lodovico 4 year term until May, 2029
Chris McCann 4 year term until May, 2029
Matthew Halvorson 2 year term until May, 2027
Contact Person for the District: Sean Caffrey, CEO Tele-


(Signature of the Designated Election Official)



phone Number of the District: 970.349.5333
Address of the District: 306 Maroon Ave, PO Box 1009, Crested Butte, CO 81224
District Facsimile Number: 970.349.3420
District Email: office@cbfpd.org.

Published in the *Crested Butte News*. Issue of March 14, 2025. #031411

—TOWN OF MT. CRESTED BUTTE— ORDINANCE NO. 2 SERIES 2025

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MT. CRESTED BUTTE, COLORADO, ADOPTING AN ADDITIONAL APPROPRIATION FOR THE FISCAL YEAR ENDING DECEMBER 31, 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 4th day of February 2025.
For full copies of the ordinance please contact Tiffany O'Connell, Town Clerk at toconnell@mtcb.colorado.gov or 970-349-6632 ext 103.

Published in the *Crested Butte News*. Issue of March 14, 2025 #031401

—COMBINED NOTICE - PUBLICATION—
CRS §38-38-103 FORECLOSURE SALE NO. 2025-001

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On January 3, 2025, 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 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

Gunnison Alpine Contractors, Inc., a Colorado
corporation; James L Coleman;
Donna P Coleman
Gunnison Savings & Loan Association
Gunnison Savings & Loan Association
October 27, 1999
Gunnison
November 01, 1999
497507
\$133,000.00
\$45,006.71

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as
follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt
secured by the deed of trust and other violations thereof

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
SEE ATTACHED EXHIBIT A
Purported common address: 853 COUNTY ROAD 18, 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, 05/07/2025, 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 3/14/2025
Last Publication 4/11/2025
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: 01/03/2025

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) repre-
sents the legal holder of the indebtedness is:

Jacob A. With #40546
Kendall K Burgemeister #41593
Law of the Rockies 525 North Main Street, GUNNISON, CO 81230 (970) 641-1903
Attorney File # 497507

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

EXHIBIT A

Parcel 2:

Township 49 North, Range 1 West, N.M.P.M.

Section 4: A tract of land located in the N1/2SE1/4SE1/4NE1/4 of said Section, more particularly described as
follows:

Beginning at the NE corner, a point on the easterly line of said Section 4, which bears North 0°42'
East, 654.06 feet from "Brass Cap" at E1/4 corner of said Section 4; thence North 89°51' West, 565.46 feet to the
NW corner; thence South 0°42' West, 154.06 feet to the SW corner; thence South 89°51' East, 565.46 feet to
the SE corner; thence North 0°42' East, 154.06 feet to the NE corner, the point of beginning.

EXCEPTING THEREFROM a tract of land located in the SE1/4NE1/4 of said Section, more particularly described as follows:
Beginning at a point from whence the East 1/4 corner of Section 4 bears S 0°42' E a distance of 500.00 feet; thence N 0°42'
E a distance of 154.06 feet; thence N 89°51' W a distance of 200.00 feet; thence S 0°42' W a distance of 154.06 feet; thence
S 89°51' E a distance of 200.00 feet to the point of beginning.

AND

Parcel 3:

Township 49 North, Range 1 West, N.M.P.M.

Section 4: A tract of land located in the S1/2SE1/4NE1/4 of said Section, more particularly described as follows:
Beginning at a point which is North 00°42'00" East 250 feet and thence North 89°51'00" West 124.85
feet from the East 1/4 corner of said Section 4; thence North 39°20'19" West 259.18 feet more or less
to the NW corner; thence South 89°51'00" East 274.71 feet more or less to the NE corner; thence

South 00°42'00" West 200.00 feet to the SE corner; thence North 89°51'00" West 85.00 feet more or less to
the point of beginning.

County of Gunnison,
State of Colorado

Published in the Crested Butte News. Issues of March 14, 21, 28, and April 4 & 11, 2025. #031413



—TOWN OF MT. CRESTED BUTTE —
ORDINANCE NO. 3
SERIES 2025

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MT.
CRESTED BUTTE, COLORADO, ESTABLISHING A NEW ARTICLE
VI OF CHAPTER 11 OF THE CODE OF THE TOWN OF MT. CREST-
ED BUTTE TO IMPLEMENT SPECIAL EVENT PERMITTING REGU-
LATIONS

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 4th day of February 2025.
For full copies of the ordinance please contact Tiffany O'Connell, Town
Clerk at toconnell@mtcb.colorado.gov or 970-349-6632 ext 103.

Published in the Crested Butte News. Issue of March 14, 2025.
#031402

—TOWN OF MT. CRESTED BUTTE—
ORDINANCE NO. 4
SERIES 2025

AN ORDINANCE OF THE TOWN
COUNCIL OF THE TOWN OF MT.
CRESTED BUTTE, COLORADO,
ESTABLISHING A NEW SECTION
1-15 OF CHAPTER 1 OF THE CODE
OF THE TOWN OF MT. CRESTED
BUTTE TO ESTABLISH THE AU-
THORITY TO ENACT AND ENFORCE
THE TOWN'S FEE RESOLUTION
PASSED, ADOPTED, AND AP-
PROVED ON SECOND READING at

a regular meeting of the Town Council
of the Town of Mt. Crested Butte,
Colorado, held the 4th day of February
2025.

For full copies of the ordinance please
contact Tiffany O'Connell, Town Clerk
at toconnell@mtcb.colorado.gov or
970-349-6632 ext 103.

Published in the Crested Butte News.
Issue of March 14, 2025. #031403

LEGAL DEADLINE:
TUESDAY AT NOON FOR THAT WEEK'S ISSUE
LEGALS@CRESTEDBUTTENews.COM
970-349-0500

—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 sub-
division 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 develop-
ment plan(s).

February 25, 2025:

1 Gothic LLC, a Texas limited liability company: to propose a vari-
ance specific to: 1. Alteration of building site finished grade for the
property located at 3 Gothic Avenue, Block 7, Lots 17-18 in the R1
zone. A variance to the alteration of building site finished grade in
the R1 zone was granted; maximum is 8'6" (11-21-2023 approval)
and 13'9" was granted. A special development permit for exces-
sive slope review was granted.

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 March 14, 2025.
#031404

—NOTICE OF PUBLIC HEARING—
CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
226 SOPRIS AVENUE

PLEASE TAKE NOTICE THAT a
public hearing, which may result in
the granting of a vested property
right, will be held on March 25,
2025 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:

BOZAR meeting.
- Architectural approval is
required.
See attached plans
TOWN OF CRESTED BUTTE

By Jessie Earley, Planner III
Published in the Crested Butte
News. Issues of March 14 & 21,
2025. #031409



Consideration of the application
of Denise Liebl and Todd Liebl
to site an addition at the existing
contributing historic accessory
building to be located at 226 So-
pris Avenue, the west 75 feet of
lots 1 to 5, both inclusive, except
the west 12.5 feet thereof, Block
33 in the R1C zone. Continued
from the February 25, 2025

MOUNTAIN EXPRESS BOARD OF DIRECTORS MEETING
AGENDA • MARCH 20TH • 9:00 A.M.
MT CRESTED BUTTE COUNCIL CHAMBERS AND ZOOM

- I. Roll Call – 9:00 a.m.
II. Public Comment – 9:05 a.m.
III. Reading and Approval of the Meeting Minutes from February 20th, 2025– 9:10 a.m.
IV. Staff Report (questions only) – 9:15 a.m.
V. Unfinished Business – 9:30 a.m.
VI. New Business – 9:35 a.m.
A. Discussion of proof-of-concept exercise for winter Town Shuttle route
B. Financial Topics
i. Summary of future actions requested for preliminary year end financials
ii. Discussion of 5-year budget
VII. Unscheduled Business – 10:35 a.m.
VIII. Schedule Next Board Meeting – 10:40 a.m.
IX. Adjournment – 10:45 a.m.
Zoom Remote Access:
https://us06web.zoom.us/j/81886967352?pwd=m08CuCQb9I3mn2fZkWyZDuMhclp5mD.1
Meeting ID: 818 8696 7352
Passcode: 971137
Published in the Crested Butte News. Issue of March 14, 2025. #031418

—TOWN COUNCIL REGULAR MEETING—
MT. CRESTED BUTTE, COLORADO
MARCH 18, 2025 • 6:00 P.M.

The Town Council of the Town of Mt. Crested Butte will have a work
session at 4:30 PM on Tuesday, March 18, 2025. Their regular Town
Council meeting will start at 6:00 PM. The agenda and packet will be
posted to the Town's website no later than 24 hours prior to the meet-
ing. 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 14, 2025.
#031408

—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 fol-
lowing applicant(s) the right to undertake
and conditions of the approval for their

site-specific development plan(s).
December 17, 2024:
Greg P. Guibert and Kaitlin Guibert:
To demolish a non-historic portion
of the existing historic building and
site an addition at the buildings
located at 201 and 201 1/2 Gothic
Avenue, South 62.5 feet of Lots 17,
18, 19 and 20, Block 9 in the R1C
zone. A conditional waiver of a non-
conforming aspect with respect to
side yard setback was granted;
16-4-490 (5) is the requirement and
1'5" is provided on the west.
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 March 14, 2025. #031406

—COMBINED NOTICE - PUBLICATION—
CRS §38-38-103 FORECLOSURE SALE NO. 2025-002

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust: On January 3, 2025, 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) James L. Coleman; Donna P. Coleman;
Original Beneficiary(ies) Gunnison Savings & Loan Association
Current Holder of Evidence of Debt Gunnison Savings & Loan Association
Date of Deed of Trust October 27, 1999
County of Recording Gunnison
Recording Date of Deed of Trust November 01, 1999
Recording Information (Reception No. and/or Book/Page No.) 497508
Original Principal Amount \$133,000.00
Outstanding Principal Balance \$45,006.71

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

SEE ATTACHED EXHIBIT A

**Purported common address: 851 COUNTY ROAD 18, 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, 05/07/2025, 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 3/14/2025
Last Publication 4/11/2025
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: 01/03/2025
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:

Jacob A. With #40546
Kendall K Burgemeister #41593
Law of the Rockies 525 North Main Street, GUNNISON, CO 81230 (970) 641-1903
Attorney File # 497508

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

EXHIBIT A

Parcel 1:
Township 49 North, Range 1 West, N.M.P.M.

Section 4: A tract of land located in the SE1/4NE1/4 of said Section, more particularly described as follows: Beginning at a point from whence the East 1/4 corner of said Section 4 bears S 0°42' E a distance of 500.00 feet; thence N 0°42' E a distance of 154.06 feet; thence N 89°51' W a distance of 200.00 feet; thence S 0°42' W a distance of 154.06 feet; thence S 89°51' E a distance of 200.00 feet to the point of beginning.

Published in the *Crested Butte News*. Issues of March 14, 21, 28, and April 4 & 11, 2025. #031414



—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).

January 28, 2025:

Agosto 2023 Management Trust: To site a new single family residence and accessory dwelling to be located at 320 and 320 1/2 Gothic Avenue, Parcel 2, Booth Minor Subdivision, Block 15 in the R1 zone. A conditional use permit for an accessory dwelling in the R1 zone was granted.

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 March 14, 2025. #031405

**LEGAL DEADLINE:
TUESDAY AT NOON FOR THAT WEEK'S ISSUE
LEGALS@CRESTEDBUTTENews.COM
970-349-0500**

—NOTICE OF PUBLIC HEARING—
CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
422 AND 422 1/2 SOPRIS AVE.

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on March 25, 2025 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

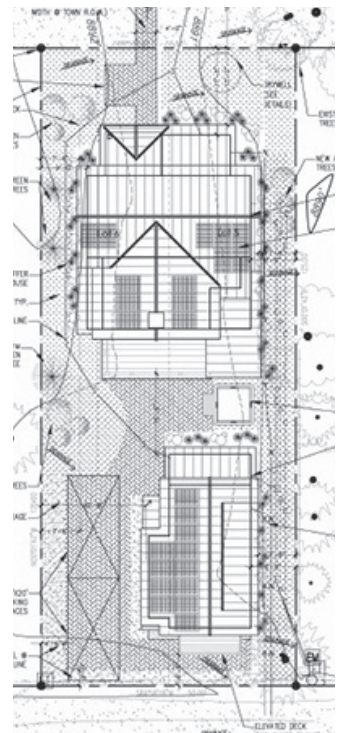
The application of **John Andrew Breuer and Amy Padgett Breuer** to build a new single-family residence located at 422 and 422 1/2 Sopris Ave., Block 35, Lots 5-6 in the R1C zone. *Continued from the January 28, 2025 BOZAR meeting.*

Additional requirements:

- A conditional use permit for an accessory dwelling in the R1C zone is requested.
- Architectural approval is required.

see attached plans
TOWN OF CRESTED BUTTE
By Jessie Earley, Planner III

Published in the *Crested Butte News*. Issues of March 14 & 21, 2025. #031410



—PUBLIC NOTICE—

**TOWN OF MT. CRESTED BUTTE
PLANNING COMMISSION VACANCY**

The Mt. Crested Butte Town Council will be accepting letters of interest for one (1) vacancy on the Planning Commission. Letters of interest will be accepted until Wednesday April 2, 2025.

This position is to replace a current member's appointment, which expires in April 2028.

Planning Commissioner duties include architectural design review, recommendations to the Town Council on planning applications such as: subdivisions, planned unit developments, rezoning, lot line vacations and boundary line adjust-

ments, variance requests, conditional use requests, signs, and formulating town planning policies. Generally, the Planning Commission meetings are scheduled on the first and third Wednesday of every month. Planning Commission members receive \$150.00 per attended meeting. To qualify, applicants must be a resident of Mt. Crested Butte.

Interested citizens who meet the qualification may apply by submitting a letter of interest, via email to nstarkebaum@mtcb.colorado.gov, or by mail to the Mt.

Crested Butte Town Hall, PO Box 5800, Mt Crested Butte, Colorado 81225-5800, by Wednesday, April 2, 2025 at 5:00 PM. Interviews will be held at a later Town Council regular meeting. If you have any questions, please contact the Community Development Department at (970) 349-6632 ext. 117 or email nstarkebaum@mtcb.colorado.gov.

Published in the *Crested Butte News*. Issues of March 14, 21 & 28, 2025. #031415

—AGENDA—

**TOWN OF CRESTED BUTTE
REGULAR TOWN COUNCIL MEETING
TOWN COUNCIL CHAMBERS**

507 MAROON AVE; CRESTED BUTTE, CO • MONDAY, MARCH 17, 2025

Meeting information to connect remotely:
<https://us02web.zoom.us/j/84580153540>

Join via audio: +1 719 359 4580 US +1 253 205 0468 US +1 669 444 9171 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 +1 507 473 4847 US +1 564 217 2000 US

Webinar ID: 845 8015 3540

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) Mountain Express Annual Report and Strategic Plan Update.
Contact: Mountain Express Managing Director Jeremy Herzog

6:40 2) BOZAR Project of the Year Awards from 2024.
Staff Contact: Town Planner III Jessie Earley

7:00 REGULAR TOWN COUNCIL MEETING CALLED TO ORDER BY MAYOR OR MAYOR PRO-TEM

7:02 APPROVAL OF AGENDA

7:03 CONSENT AGENDA

- 1) March 3, 2025 Regular Town Council Meeting Minutes.
Staff Contact: Town Clerk Lynelle Stanford
- 2) Parks, Recreation, Open Space and Trails (PROST) Plan Consultant Selection.
Staff Contact: Parks, Recreation, Open Space and Trails Director Janna Hansen
- 3) Approval from the Town Council for a Grant

Application to History Colorado's State Historical Fund Program for a Mini Grant for the 2025-2026 Update to the Town's Design Standards and Guidelines and a Letter of Support.

Staff Contact: Town Planner III Jessie Earley
4) Amended Memorandum of Understanding (MOU) between the Town of Crested Butte and the Town of Crested Butte Municipal Judge James McDonald.
Staff Contact: Town Clerk Lynelle Stanford

5) Resolution No. 5, Series 2025 - 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) for the Completion of the Crested Butte Marshals' Facility Design Project.
Staff Contact: Interim Community Development Director Mel Yemima

6) Flauschink Special Event Application Closing Elk Avenue from 1st Street to 2nd Street on Friday, April 4, 2025.
Staff Contact: Town Clerk Lynelle Stanford

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.

7:05 PUBLIC COMMENT

The public has the opportunity to comment

during the public comment period at the beginning of every regular Council meeting. At this time people may speak for up to five minutes on any topic that is not on the agenda. The Mayor may limit public comments to no more than three minutes if it appears there will be many comments on a similar topic. The public comment period is a time for the Council to listen to the people. Council generally should not engage in a two-way conversation at this time nor should the Council feel compelled to respond to the comments. If Council chooses to discuss or take action on a subject brought up during Public Comment that discussion should be held at the end of the Council meeting under "Other Business to Come Before the Council."

7:10 STAFF UPDATES

7:15 LEGAL MATTERS

7:20 PRESENTATIONS

- 1) Year End Financial Summary.
Staff Contact: Finance Director Kathy Ridge-way

7:30 PUBLIC HEARING

- 1) (Second Reading) Ordinance No. 2, Series 2025 - An Ordinance of the Crested Butte Town Council Amending the Crested Butte Municipal Code, Adding Chapter 18, Article 5.5 and Adopting by Reference the Colorado Model Electric Ready and Solar Ready Code, and Amending Sections of Chapter 18 to Make Consistent with the Colorado Model Electric Ready and Solar Ready Code.
Staff Contact: Special Projects Troy Russ and Building Inspector Astrid Matison

7:40 NEW BUSINESS

- 1) Resolution No. 6, Series 2025 - A Resolution of the Crested Butte Town Council Adopting Changes and Additions to the 2024 Budget and Appropriations Relative to the Utility Enterprise Fund and the Parks, Recreation and Trails Fund.
Staff Contact: Finance Director Kathy Ridge-way

7:50 2) Adoption of Climate Action Plan.

Staff Contact: Sustainability Coordinator Dan-nah Leeman Gore

8:10 3) Concerns Regarding the Lower Verzuh Proposal and the Need for the 2025 Corridor Plan and Possible Moratorium Request.

Staff Contact: Interim Community Development Director Mel Yemima

8:30 COUNCIL REPORTS AND COMMITTEE UPDATES

8:35 OTHER BUSINESS TO COME BEFORE THE COUNCIL

8:40 DISCUSSION OF SCHEDULING FUTURE WORK SESSION TOPICS AND COUNCIL MEETING SCHEDULE

- Monday, April 7, 2025 - 5:00PM Work Session - 7:00PM Regular Council
- Monday, April 21, 2025 - 6:00PM Work Session - 7:00PM Regular Council
- Monday, May 5, 2025 - 6:00PM Work Session - 7:00PM Regular Council

8:45 ADJOURNMENT

Published in the *Crested Butte News*. Issue of March 14, 2025 #031417

—REQUEST FOR PROPOSALS—
TOWN OF MT. CRESTED BUTTE MUNICIPAL COURT JUDGE
SERVICES

A. INTRODUCTION

The Town of Mt. Crested Butte is inviting proposals from qualified individuals to provide Municipal Court Judge services to the Town. The Town of Mt. Crested Butte is a Home Rule Town, and the Home Rule Charter (Article VII(B)) addresses the Judiciary and Municipal Judge. Mt. Crested Butte Municipal Court is a Court of Record and meets as required but typically once per month for an hour.

NOTICE IS HEREBY GIVEN, proposals should be prepared and submitted in a form that addresses the needs outlined herein. Late proposals will not be accepted. Proposals will be accepted until 5:00pm, **April 11, 2025**. Proposals shall be sent to:

Tiffany O'Connell, Town Clerk
Town of Mt. Crested Butte
P.O. 5800
Mt. Crested Butte, CO 81225
toconnell@mtcb.colorado.gov

B. OBJECTIVE

The objective is to choose a reliable and experienced individual with demonstrated knowledge in providing municipal court judge services in a comprehensive, timely, effective and efficient manner. Interested individuals should have significant experience in matters addressed by municipal courts. The Municipal Court Judge will work with the court clerk to preside over the Municipal Court.

C. QUALIFICATIONS OF APPLICANTS

- Attorney at law admitted (active) to practice in Colorado who is at least twenty-one (21) years of age.
- Ability, capacity, and skill as a prospective judge.
- Ability to meet the time requirements of the Town (approximately 1 hour or less per month).
- Reliability, character, integrity, reputation, judgment, experience, and efficiency.

- High performance quality in previous or current judge contracts, if any.
- Ability to determine compliance with applicable laws and ordinances.
- Availability and adaptability of services to meet the needs of the Town.
- Resident of Gunnison County, Colorado.

D. SCOPE OF SERVICES

The Municipal Court Judge presides over Municipal Court matters in which the Municipal Court has jurisdiction.

E. POWERS AND DUTIES

- The Judge shall have all judicial powers and duties as provided in the Town's Charter and ordinances and in the Colorado Revised Statutes applicable to municipal judges, except as otherwise provided by Charter or ordinance.
- The Judge is authorized to exercise contempt powers, and enforce subpoenas issued by any board, commission, hearing officer, or other body or officer of the Town authorized by law or ordinance to issue subpoenas, and all other powers inherent with the office.
- The Municipal Court convenes for at least one (1) regular session of the Municipal Court on the first Wednesday of each month and more often as needed. Sessions of the Court are typically held at 9:00 A.M.
- The Municipal Court complies with HB23-1182. Remote access is provided for the public to observe court proceedings.

F. TERM OF OFFICE

The term of office of the Municipal Court Judge would begin June 4, 2025 and expire on May 31, 2027, unless otherwise terminated by the Mt. Crested Butte Town Council.

G. PARTICIPATION BY AND EXPECTATIONS OF THE TOWN

The Town expects that the Municipal Court Judge will preside over court in-person, keep abreast of current legislation and obtain ongoing education and training, remaining current on all matters relating to municipal courts and municipal judges. Costs associated with these efforts may be shared with the Town with prior approval and as budgeted.

H. COMPENSATION

The Town will pay the Municipal Court Judge for judicial services rendered at a rate of \$300.00 per court session or compensation set by the Town Council, the amount of which shall not be dependent upon the outcome or number of matters to be decided by the Municipal Court Judge.

I. KEY-DATE (May 6, 2025)

The Town Council, at its discretion, may invite applicants to deliver a short presentation during the regular Town Council meeting on May 6, 2025 addressing the proposals submitted.

J. INFORMATION TO BE INCLUDED/SUBMITTED

The following information must be included in your written proposal. It is important as it may be your only opportunity to present your qualifications.

1. Name of the person who will be in charge of providing Municipal Court Judge services to the Town. This is the person who will be recommended for appointment to the position of "Municipal Court Judge" by the Town Council. A resume of this person's background and experience should emphasize the municipal law experience of that person and the level of responsibility in this area.
2. Specific information on the certification, licensure/registration and continuing education training for the preceding calendar year, including such information as may be

necessary to establish that the applicant is an active attorney at law admitted to practice in Colorado.

3. Please disclose any potential conflicts of interest that you may have in relation to the Town of Mt. Crested Butte.
4. Provide details regarding your existing workload and how you will fit this contract into your existing work priorities.
5. Provide a list of references with whom you have worked in the past five (5) years. If you have provided municipal court judge services to municipal or government clients in the recent past, please submit municipal or government client references as well.
6. Each respondent's proposal and bid should address the ability to perform this scope of work, along with the specific expertise, education, and experience.
7. The proposal should address the topics covered in Sections C and G and the municipal court judge's ability to perform services within this operating framework.

K. SELECTION

The Town reserves the right to reject any or all proposals, to waive irregularities or informalities in proposals, and to re-advertise for proposals if desired. After considering proposals and information provided during the application process, the Town will select the individual who is the most advantageous to the Town from the standpoint of service, previous experience, and ability to deliver or for any other reason deemed by the Town to be in the best interest of the Town.

The Municipal Court Judge Services Proposal must be received by the Town Clerk, Tiffany O'Connell, by 5:00pm, April 11, 2025, at PO Box 5800, Mt. Crested

Butte, CO 81225 or via email to toconnell@mtcb.colorado.gov.

Any proposal received after that date and time will not be accepted. In consideration of the environment, we request that your proposal should be black and white, two-sided copies without binders. The Town of Mt. Crested Butte Judicial Subcommittee may perform an initial screening and may interview potential candidates. Finalist(s) will be selected for final interviews by the Town Council and may be asked to appear before Town Council on May 6, 2025.

The Town reserves the right to undertake its own investigation to evaluate any candidate. The Town shall have the sole discretion to accept or reject any proposal. All proposals become the property of the Town upon receipt and will not be returned. Whether the proposal is accepted or rejected will not affect this decision.

The Town operates under applicable public disclosure laws. Proprietary information must be identified and will be protected to the extent that is legally possible. Your costs in developing the proposal, attendance at any meetings relating to the proposal, and other costs relating to the proposal are your responsibility and will not be reimbursed by the Town.

The Town of Mt. Crested Butte thanks you for your interest in providing us with a proposal for Municipal Court Judge services. Please submit any questions regarding this RFP in writing and directed to the Town Clerk, as soon as possible after receipt of the RFP at the address below.

Tiffany O'Connell, Town Clerk
Town of Mt. Crested Butte
P.O. 5800
Mt. Crested Butte, CO 81225
toconnell@mtcb.colorado.gov

Published in the *Crested Butte News*. Issues of March 14, 21, 28 2025 #031416

Classifieds

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

FOR RENT

SUMMER/WINTER RENTAL 3BD 3Bath house with huge garage on one acre in Riverbend - \$10,000/month available June 1, monthly rental, you pick the month. Newer build with modern finishes, great views, privacy, just steps from the Slate River and the bike path to town. On the RTA bus route. Hot tub! Email Ranch-houserent@gmail.com. (3/21/55).

APRIL/MAY RENTAL: \$4,500/mo or \$1,500/wk Fully furnished cottage in downtown Crested Butte. The Bluebell Cottage at Academy Place is a stunning 3-bedroom, 3.5-bathroom property that easily accommodates up to 8 guests. Enjoy a luxurious extended stay this off-season! 970-349-5780 // info@cbprop.com. (3/21/44).

APRIL/MAY RENTAL: \$4,500/mo or \$1,500/wk. Fully furnished cottage in downtown Crested Butte. The Valerian Cottage at Academy Place is a stunning 3-bedroom, 3.5-bathroom property that easily accommodates up to 6 guests. Enjoy a luxurious extended stay this off-season! 970-349-5780 // info@cbprop.com. (3/21/44).

BEDROOM in two bedroom house in Riverland. No pets or couples. \$900/mo., includes utilities. 970-251-5115. (3/21/16).

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. (3/14/37).

FOR RENT

FULLY FURNISHED 3BD COTTAGE IN DOWNTOWN CRESTED BUTTE \$12,500. Available to rent during the month of June with some flexibility. The Fairy Slipper Cottage at Academy Place is a stunning 3-bedroom, 3.5-bathroom property that easily accommodates up to 8 guests. Enjoy effortless comfort, privacy, and convenience during one of the most beautiful months of the year! 970-349-5780 // info@cbprop.com. (5/30/59).

SKI SEASON RENTAL - CLUB OF CRESTED BUTTE: nicely furnished 2 bedroom/2.5 bath townhome with garage, W/D, snow plowing. Newly updated. \$3,500 plus electric/cable includes internet. No smoking/no pets. Nov-May. Text 303.520.7660. (3/14/35).

ADORABLE 1/1 Pied-à-terre on Elk Ave. 1 off street parking space. New patio, washer & dryer and full kitchen. Available for long term rental only. All utilities, garbage, wifi included \$3150 / month. Pets ok email nikkincb@gmail.com. (3/28/36).

FULLY FURNISHED 3BD TOWNHOME IN DOWNTOWN CRESTED BUTTE \$9,500. Available to rent during the month of June with some flexibility. The Yarrow Townhome at Academy Place is a brand-new, 3-bedroom, 2.5-bathroom property that sleeps 7 and offers stunning views of Mt. Crested Butte and is just steps from all CB has to offer! 970-349-5780 // info@cbprop.com. (5/30/56).

2 BEDROOM, 1 BATH located in CB South. 2 parking spots, storage unit access, ground level, back porch w backyard access, washer/dryer in unit. Available April. No pets, no smoking. \$2k monthly, long-term lease options, 12-18 months available. 847-302-8947. (3/28/40).

VACATION RENTALS

APRIL/MAY RENTAL: \$4,500/mo or \$1,500/wk Fully furnished cottage in downtown Crested Butte. The Bluebell Cottage at Academy Place is a stunning 3-bedroom, 3.5-bathroom property that easily accommodates up to 8 guests. Enjoy a luxurious extended stay this off-season! 970-349-5780 // info@cbprop.com. (3/21/44).

APRIL/MAY RENTAL: \$4,500/mo or \$1,500/wk. Fully furnished cottage in downtown Crested Butte. The Valerian Cottage at Academy Place is a stunning 3-bedroom, 3.5-bathroom property that easily accommodates up to 6 guests. Enjoy a luxurious extended stay this off-season! 970-349-5780 // info@cbprop.com. (3/21/44).

CRESTED BUTTE'S #1 VACATION RENTAL Visit 2255wildcat.com for more information - 70 Private Acres only 10 minutes to downtown Crested Butte with Breathtaking Views! 5 Bedrooms, 5 Bathrooms, 13 beds, Sleeps 16+ people. Open concept floor plan with modern mountain architecture - It's Stunning! 70+ 5-Star Reviews on Airbnb and VRBO - Book Direct with owner and save 15%! Visit 2255wildcat.com. (3/14/58).

FULLY FURNISHED 3BD COTTAGE IN DOWNTOWN CRESTED BUTTE \$12,500. Available to rent during the month of June with some flexibility. The Fairy Slipper Cottage at Academy Place is a stunning 3-bedroom, 3.5-bathroom property that easily accommodates up to 8 guests. Enjoy effortless comfort, privacy, and convenience during one of the most beautiful months of the year! 970-349-5780 // info@cbprop.com. (5/30/59).

VACATION RENTALS

FULLY FURNISHED 3BD TOWNHOME IN DOWNTOWN CRESTED BUTTE \$9,500. Available to rent during the month of June with some flexibility. The Yarrow Townhome at Academy Place is a brand-new, 3-bedroom, 2.5-bathroom property that sleeps 7 and offers stunning views of Mt. Crested Butte and is just steps from all CB has to offer! 970-349-5780 // info@cbprop.com. (5/30/56).

COMMERCIAL RENTALS

DOWNTOWN GUNNISON \$1800 monthly plus utilities. Fireplace, completely finished, can do more work if needed. Please call 847-769-7800 or liskorinternational@gmail.com. (3/14/21).

PSYCHOTHERAPIST LOOKING FOR SHARED OFFICE SPACE 12 to 20 hours per week in CB. Can share with other therapist/professional in non-retail setting. Would need privacy during counseling sessions. Most use on Monday and Friday afternoons. Wallace 970-272-1616. (3/14/38).

PREMIUM OFFICE SPACE AVAILABLE Perhaps the best office in Town, 426 square feet plus a roof top deck with incredible views. Kitchenette with refrigerator. \$1,500 per month plus NNN which is currently \$641.70. All utilities included except separately metered electric. Call Bill at 970-209-1405. (3/14/44).

COMMERCIAL SPACE IN GUNNISON \$490 including utilities for three separate viable spaces or will build to suit please call 847-769-7800 or liskorinternational@gmail.com. (3/14/23).

STORAGE SPACE clean, dry, heated, secure. 3rd and Elk. Call Bill 970-209-1405. (3/14/12).

COMMERCIAL RENTALS

NEW IN TOWN OFFICES Clean, warm, private offices for rent at 322 Bellevue Ave. Approx. 210 sq/ft offices w/ shared common area, kitchen, large bathrooms and DECK. \$1,100/mo ALL BILLS PAID. Call now to view and lease! Gary (970)596-6736 or gary@cbmountaingoat.com. (3/14/45).

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. (3/14/37).

PRIME OFFICE SPACE AVAILABLE at 426 Bellevue (behind Clark's). Spacious 3rd floor corner unit with private deck, commanding views, lots of light, recent construction. 1,150 sq ft currently arranged as five private offices with central reception. Additional shared kitchenette, bathrooms and shower. Elevator access. Lease rate of \$3,000/mo + NNN, negotiable based on term. Call/text 970-596-3304. (4/4/57).

COMMERCIAL SPACE FOR RENT located in the heart of CB on Elk Ave. Spring availability. Please email kezia@toadpropertymanagement.com for more information. (3/14/22).

PRIME RETAIL SPACE Next to City Market in Gunnison - 1,500 sq ft of prime ground floor retail space available in the Meadows Mall next to City Market in Gunnison - Huge parking lot, tons of foot traffic, excellent 135 highway visibility - Rent is \$2,750/month NNN - For more information, call Jordon Ringel at 817-733-6947 or visit GunnisonMeadows.com. (3/14/55).

Disclaimer:

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