

# Legals

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

—DESIGN REVIEW COMMITTEE (DRC)—  
**CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION**  
**NOTICE OF PUBLIC MEETING • AGENDA • THURSDAY, JULY 24, 2025**

**CB South POA, 61 Teocalli Road**  
**Join virtually: Email [staff@cbsouth.net](mailto:staff@cbsouth.net) for a Zoom invitation**  
*Questions about this Agenda/Meeting can be directed to 970- 349-1162 or [info@cbsouth.net](mailto:info@cbsouth.net) or viewed at: [www.cbsouth.net](http://www.cbsouth.net)*

**5:30 PM** Call to Order  
**5:35 PM** Approve Minutes from June 24, 2025  
 Declaration of Notices  
 Public Comment

**Business:**  
**5:40 PM** Design Review for Terwilliger, Duplex Building on Lot 3, Block 1, Filing #1  
 AKA 45 Cascadilla Street.  
**6:40 PM** Design Review for Ste-Marie, Single Family Residence on Lot 10, Block 23, Filing #3 AKA 331 Zeligman Street.  
**7:25 PM** Design Review for The Gunnison Bank & Trust Company, Commercial Building, Units 11, 12, & 13 Pioneer Plaza Commercial Townhomes AKA 28 Gillaspay Avenue.

**Other Business**  
**8:25 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 July 4, 11, & 18 2025. #070404

—NOTICE OF PUBLIC AUCTION FOR TREASURER’S DEED—  
 2024-002

To all current occupants, owners, parties of interest, and to all others listed on the mailing list on file at the Treasurer’s Office:  
 You are hereby notified that on October 29, 2015, the Treasurer of Gunnison County, Colorado, sold a tax lien on the following property at public sale to DONALD A MAGUIRE (“COP HOLDER”):  
**LEGAL DESCRIPTION:** POCOHONTAS LODE MINING CLAIM, SURVEY #3142, TOMICHI MINING DISTRICT  
**PROPERTY ADDRESS:** WHITE PINE – UPPER TOMICHI  
 A Certificate of Purchase was issued to the COP HOLDER for unpaid property taxes for the year 2014-2023. The property was assessed in the name of HOMER A MOSLEY AND DEBRA MOSLEY CRAIG (“PROPERTY OWNER”).  
 On November 1, 2018, the certificate was assigned to RAZER CREEK RANCH, LLC.  
 On November 4, 2022, the certificate was assigned to ANTHONY FEBBRARO.  
 On July 8, 2024, the certificate was assigned to CHAFFEE COUNTY PRESERVATION SKI & DIRT BIKE ASSOCIATION LLC.  
 On June 28, 2024, CHAFFEE COUNTY PRESERVATION SKI & DIRT BIKE ASSOCIATION LLC (“LAWFUL HOLDER”), the current certificate holder, filed an Application for a Public Auction of a Certificate of Option for Treasurer’s Deed (COO), under C.R.S. 39-11.5-101.  
**NOTICE:** The property will be sold at public auction to the highest bidder at on Thursday, November 6, 2025. The sale will include the real estate and all interests held by the Lawful Holder, along with applicable fees, costs, and legal charges.  
 First Publication: 7/18/2025  
 Last Publication: 8/1/2025  
 Published in: Crested Butte News  
 You may track the Public Auction date on the Treasurer’s website:  
 The property may be redeemed at any time before the actual public auction.  
 Dated: June 18, 2025  
 /s/ Teresa Brown  
 By: Teresa Brown, Deputy Public Trustee

Published in the *Crested Butte News*. Issues of July 18, 25, & August 1, 2025. #071801



—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](mailto: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 Thursday, July 24, 2025, at 5:30 p.m. for the purpose of considering the following:  
*Design Review* for the application for **Design Review for Ste-Marie, Single Family Residence, Lot 10, Block 23, Filing #3 AKA 331 Zeligman 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 July 10, 2025 to July 24, 2025. 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*. Issues of July 4, 11, & 18 2025. #070403

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

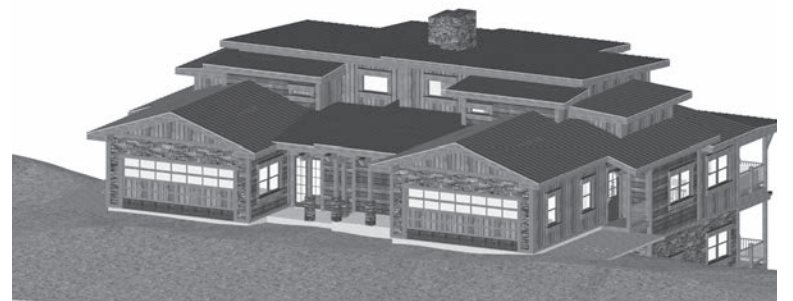
—REQUEST FOR PROPOSALS—  
**CRESTED BUTTE COMMUNITY PLAN IMPLEMENTATION: ZONING INCENTIVES ANALYSIS, 5-YEAR HOUSING STRATEGY, AND 5-YEAR COMMUNITY SPACES STRATEGY**

This Request for Proposals (RFP) is to support implementation of the Town of Crested Butte’s Community Plan (CP), which sets a long-term vision to enhance Crested Butte’s livability, functionality, and sense of community by aligning the Town’s development regulations with the community’s values and strategic goals. While the Town is initiating a comprehensive rewrite of its zoning code, the scope of work outlined in this RFP is designed to complement that process with technical analysis of the zoning incentives and targeted strategies to help create housing and community spaces.  
 The Town invites qualified consultants to submit on the scope of work, further described in the RFP, which can be found by visiting the Town of Crested Butte website: <https://townofcrestedbutte.colorado.gov/planning-permitting/bids-and-rfps>  
**Contact information:** Erin Ganser, Housing Director, [eganser@crestedbutte-co.gov](mailto:eganser@crestedbutte-co.gov)  
*Optional Pre-Proposal Meeting:* July 8, 2025 at 11 a.m. (email [eganser@crestedbutte-co.gov](mailto:eganser@crestedbutte-co.gov) for meeting link).  
**Proposal Deadline:** August 1, 2025 at 5 p.m. MST

Published in the *Crested Butte News*. Issues of July 4, & 18 2025. #070405

—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](mailto: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 Thursday, July 24, 2025, at 5:30 p.m. for the purpose of considering the following:  
*Design Review* for the application for **Design Review for Terwilliger, Duplex Residence, Lot 3, Block 1, Filing #1 AKA 45 Cascadilla 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 July 10, 2025 to July 24, 2025. 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*. Issues of July 4, 11, & 18 2025. #070402

—NOTICE—  
**UPPER GUNNISON RIVER WATER CONSERVANCY DISTRICT**

As part of the operations plan for Taylor Park Reservoir, releases will remain at 300 cfs through at least August 5th and possibly through August 15th pending available hydrology and the August 5th, 2025 meeting of the Taylor Local Users Group.

Published in the *Crested Butte News*. Issue of July 18, 2025. #071804

—INVITATION FOR REQUEST FOR QUALIFICATIONS—  
**TOWN OF CRESTED BUTTE**  
**CIVIC DEVELOPMENT: MARSHAL’S OFFICE ADDITION/RENOVATION & CRANK’S PLAZA LANDSCAPE IMPROVEMENTS**

The **Town of Crested Butte, Colorado** (hereinafter referred to as the Owner and/or Town) will receive proposals at the office of the Community Development Department, Town Hall, 507 Maroon Avenue, Crested Butte, Colorado for the Civic Development: Marshal’s Office Addition/Renovation & Crank’s Plaza Landscape Improvements until 04:00 p.m. August 14, 2025. All proposals will be opened and read aloud at the Crested Butte Town Hall immediately following the submittal deadline. **If hand delivered**, proposals are to be delivered to the front desk of Town Hall, 507 Maroon Avenue, Crested Butte, Colorado 81224 to the attention of Jessica L. Earley. **If mailed**, the mailing address is P. O. Box 39, Crested Butte, CO 81224. The Town of Crested Butte (Town) is issuing a Request for Qualifications for architectural services related to design and entitlement of an addition/renovation, including interior improvements, to the Marshal’s Office, as well as a redesign of the site grading and landscaping improvements to Crank’s Plaza. The project site is located on Town-owned property at 508 Maroon Avenue (Lots 12 & 13, part of Lots 7–11, and the adjacent alley, Block 24), within the Public (P) Zone District. An optional pre-proposal meeting and site visit will be held at **1:00 pm, Wednesday July 24, 2025**, at the Town Hall, 507 Maroon Ave., Crested Butte, CO 81224. Prospective Proposers may contact Jessica L. Earley, Senior Planner, at 970-349-5338 with questions pertaining to the scope of the project and information on this Invitation for proposals. Proposals will be received as set forth herein and in the Bidding Documents. No proposal may be withdrawn within a period of forty-five (45) days after the date fixed for opening proposals.

The Town reserves the right to reject any and all proposals, to accept proposals other than the lowest, and to waive any informalities and irregularities therein. Town of Crested Butte, Colorado (OWNER)  
 By Jessie Earley  
 Title: Senior Planner

Published in the *Crested Butte News*. Issues of July 11, & 18 2025. #071107

—AGENDA—  
**TOWN OF CRESTED BUTTE**  
**REGULAR TOWN COUNCIL MEETING**  
**TOWN COUNCIL CHAMBERS**  
**507 MAROON AVE; CRESTED BUTTE, CO • MONDAY, JULY 21, 2025**

Meeting information to connect remotely:  
<https://us02web.zoom.us/j/89816503219>  
 Join via audio: +1 719 359 4580 US +1 669 444 9171 US +1 253 205 0468 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: 898 1650 3219  
*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) Gunnison Valley Regional Housing Authority (GVRHA) Transition to Gunnison County.  
*Staff Contact: Town Manager Dara MacDonald and Housing Director Erin Ganser*

2) Red Lady Roundabout Concept Discussion.  
*Staff Contact: Public Works Director Shea 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) July 7, 2025 Regular Town Council Meeting Minutes.  
*Staff Contact: Deputy Town Clerk/Licensing Clerk Eric Treadwell*  
 2) Community Plan Letter to the Crested

Butte News.  
*Staff Contact: Community Development Director Mel Yemma*  
 3) (First Reading) Ordinance No. 6, Series 2025 - An Ordinance of the Crested Butte Town Council Approving the Lease of a Portion of the Property at 308 3rd Street to the Corporation of the Rocky Mountain Biological Laboratory at Gothic.  
*Staff Contact: Property Manager RaeMarie Barry*

*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) Update from TWG on Mineral Point Construction.  
*Staff Contact: Housing Director Erin Ganser*

**7:30 NEW BUSINESS**

1) The Center for the Arts – Conveyance of Building and Land.  
*Staff Contact: Town Manager Dara MacDonald and Town Attorney Karl Hanlon*

2) Community Grants Program – Qualifications and Evaluation Criteria.  
*Staff Contact: Interim Finance Director Rob Sweeney*

3) Resolution No. 18, Series 2025 - A Resolution of the Town Council of the Town of Crested Butte, Colorado, Acting as the Local Liquor Licensing Authority Finding Probable Cause of a Liquor Code Violation by Crested Butte Grocery LLC D/B/A Clark's Market.  
*Staff Contact: Town Attorney Karl Hanlon*

**9:05 COUNCIL REPORTS AND COMMITTEE UPDATES**

**9:10 OTHER BUSINESS TO COME BEFORE THE COUNCIL**

**9:15 DISCUSSION OF SCHEDULING FUTURE**

**WORK SESSION TOPICS AND COUNCIL MEETING SCHEDULE**

- Tuesday, August 5, 2025 - 6:00PM Work Session - 7:00PM Regular Council
- Monday, August 18, 2025 - 6:00PM Work Session - 7:00PM Regular Council
- Tuesday, September 2, 2025 - 6:00PM Work Session - 7:00PM Regular Council

**9:20 EXECUTIVE SESSION**

- 1) An Executive Session for a conference with the Town Attorney pursuant to C.R.S. § 24-6-402 (4)(e) for determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators and pursuant to C.R.S. § 24-6-402 (4)(b) to receive legal advice on specific legal questions both regarding Mt. Crested Butte Water and Sanitation District.
- 2) An Executive Session for a conference with the Town Attorney pursuant to C.R.S. § 24-6-402 (4)(e) for determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators and pursuant to C.R.S. § 24-6-402 (4)(b) to receive legal advice on specific legal questions both regarding the Crested Butte Center for the Arts.

**10:00 ADJOURNMENT**

Published in the *Crested Butte News*. Issue of July 18, 2025. #071803

—NOTICE OF PUBLIC HEARING—  
**CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW**  
**TOWN OF CRESTED BUTTE, COLORADO**  
**129 ELK AVENUE**

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on July 29, 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:  
 Consideration of the application of **129 Elk Ave, LLC A Delaware Limited Liability Company** for a variance to the general standards of the Floodplain Regulations (Sec. 16-11-310) to be located at 129

Elk Avenue, Tract A, Forest Queen Townhome Subdivision in the B1 zone.  
 Additional requirements:  
**- A variance to Section 16-11-310 Floodplain Regulations is requested.**  
 TOWN OF CRESTED BUTTE  
 By Kaitlyn Archambault, Planner I

Published in the *Crested Butte News*. Issues of July 18, & 25, 2025. #071806

—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](mailto: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, July 24, 2025, at 5:30 p.m. for the purpose of considering the following:  
*Design Review* for the application for **The Gunnison Bank & Trust, Commercial Building, Units 11, 12 & 13 Pioneer Plaza Townhomes, AKA 28 Gillaspay**. A complete set of plans can be viewed at the Crested Butte South P.O.A. Office, 61 Teo-

calli 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 July 10, 2025 to July 24, 2025. Comments may be submitted to the CB South Design Review Manager by email at [drcmanager@cb-south.net](mailto:drcmanager@cb-south.net), by mail or in person to the address listed above. Comments must be professional.

Published in the *Crested Butte News*. Issues of July 4, 11, & 18 2025. #070401

—LEGAL—

PLEASE TAKE NOTICE that a public hearing of the Crested Butte Town Council will be on the 18th day of August, 2025 at 7PM to consider a watershed permit application from Mount Emmons Mining Company for the construction of an open channel storm water diversion structure located on the Mount Emmons Mining Property, aka Keystone Mine, at 2131 County Rd 12, Crested Butte, CO 81224 in the Town Council Chambers, located at 507 Maroon Avenue, Crested Butte, CO and on Zoom.

The public may connect to the meeting via Zoom with the following address:

<https://us02web.zoom.us/j/87521367618>  
 Join via audio: +1 719 359 4580 US +1 669 444 9171 US +1 253 205 0468 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: 875 2136 7618  
 TOWN OF CRESTED BUTTE, COLORADO  
 /s/ Lynelle Stanford, Town Clerk

Published in the *Crested Butte News*. Issue of July 18, 2025. #071802

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

—NOTICE OF PUBLIC HEARING—  
**CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW**  
**TOWN OF CRESTED BUTTE, COLORADO**  
**219 GOTHIC AVENUE**

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on July 29, 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:

Consideration of the appeal of **Scott A. Truex, Lucille J. Beckman and Lisa A. D'Arrigo** of a staff decision regarding building code to disallow reuse of existing windows at the existing home located at 219 Gothic Avenue, Tract 1, Gothic Paradise Subdivision in the R1C zone.  
 Additional requirements:

**- An appeal of the Building Official's decision per Section 18-13-100 is requested.**  
 TOWN OF CRESTED BUTTE  
 By Kaitlyn Archambault, Planner I

Published in the *Crested Butte News*. Issues of July 18, & 25, 2025. #071805



—TOWN OF CRESTED BUTTE—  
**WILDFIRE READY ACTION PLAN PUBLIC MEETING**

Identifying Watershed Projects to protect source water for drinking water and values at risk. Four Watersheds including Coal Creek, Washington Gulch Slate River, Oh-be-Joyful Creek -Slate River and above Lake Irwin watersheds. Main area of concern is Coal Creek Watershed. **COME JOIN:** August 6th, 2025; 5-7pm, Council Room, Town Hall, Town of Crested Butte  
 For more information Go to Public Works/ Projects/ WRAP or [townof-crestedbutte.colorado.gov/wildfire-ready-action-plan](http://townof-crestedbutte.colorado.gov/wildfire-ready-action-plan)

Published in the *Crested Butte News*. Issues of July 4, 11, 18, & 25 2025. #070407

# Classifieds

[classifieds@crestedbuttenews.com](mailto:classifieds@crestedbuttenews.com) • 970.349.0500, ext. 105 • [www.crestedbuttenews.com](http://www.crestedbuttenews.com) • deadline tuesday at noon

**FOR RENT**

**DOWNTOWN DUPLEX** 3 bedroom, 1 Bath \$3,500. 4 Bedroom 2 Bath, \$4,500. Whole House \$8,000. Paid gas, electric, sewer, water and trash \$500. Walking distance to school. Lease for school year. Prefer furnished. Details at Zillow Rentals. (7/18/37).

**FOR RENT**

**2BR/2BA HOME IN PITCHFORK MT.** CB available August 15. \$4200/mo including all utilities. Fully furnished, washer & dryer, covered carport. Contact Harris 512-294-7473. (7/18/24).

**ROOMMATE WANTED, IN TOWN** long-term lease. Furnished, \$1,500 plus utilities. WD/Dishwasher, near school. No additional pets, sorry. Available August 1 or sooner. Call 970-275-8844. (7/18/25).

**FOR RENT**

**3BR/3BA "MID-TERM"** Brand new modern beautiful furnished energy efficient home in CB South with views forever! Available Nov 8 - Dec 20. Could possibly extend through Christmas. 30+ days minimum. Fast internet for remote work. Professional, mature with excellent references. Price dependent on timing/situation. 970-713-0977. [www.CrestedButteSouthVacation.com](http://www.CrestedButteSouthVacation.com). (7/18/47).

**RIVER FRONT:** Large 3BD/3BA, den, living room, kitchen/sitting area, garage, cul-de-sac, furnished, fishing access. No smoking. Txt 970-209-7058. (7/18/20).

**FOR RENT**

**TWO (KING) BEDROOMS,** One bathroom, beautifully furnished, light filled ground floor condo in downtown CB. Two blocks from everything. 2 Parking spaces, w/d, fully equipped kitchen and front porch. 30+ day rentals only. Currently available September \$4,000, November and December \$3,000, March 7 - May 2026 \$3,000. June - Aug 2026 \$ 5,000 a month. Email [lorbell107@gmail.com](mailto:lorbell107@gmail.com) for more details. (7/25/59).

**FOR RENT**

**RENTAL SPACE AVAILABLE:** versatile 1,600 sq ft heated shop with an office room and a bathroom with a shower, immediately available. \$1,700/month, ALL utilities included. Two 8 x 10 overhead doors for easy vehicle or equipment access. Located one block from Gunnison Airport. Call 970-209-6056 or email [marklucasconstruction@yahoo.com](mailto:marklucasconstruction@yahoo.com) for more info and pictures. (7/18/53).

**Disclaimer:**

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