



United States Department of the Interior



BUREAU OF LAND MANAGEMENT SOUTHWEST DISTRICT OFFICE

2465 South Townsend
Montrose, CO 81401

www.blm.gov/co/st/en/district_offices/southwest.html

In Reply Refer To:
2800 (COS000)
COC-66840

MAY 05 2014

Dear Interested Party,

The Bureau of Land Management (BLM), Southwest District Office, Colorado is seeking public input regarding a proposal by Tri-State Generation and Transmission Association (Tri-State) to upgrade an existing transmission line system across private, state, and federal lands in southwestern Colorado. Tri-State is proposing to upgrade and rebuild the existing Montrose-Nucla-Cahone transmission line from 115 kilovolts (kV) to 230 kV. (See Enclosure 1: Proposed Project Map.) The transmission line supports Tri-State's Western Slope members, including three electric associations. Proposed upgrades would improve the overall performance of the region's electrical grid.

The Tri-State Montrose-Nucla-Cahone Transmission Improvement Project (Project) area includes approximately 59 linear miles of public land in the BLM Uncompahgre and Tres Rios field offices and approximately 46 linear miles of public land in the Grand Mesa, Uncompahgre, and Gunnison (GMUG) and San Juan national forests. An additional 20 miles of line cross lands managed by the State of Colorado or private landowners. The BLM and the U.S. Forest Service (FS) have each determined that there is a need to analyze and respond to Tri-State's application in a timely manner and identify any permit conditions necessary for resource protection and public safety.

Tri-State has applied for a Right-of-Way (ROW) grant amendment to an existing BLM ROW grant. If approved, the transmission line would be rebuilt to 230 kV using primarily wooden H-frame structures and some self-supporting steel structures. The H-frame structures would be approximately 25 feet taller and 10 feet wider than the existing structures. Additionally, the 115-kV poles would be removed during the construction process.

Tri-State's rebuild proposal would make use of an existing 100-foot wide ROW to the greatest extent possible. The new 230-kV transmission line would require an additional 50 feet of ROW for a total of 150 feet. The rebuild would consist of the following components:

- A 230-kV transmission line from the existing Montrose Substation west of Montrose, Colorado to a new Nucla 230-kV Substation.
- A 230-kV transmission line from the new Nucla 230-kV Substation to the existing Cahone Substation near Dove Creek, Colorado.

- Double circuit structures between the new Nucla 230-kV Substation and the existing Nucla 115-kV Substation at the Nucla Power Plant. The double circuit would consist of the existing Sunshine-Nucla 115-kV line and the new 230-kV Nucla to Cahone transmission line.
- A new substation near the existing Nucla Substation and power plant, near Nucla, Colorado. The new substation would be called the Nucla 230-kV Substation.
- Expansion and equipment additions to the existing Montrose Substation (on Tri-State property) to accommodate the new 230-kV circuit.
- Expansion and equipment additions to the existing Cahone Substation (on Tri-State property) to accommodate the new 230-kV circuit.
- A possible deviation from the existing route of the transmission line at the crossing of the Dolores River Canyon.

If approved, Tri-State plans to construct the Project in two segments and time periods, beginning with construction of the Nucla Substation and Nucla to Cahone segment in 2017, followed by the Nucla to Montrose segment in 2018. In 2016, a network of existing access routes used to maintain the 115-kV transmission line would be improved upon as needed for use in constructing and maintaining the 230-kV transmission line. Additional spur routes might also be required.

As the designated Lead Federal Agency, the BLM Southwest District Office has determined that an Environmental Assessment (EA) is required before the agencies (BLM and FS) can render decisions on the proposed Project. The EA must comply with the National Environmental Policy Act (NEPA) of 1969 as amended, the Environmental Quality Improvement Act of 1970, and all other applicable laws, Executive Orders, regulations, and direction. Based on the NEPA analysis, the BLM will decide whether to 1) approve the requested ROW amendment, 2) not approve the ROW, or 3) approve the ROW with modifications.

The FS is serving as a Cooperating Agency for the proposed project, with primary responsibility to issue special use authorizations for ROWs on National Forest System Lands under the Federal Land Policy Management Act of 1976 as amended. Based on joint analysis, the FS will render a decision regarding whether to issue a special use permit for the construction, operation, and maintenance of the 230-kV line across lands administered by the FS in the GMUG and San Juan national forests. In addition, the FS will identify conditions to include in the Construction Stipulations and in the Operation and Maintenance plan. GMUG Forest Supervisor Scott G. Armentrout is the responsible official for the FS decision and for authorizing any permits associated with the project.

The BLM has also invited the Rural Utilities Service and a number of tribal, federal, state and local agencies to serve as cooperating agencies with the BLM on this project.

Opportunity to Comment

Comments received will be used to help the Interagency Interdisciplinary Team identify issues and refine the proposed action, develop measures to mitigate potential negative effects, and develop alternatives to the proposed action that meet the purpose and need and address key issues. Comment periods will be conducted jointly between the agencies, with the BLM serving as the lead agency. Each agency will be subject to its respective regulations for BLM appeals (43

CFR 3279) and FS pre-decisional objections (36 CFR 218 Subparts A and B). There will be two 30-day comment periods during this process (including the current period and a second period that will commence with the release of the preliminary EA). Submitting comments during either of these comment periods will establish standing for BLM appeals (43 CFR 3279) and FS objections (36 CFR Subpart B 218.24).

In order to meet the FS requirement for objection eligibility on “specific written comments” (36 CFR Subpart A 218.2), your comments must be 1) within the scope of the proposed action, 2) have a direct relationship to the proposed action, and 3) must include supporting reasons for the responsible official to consider. To establish standing for the FS 218 objection process, all specific written comments (36 CFR Subpart B 218.25) must be postmarked within 30 days from publication of the legal notice in the *Grand Junction Daily Sentinel* and *Durango Herald* or by close of business on June 4, 2014, whichever is later.

Your comments should include: 1) your name and postal address, 2) the project title (Tri-State MNC), and 3) your signature or other verification of identity upon request. Comments received from individual members of an organized group through a clearinghouse or group-generated mail will be considered as the views of the group (pursuant to 36 CFR Subpart B 218.25(a)(3)(v)).

Written comments should be submitted by June 4, 2014 to the BLM Southwest District, Attn: Tri-State Project, 2465 S. Townsend Ave., Montrose, CO 81401, by email to blm_co_tristatemnc@blm.gov, or by fax to (970) 240-5367.

Please be advised that your entire comment, including your personally identifiable information, may be made publicly available at any time. While you can request that your personally identifiable information be withheld from public review, we cannot guarantee that we will be able to do so.

For more information, go to the BLM Tri-State Project website at <http://blm.gov/dvld> or contact Gina Jones, BLM NEPA Coordinator by phone at (970) 882-6829 or by email to gmjones@blm.gov. Additional information about the USFS objection process can be obtained by contacting Liz Mauch by phone at (970) 240-5405 or by email to lmauch@fs.fed.us.

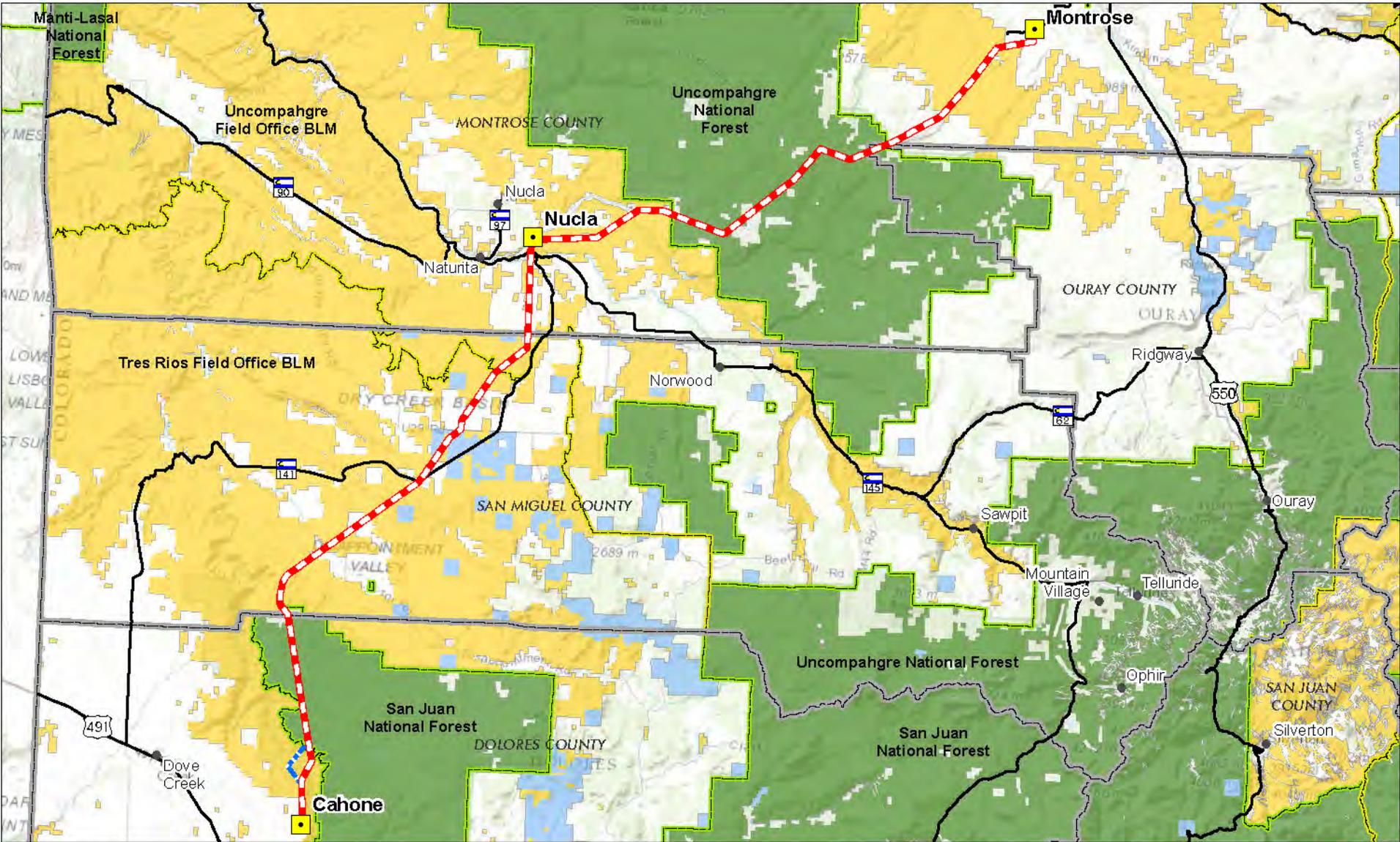
Sincerely,

A handwritten signature in black ink, appearing to read 'Lori Armstrong', with a stylized flourish at the end.

Lori Armstrong
District Manager, BLM Southwest District

Enclosure (1)
1. Project Map

Path: E:\3700 Projects\5791 Tr-Site\Montrose-Nucla-Cahone\Rebuild Project EA\Mapa\Public Scoping\5791_scoping.mxd



- | | | |
|---|------------------|--------------------------------|
| Existing Substation | Landowner | County Boundary |
| Existing Transmission Line/
Proposed Upgrade Route | BLM | BLM Resource Area Boundary |
| Alternate Transmission Line Route | Private | Forest Administrative Boundary |
| | State and Local | Highway |
| | USFS | Town/City |

**Montrose - Nucla - Cahone 230kV
Transmission Line Rebuild Project**



File: 5791_scoping.mxd (WH)
April 29, 2014



FREQUENTLY ASKED QUESTIONS

Tri-State Generation and Transmission Association, Inc.'s Montrose-Nucla-Cahone Transmission Improvement Project

BACKGROUND

What is the Montrose-Nucla-Cahone Transmission Improvement Project?

Tri-State Generation and Transmission Association, Inc. (Tri-State, proponent) is a wholesale electric power producer/supplier that serves 44 rural electric cooperatives and public power districts in Colorado, New Mexico, Wyoming and Nebraska. Tri-State's transmission system in southwestern Colorado relies on a number of 115-kilovolt (kV) circuits including the Montrose-Nucla-Cahone transmission line.

Why is Tri-State proposing this project?

Tri-State has submitted applications to the Bureau of Land Management (BLM) and the U.S. Forest Service (FS), (collectively referred to as the agencies), for authorizations to rebuild, operate and maintain the existing Montrose-Nucla-Cahone (MNC) 115-kV transmission line to a 230-kV transmission line. The proponent has identified a need to replace the existing MNC 115-kV transmission line for the following reasons:

- a. The line, constructed with wooden poles in 1958, has exceeded its expected lifespan of 50 years. The aging infrastructure has resulted in increasing maintenance and repair costs. Many of the poles have rot, woodpecker and insect damage, and cracks. Insulators are chipped/gun shot, and conductor wires are frayed and damaged from gun shots. Sections of the wire hang too low during high load times and require maintenance to meet North American Energy Reliability Council standards. Local crews are unable to keep up with accelerating maintenance needs on the aging infrastructure, and specialized maintenance crews and equipment are needed for conductor, hardware, insulator and shieldwire replacement.
- b. Energy loads are projected to increase. The existing system is incapable of serving cumulative loads exceeding a 35 megawatt addition. Studies of the performance, reliability and load serving capabilities of the line, and the overall performance of the electrical grid in southwestern Colorado result in the proponent's conclusion that rebuilding the MNC line to 230-kV would meet current and expected power needs in the region.

What work is being proposed?

If approved, the line would be rebuilt to 230-kV using primarily wooden H-frame structures; some self-supporting steel structures would be used. The H-frame structures would be approximately 25 feet taller and 10 feet wider than the existing poles. Tri-State proposes to use the existing 115-kV 100-foot right-of-way (ROW) for the rebuild to the greatest extent possible. The new 230-kV transmission line would require an additional 50 foot of ROW clearing for a total of 150 feet wide corridor. The rebuild would consist of the following components:

- A 230-kV transmission line from the existing Montrose Substation west of Montrose, Colorado to a new Nucla 230-kV Substation.
- A 230-kV transmission line from a new Nucla 230-kV Substation to the existing Cahone Substation near Dove Creek, Colorado.
- Double circuit structures between a new Nucla 230-kV Substation and the existing Nucla 115-kV Substation at the Nucla Power Plant. The double circuit would consist of the existing Sunshine-Nucla 115-kV line and the new 230-kV Nucla to Cahone section of the MNC transmission line.
- A new substation near the existing Nucla Substation and power plant, near Nucla, Colorado. The new substation would be called the Nucla 230-kV Substation.
- Expansion and equipment additions to the existing Montrose Substation (on Tri-State property) to accommodate the new 230-kV circuit.
- Expansion and equipment additions to the existing Cahone Substation (on Tri-State property) to accommodate the new 230-kV circuit.

- A possible deviation from the existing route to avoid canyon walls near the Cahone Substation.
- A possible deviation from the existing route of the transmission line at the crossing of the Dolores River Canyon.
- A possible deviation from the existing route of the transmission line in the Dry Creek Basin that may reduce impacts to Gunnison sage-grouse.
- Existing access routes that are used for maintenance of the project would be used, with any necessary modifications to accommodate construction vehicle widths/lengths, for construction of the new rebuilt transmission line.
- Pending final engineering design, additional spur routes could be needed for construction and long term operation/maintenance of the line, and tower locations could change due to the spans between towers increasing from the 115-kV tower spacing.
- Removal of the existing 115-kV towers during construction.

Where is the project located?

The transmission line originates at the Montrose Substation, southwest of Montrose, Colorado and terminates at the Cahone Substation, east of Dove Creek, Colorado. The transmission line is about 80 miles long with approximately 40 miles of additional roads outside of transmission line ROW. The transmission line is located in Dolores, San Miguel, Montrose and Ouray Counties, in Colorado. About 105 miles are located on Federal land (59.1 miles on BLM managed lands and 46.4 miles on FS managed lands). See the project maps on the BLM website (address below) for additional location information.

When does Tri-State want to start construction?

If approved, Tri-State plans to construct the Project in two segments and time periods, beginning with construction of the Nucla Substation and the Nucla to Cahone segment in 2017, followed by the Nucla to Montrose segment in 2018. In 2016, a network of existing access routes used to maintain the 115-kV transmission line would be improved upon as needed for use in constructing and maintaining the 230-kV transmission line.

What are the agencies' respective Purpose and Need?

As the designated Lead Federal Agency, the BLM Southwest District Office has determined that an Environmental Assessment (EA) is required before the agencies can render decisions on the proposed Project. The FS is a cooperating agency in the EA, and will issue a separate decision to authorize work on National Forest System lands. The EA must comply with the National Environmental Policy Act (NEPA) of 1969 as amended, the Environmental Quality Improvement Act of 1970, and all other applicable laws, Executive Orders, regulations, and direction. Based on the NEPA analysis, the agencies will decide whether to 1) approve the proposed Project, 2) not approve the Project, or 3) approve the Project with modifications and, if approved, under what terms and conditions.

The purpose of the agencies' joint analysis is to analyze and respond to Tri-State's applications in a timely manner, identifying any permit conditions necessary for resource protection and public safety. The agencies' purpose is tied to the following laws, Memorandum(s) of Understanding and Executive Orders:

- Title 5 of the Federal Land Policy and Management Act of 1976, as amended (FLPMA), (43 United States Code [U.S.C.] 1761) gives authority to both agencies to grant, issue or renew right-of-ways for electrical transmission lines.
- Westwide Energy Corridor (WVEC) MOU dated October 2009, created under authority of the Energy Policy Act of 2005, requires federal agencies including the Department of Energy, Department of Agriculture, and Department of the Interior, among others, to coordinate efforts in the siting and permitting process of electric transmission facilities on federal land.
- Section Two of Executive Order 13212: requires agencies to expedite their review of energy-related permits or take other actions as necessary to accelerate the completion of such projects,

while maintaining safety, public health, and environmental protections. Agencies shall take such actions to the extent permitted by law and regulation, and where appropriate.

The BLM's *need* for the proposed action is to respond to a request from Tri-State, as required under Title 5 of the Federal Land Policy and Management Act of 1976, (43 U.S.C. 1761), as amended (FLPMA), to gain access across public lands.

The FS is responding to a request for a new special use permit (SUP). The FS has primary responsibility to issue special use authorizations for ROW on National Forest System lands under the FLMPA. The FS proposes to authorize and subsequently issue a SUP with terms and conditions for the construction, maintenance, and operation of a 230-kV transmission line.

What are the Agency Decisions to be Made?

Both agencies will use the environmental analysis to make independent decisions related to the approval of the proposed Project submitted by Tri-State to construct, operate and maintain a transmission line through their respectively administered lands. The agencies propose to authorize and subsequently issue authorizations with terms and conditions for the construction, operation and maintenance of a 230-kV transmission line.

The BLM will decide whether to approve the ROW, not approve the ROW, approve the ROW with modifications, and if so, under what terms and conditions.

The FS will decide whether to approve the SUP, not approve the SUP, or approve the SUP with modifications, and if so, under what terms and conditions. The FS will also decide whether to issue a special use permit for the construction, operation and maintenance of the 230 kV line, what conditions to include in the Construction Stipulations, and what conditions to include in the Operation and Maintenance plan.

Will any other agencies be involved?

Council on Environmental Quality (CEQ) regulations allow that state agencies, local governments, and other Federal agencies to serve as cooperating agencies during the EA process if they have either jurisdiction by law or special expertise (40 CFR 1508.5). The BLM invited the Rural Utility Service, and a number of Tribal, federal, state, and local agencies who meet eligibility criteria, to serve as cooperating agencies. Currently, the FS is the only confirmed cooperating agency.

NATIONAL ENVIRONMENTAL POLICY ACT

How will the agencies evaluate the impacts to the existing environment and other uses such as recreation or hunting?

As the designated Lead Federal Agency, the BLM Southwest District Office has determined that an EA is required before the agencies (BLM and FS) can render decisions on the proposed Project. The EA must comply with the National Environmental Policy Act (NEPA) of 1969 as amended, the Environmental Quality Improvement Act of 1970, and all other applicable laws, Executive Orders, regulations, and direction. This EA will be used to evaluate alternatives and to make a determination of the need to prepare an Environmental Impact Statement (EIS) or a Finding of No Significant Impact (FONSI).

What is the National Environmental Policy Act?

The National Environmental Policy Act (NEPA) was passed by Congress in 1969 and signed into law on January 1, 1970. This legislation established a landmark national environmental policy which, among other things, encourages environmental protection and informed decision-making. It provides the means to carry out these goals by:

- Mandating that every Federal agency prepare a detailed statement of the effects of “major Federal actions significantly affecting the quality of the human environment.”

- Establishing the need for agencies to consider alternatives to those actions.
- Requiring the use of an interdisciplinary process in developing alternatives and analyzing environmental effects.
- Requiring that each agency consult with and obtain comments of any Federal agency which has jurisdiction by law or special expertise with respect to any environmental impact involved.
- Requiring that detailed statements and the comments and views of the appropriate Federal, State, tribal, and local agencies be made available to the public.

The NEPA process is intended to help public officials make decisions that are based on understanding of environmental consequences, and take actions that protect, restore, and enhance the environment (40 Code of Federal Regulations [CFR] 1500.1(c)).

What is an Environmental Assessment? What is the purpose of an EA?

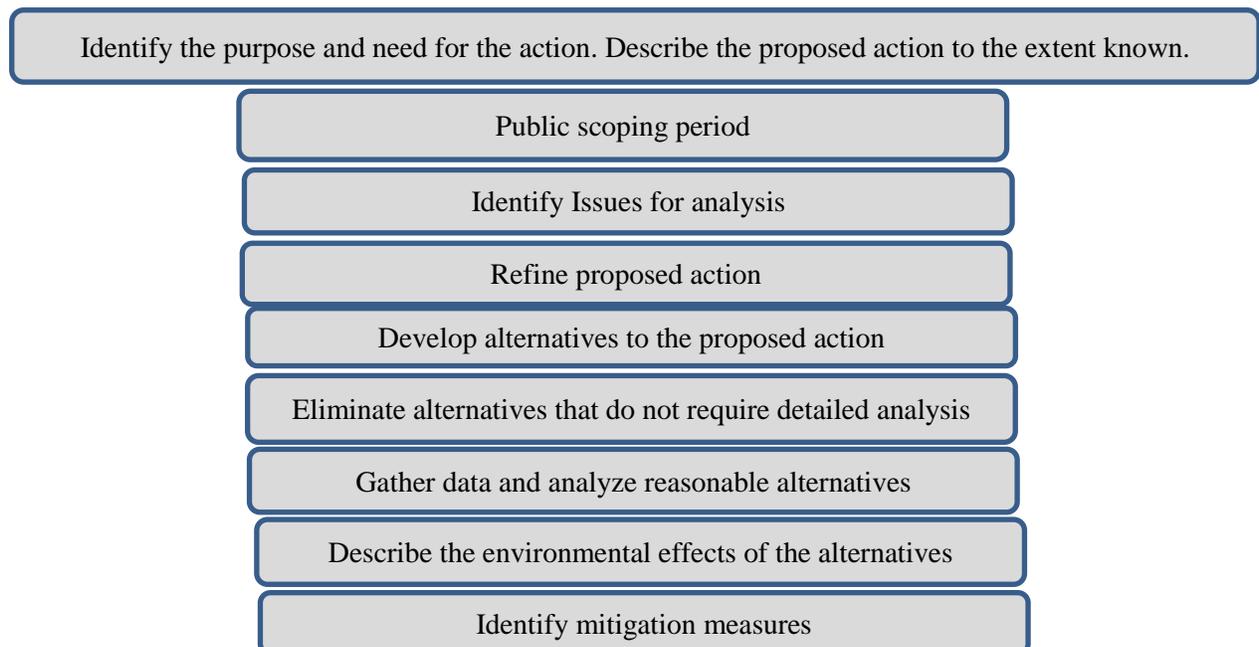
The agencies use various types of documents to meet NEPA requirements. Environmental analysis documents, which must be made available to the public, include EISs and EAs (40 CFR 1506.6(b)). If a proposed action will have a significant environmental impact, an agency must prepare an EIS (40 CFR 1502.1).

If it is unclear whether the action would have a significant effect, an agency may prepare an EA (40 CFR 1508.9(a)). The EA will analyze the potential effects of the proposed project on the existing environment including, but not limited to: wildlife, vegetation, cultural resources, existing land uses, recreation, roads/facilities, visual resources, livestock management, public safety, along with other issues that may be raised by the public. If the agencies determine, based on the analysis, that the proposed Project would result in significant impacts, an EIS would be prepared.

If the analysis in an EA shows the action would not have a significant effect, a FONSI documents that there is no need for an EIS (40 CFR 1508.13). The BLM’s decision will be documented in a Decision Record and the FS decision will be documented in a Decision Notice.

What is the process for preparing an EA?

The following flow chart outlines the general process for NEPA compliance. Public involvement may occur throughout this process. Keep in mind, NEPA is an iterative process and some steps may be revisited:



Make decision on proposed project

If approved, implement and monitor

The CEQ regulations require NEPA documents to be “concise, clear, and to the point” (40 CFR 1500.2(b), 1502.4). Analyses must “focus on significant environmental issues and alternatives” and be useful to the decision-maker and the public (40 CFR 1500.1). Discussions of impacts are to be proportionate to their significance (40 CFR 1502.2(b)). Similarly, the description of the affected environment is to be no longer than is necessary to understand the effects of the alternatives (40 CFR 1502.15). “Most important, NEPA documents must concentrate on the issues that are truly significant to the action in question, rather than amassing needless detail.” (40 CFR 1500.1).

PUBLIC INVOLVEMENT

What is scoping?

The BLM and FS jointly published a legal notice in the newspaper of record (Grand Junction Daily Sentinel and the Durango Herald) on May 5, 2014, notifying the public of the intent to prepare an EA. The EA is in the initial stage, called “public scoping” in which potential environmental issues, project modifications, alternative corridors, and mitigation to be evaluated in the Preliminary EA are identified. During the scoping period, the public is encouraged to provide comments and information on factors that should be considered in the EA.

Why should I comment on the proposed project?

Comments received will be used to help the Interagency Interdisciplinary Team identify issues and refine the proposed action, develop measures to mitigate potential negative effects, and develop alternatives to the proposed action that meet the agencies’ purpose and need and address key issues. Comment periods will be conducted jointly between the agencies, with the BLM serving as the Lead Federal Agency. Each agency will be subject to its respective regulations; for example, the BLM appeals (43 CFR 3279) process and the FS pre-decisional objections (36 CFR 218 Subparts A and B). Your comments will help shape the NEPA analysis and the analysis will serve as the foundation for the agencies’ decisions.

There will be two formal, 30-day comment periods during this process (including the current scoping period and a second period that will commence with the release of the preliminary EA). Submitting comments during either of these comment periods will establish standing for BLM appeals (43 CFR 3279) and FS objections (36 CFR Subpart B 218.24). See below for further information establishing standing.

How do I submit my comments?

Written comments may be submitted by mail, email or fax. Comments concerning this proposal should be submitted no later than June 4, 2014. Comments may be submitted in the following manner:

- By mail: Southwest District Office
ATTN: Tri-State Project
2465 South Townsend Avenue
Montrose, Colorado 81401
- By email: blm_co_tristatemnc@blm.gov
- By fax: 970-240-5367

Please note "Tri-State Montrose-Nucla-Cahone" in the subject line for all emails.

Will there be other opportunities are there for public involvement?

Yes. The public will have an opportunity to review and comment on the Preliminary EA, scheduled for release in early 2015.

How do I establish standing for the agency appeals processes?

Comment periods will be conducted jointly between the agencies with BLM serving as the Lead Federal Agency; however each agency will be subject to its respective regulations for BLM appeals and FS pre-decisional objections (36 CFR 218 Subparts A and B). There will be two 30-day comment periods during this process (this one and a second that will occur with the release of the Preliminary EA). Submitting comments during either of these comment periods will establish standing for BLM appeals and FS objections (36 CFR Subpart B 218.24).

Only those who submit timely comments will be accepted as appellants of the final BLM decisions. Individuals and organizations wishing to be eligible to appeal must meet the information requirements of 36 CFR 215.6 and/or BLM appeal and stay procedures as outlined in Form CO-1842-1.

In order to meet the FS's "specific written comments" (36 CFR Subpart A 218.2) requirement for objection eligibility, your comments must be 1) within the scope of the proposed action, 2) have a direct relationship to the proposed action, and 3) must include supporting reasons for the responsible official to consider. To establish standing for the FS 218 objection process, all specific, written comments (36 CFR Subpart B 218.25) must be submitted (postmarked) 30 days from publication of the legal notice in Grand Junction Daily Sentinel and the Durango Herald or close of business June 4, 2014 whichever is later.

Your comments should include: 1) your name and postal address, 2) title of the project (Tri-State Montrose-Nucla-Cahone), and 3) signature or other verification of identity upon request. Note to groups, comments received from individual group members through a clearinghouse or group-generated mail will be considered as the views of the group only (36 CFR Subpart B 218.25(a)(3)(v)).

Will my information be kept confidential?

Please be advised that your entire comment, including your personally identifiable information, may be made publicly available at any time. While you can request that your personally identifiable information be withheld from public review, we cannot guarantee that we will be able to do so.

NEXT STEPS & FURTHER INFORMATION**How can I get a copy of the EA when it comes out?**

The Preliminary EA will be posted on the BLM's website at <http://blm.gov/dvld>. You can also request a DVD of the EA by sending a request to any of the contact methods listed above. Paper copies will be available for viewing at local BLM and FS offices and at local libraries.

How can I stay informed of project status?

Legal notices announcing comment periods, including the 30-day scoping and preliminary EA periods, will be posted in the newspapers of record (Grand Junction Daily Sentinel and the Durango Herald) and on the BLM website at <http://blm.gov/dvld>.

The BLM's website: <http://blm.gov/dvld>, will be updated as new information is available. You may also submit a request to be added to the project mailing list (postal mail only) to be notified of future opportunities to be involved.

How can I get more information?

For more information, go to the BLM Tri-State Project website at <http://blm.gov/dvld> or contact Gina Jones, BLM NEPA Coordinator by phone at (970) 882-6829 or by email to gmjones@blm.gov.

Additional information about the FS objection process can be obtained by contacting Liz Mauch by phone at (970) 240-5405 or by email to lmauch@fs.fed.us.

Where else can I learn about the NEPA process?

The CEQ's Citizens Guide to NEPA is available

at: http://www.blm.gov/pgdata/etc/medialib/blm/nm/programs/planning/planning_docs.Par.53208.File.dat/A_Citizens_Guide_to_NEPA.pdf.

See also the CEQ's NEPA's 40 Most Asked Questions

at: http://www.blm.gov/wo/st/en/prog/planning/nepa/webguide/40_most_asked_questions/questions_11-19.html

**Apartments/
Furnished**

Furn. Studio, Animas View Dr., kitchenette, laun. fac. on site, small pet ok w/ add. dep., \$600/mo single, \$700 double, avail. 5-19, ACTION 382-0134

Midtown efficiencies available, starting at \$650 per month, with microwave and mini fridge. Call Triple H Leasing - 970-247-8448.

Furnished studio apt for rent. \$675/mo incl utils. Non-smoker. 5 mins outside Dgo. 970-769-4277.

Studio & 1BR at Four Winds. \$700 & \$800/mo all utils, cable TV, incl. Dep req'd. 970-317-0326

**Apartments/
Unfurnished**

2BD/1BA apt, No Pets, Coin Op-Laundromat on site. For more info call Keller Williams Realty 247-5924

Apts at PURG / DMR: 1BR \$575, 2BR \$675. Call 970-749-5544 leave msg

!!! PEACEFUL !!!
2BD 1BA Lightner Creek \$800/mo 970-759-4505

1BR w/ KITCHENETTE in guest house N valley, shared bath. \$595/mo incl utils + dep. 970-259-1128

STUDIO, in-town on trolley line. Students welcome. No pets. Utils inc \$750/m Avl now 970-946-7991

Loft apt for 1, close to hospital, gar, yard, \$675/mo + gas. \$700/dep. Refs nec. 970-385-4697

**Business &
Office Space**



Medical / Dental / Professional Office, 1800 East 3rd Ave, 806 sq. ft., turn-key ready for occupancy May 1, great parking next to new library, city park & river trail. call for brochure: 970-247-8140, 970-749-8373 or f_whitehurst@yahoo.com

965 MAIN Prime retail office. 1st floor 2400 sf and/or 2nd floor 2300 sf and /or basement storage approx. 2400 sf Total avail 7000 sf. recently refurbished w/ new arched windows, Metal etched ceilings, orig brick walls, orig wood floors; deck & more! Lease w/ option to purchase. Purchase price \$1.5M or sell each separately. 970 946-7773

25825 Hwy 160: Multiple office space avail 200 to 2500 sf w/ parking, across highway from Wal-Mart 970-946-7773. Starting @ \$300/mo all inclusive.

**Business &
Office Space**

MAIN MALL DOWNTOWN Vacant Street level space 2,600 sf., various 2nd floor offices, some w/ windows, off st. parking. Triple H Leasing 247-8448

Industrial Building for Lease. Combined offices/shop w/40' x 16' shop door on 3.6 ac. Fenced, large parking for equipment w/perimeter lighting power outlets, and loading ramp. Call 970-420-4253.

Newly remodeled restaurant location available on 14th and Main! Highest traffic corner in Southwest Colorado. Call (970) 259-0531 today!

Office space for rent \$425/mo utilities included. Approx. 290 sq.ft. / plenty of parking. Available now. Upstairs with own entrance. 730 S Camino Del Rio Call 970-247-1555.

Prof office suite in MM Mayer bldg, 679 E 2nd Ave. 2 large offices and all amenities. Approx 900 sf. Avail 6/1/14. 970-946-8951

Immed avail offices for lease, utils incl, centrally located to Dgo. For more info call Keller Williams Realty 247-5924

DURANGO OFFICE SUITES Downtown, weekly/monthly avail. Fiber, utils, mtg rms, roof deck included. 749-2327 or 946-5440

Basement retail/office at 10th & Main. 1400 sq.ft. w/ storefront on Main. Bath, kitchen, parking. \$1550/mo. Call 970-759-0487.

Downtown Office Space 442 - 457 sq. ft. Utilities incl., 755 E. 2nd. Ave., Eco friendly - Solar-Powered, CALL: 749-2682

Downtown office space 180 sq.ft. Call 970-403-6133

For rent: office space 1201 Main Ave Call 970-749-2747

OFFICE SPACE for rent. 1201 Main. 749-2747

Office space near Office Depot, 667 sf, \$700/mo including utilities. Call Bob 970-759-5379

Prof Office Space. Mult. units. 624sf - 3840sf. Starting @ \$468/mo. Free parking. 970-247-5724.

Office Suite in Bodo, 850 sq.ft. 3 offices, reception area, bath, kitchen. \$595/mo. 970-247-3739

Commercial Space available, various size suites, 1315 Main Ave. ACTION 382-0134

OFFICE Bodo Park, 900 sf, \$900/mo incl utils. 5 rooms, upper level. Call Bob 970-759-5379

Covered Downtown parking beneath Main Mall. Call Triple H Leasing @ (970) 247-8448

**Condos/Townhomes
Unfurnished**

1201 LOFTS PENTHOUSE fully furnished. 3bd 2.5ba Down Town. 2300sqft. Cherry wood floors as well as marble. Viking stainless appls. Outside deck space over 750 sqft with beautiful views. \$4000/mo. Pets? No students. AREM 247-8299

3 bd / 2.5 bth, 20310 Hwy 160 W., Brand New, wrap around porch, garage, lrg closets, w/d, storage, pets ok w/ add. dep., stdnts ok w/ ref., \$1850/mo + utils. Avail now. ACTION 382-0134.

3bd 2ba 2+ car heated gar, close to town in Skyridge \$2600/mo. No students or pets. Top of the line community w/ gorgeous views & close access to the hillcrest golf course. Avail 5/1. AREM 247-8299

1322 Florida Rd, 2BR 1BA, dw, w/d, balcony. 1 year lease. Available May 1. No pets/smokers/students. \$1000/mo. 731-4270.

3BR 2-1/4BA TH / SkyRidge, 3 levels, W/D, 2 car gar. Clean, sm yard, w/s/t incl. No stdnt/smkr/pets. \$1475/mo+dep. Avl 6/1. 259-5236

2 br/2 bth, Hwy 160 W., full kitch., w/d, strg, stdnts ok w/ ref., pets ok w/ add. dep., \$1125/mo + gas & elec., avail 6-1, Action 382-0134

1bd 1ba, w/d, newer unit. Great views on 3rd fl. Exercise room in complex \$925/mo. No pets. No students. AREM 247-8299

Studio N of town in Tamaron \$700/mo incl. util. No pets. Students okay. AREM 247-8299

2bd 1ba Park Place Condos \$1250/mo. No pet. Student OK. New Carpet. AREM 247-8299

3BR 2.5BA, 2 car gar, FP, garden, deck, all appls. No pets/stdnts/smkr. \$1700 +sec. 949-285-3177

2bd 2.5ba 2car Canyon Terrace w/private deck \$1450/mo. Pets? Students OK. AREM 247-8299

1BR 1BA avail 5/1 \$650 MTM tenant pays elec/gas. Call Kathy @ JCRE 970-946-5256

2bd 1 ba on CR 250. \$1350/mo. Pets? Students okay! Available Now. AREM 247-8299

Sunny New Loft Dwnn, views \$1300/mo. 1.5 ba, w/d, cvd pkg, strg, pet ok. 970 403 3152

Houses/Unfurnished

1400-sf 2BD 1 1/2BA, on shared remote 60 wooded ac. 360° views, 7.5 miles west of Ignacio. \$975 +util. No smokers. 4x4 recommended. Call 970.946-2077

In Bayfield 4BR 2BA, complete remodel. Quiet cul-de-sac. **No pets/smkr/students.** \$1500/mo 1st/last/sec. Min 1 year lease. 970-749-8302

CORTEZ-Avail soon 3BR 1.5BA 1car gar, fenced backyard on dead end st. Totally remodeled interior! \$1000/mo. Chris 970-903-4714, Cora 970-565-8408.

2bd 1 ba in Oxford \$900/mo. No students. Pets okay. AREM 247-8299

Houses/Unfurnished



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- 3 bedrooms, 2 baths
- 3.4 Acres / fenced
- Durango Rural
- Pick your colors & finishes
- Florida River Access

Call today for details. (970)903-7782 Keller Williams Realty



3BR 2BA in-town w/ mtn views, 1 car gar, close to Riverview Elem. Avail now thru Mar 2015. No pets/smkr/stdnts. \$1775/mo \$1775/dep. 619-804-4150

Studio Apt in a Triplex home in town. \$825/mo incl utils except Cable and Internet. No pets, students okay. AREM 247-8299

Mancos In-twn. Cute, quiet 2BR/1 BA on lrg. corner lot. W/D & shed. No smkr/dogs. 1 yr lease w/ 1st, last & sec. \$675/mo. 382-0692

4 bd 2 3/4 ba, lg finished basement, f/p, w/d, 2 car gar. A must see! In town \$2300. Sm dog ok. No students. AREM 247-8299

3BD/2BA/2car garage. New Construction in 3 Springs. For more info call Keller Williams Prop Mgmt 247-5924.

3br 1ba, w/d, fenced yard. No smk. 615 Sunnyside Dr, Dgo. \$1400/mo +ut+dep. 1yr lse. ribakel@yahoo.com for app. 970-946-4237.

AZTEC: 3/2, nice & clean, great yard. Only 30 mins to Dgo., 10 mins to Farmington. Pets? \$900/mo, 1 year lease. 970-749-8302

In town 3BR 1BA, new heat, w/d hkup. Clean, quiet employed only. No pet/smkr. Refs. Lse. 259-8117

4 bdrm / 3 bth, Highland Pl., w/d, grg, storage, yard, \$2300/mo + util., Avail 6-1, ACTION 382-0134

Available 6/1, 2-3BR 2BA in Hermosa. No pets. \$725/mo. Call 382-9310

Houses/Furnished

Strawbale 2BR 2BA on 50 acres 5 mi from Dgo. Passive solar, cherry built-ins. Available 5/1 for 14 months. No smokers/students. \$1600/mo + utils. 856-745-1941

**Mobile Home &
RV Spaces**

RV spaces for rent \$325 - 425/mo, some incl elec Call Melanie at 970-382-1011

ANIMAS PARK Singlewide space. RV accepted. \$450/mo. 247-1606

**Mobile Homes
for Rent**

3BR 2BA \$1100/mo & \$1000/mo, on the creek. Pets OK. Lightner Creek MHP. Section 8 welcome. Melanie 970-382-1011.

2BR 1.5BA Clean nice yrd. mobile home for rent \$850/mo. Call Melanie at 970-382-1011.

Sm 2BR furn. for 1 or 2, quiet, clean, W/D. Close to hosp, not in park. No pet/smkr. \$825. 749-8302

Rentals Wanted

Looking for 1,500 to 3,000 square feet for 1 or 2 adjoining studios to rent. Ability to install hardwood flooring and mirrors. Please contact 970-769-1703 or email: sinatra@frontier.net

Rooms for Rent

Young Christian fem, nice Riverview rim 3br hse in town w/ other fem. NS NP. 970-759-0551

2 rooms for rent by Elmore's Corner. Quiet. W/D. No pets. \$375/mo ea. Call 970-317-1310

**★ LEGALS
Private Legals**

161621 NOTICE TO CREDITORS

Estate of Clayton Todd Patton (a/k/a Clay Patton), Deceased Case Number 2014 PR 30051

All persons having claims against the above-named estate are required to present them to the Personal Representative or to District Court of La Plata County, Colorado on or before August 28, 2014, or the claims may be forever barred.

Jesse A. Bopp, Esq. PO Box 2002 Durango, CO 81302

Published in the Durango Herald on April 28, May 5 and 12, 2014.

162617 UPPER PINE RIVER FIRE PROTECTION DISTRICT Request for Proposal for Attorney Services

Upper Pine River Fire Protection District (hereinafter the District) is requesting proposals from qualified individuals and firms to provide the District with general Attorney services. The Districts Mission is to provide exceptional service through response and

Private Legals

mitigation of all risk/hazards in the Upper Pine River Valley and Region.

The Attorney should be an Attorney in good standing and admitted to practice in the State of Colorado. The Attorney shall act as legal counsel for the District and shall advise the Chief, the Administration, the Board and other such District Officials in matters relating to their official powers or duties as it may relate to the District and the Districts requirements and performance. Proposals must be received in the office of the District Administration or via email no later than 5:00 p.m., by May 16, 2014. Facsimile transmissions will not be accepted. The District reserves the right to accept or reject any or all proposals, to waive any informalities or irregularities in any proposal and to select the proposal which, in the District's sole judgment, best meet the specific requirements. Such services shall include working closely with the Chief and the Board on all legal issues. Reviewing and /or draft contracts, agreements or other legal documents. Draft, review or revise the Fire Chief contract and review annually personnel manual and Board bylaws. The attorney must attend regular Board meetings, Executive session or special meetings as needed or requested. Proposal must include a cover letter identifying the Attorney or the firm, experience and qualifications, a description of the Attorney's knowledge of statutes governing special districts, local authorities and local governments, proof of professional liability coverage, disclosure of any pending or former claims against the Attorney or firm, or any disciplinary proceedings initiated against the Attorney or the firm. Please include a description of the Attorney or the firm's proposal for compensation for services rendered, identifying hourly rates and flat rates for the Attorney, the firm and all other personnel who may be assigned to assist in such services rendered, any possible conflicts of interest, along with a list of references for which similar services are or have been provided. Any other legal qualifications and experience that the Attorney or the firm considers to be particularly significant, or may be otherwise relevant to the District's consideration of this Request for Proposals.

Proposals must be addressed to Upper Pine River Fire Protection District, Attn: Chief Evans, 515 Sower Dr., Bayfield, CO. 81122, bevans@upperpinefpd.org

Published in the Durango Herald on May 5 to 9, 2014.

Public Legals

162597 OPPORTUNITY TO COMMENT- SCOPING **Tri-State Montrose-Nuclacahone Transmission Improvement Project** Southwest District Office, BLM Grand Mesa Uncompahgre Gunnison National Forest San Juan National Forest

WAIT-A-MINUTE WEATHER

Show Time: 9:00am, Daily

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Take a Rain (snow, sun, wind) check with Wait-a-Minute Weather.

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video for your local life

Public Legals

The BLM as Lead Agency and the USFS as a Cooperating Agency are seeking comments regarding a proposal by Tri-State Generation and Transmission Association (Tri-State) for upgrades to an existing transmission line crossing private, state and federal lands. The Montrose-Nucla-Cahone transmission line and 3 substations would be upgraded from the existing 115 kV to 230 kV. The existing wooden H-pole towers would be replaced with taller and wider wooden H-pole towers. The new line would follow the existing route, however the ROW width would expand from 100' to 150'. Existing access roads, and some new access roads will be used for construction, operation and maintenance of the line. The scoping letter, map and other information is available at <http://blm.gov/dv/d/>, or by calling the BLM SW District NEPA Coordinator at 970-882-6829.

An environmental analysis (EA) will be developed jointly. Each agency will render decisions based on the EA, and issue separate authorizations for construction, operation and maintenance of the line. The Responsible Officials for this project are Lori Armstrong, BLM District Manager and Scott Armentrout, Grand Mesa, Uncompahgre and Gunnison Forest Supervisor.

Comments will help the BLM/FS team of resource specialists identify significant issues, refine the proposed action, develop measures to mitigate potential negative effects, and develop alternatives to the proposed action. Comments received during this scoping comment period will also be used to accommodate the USFS pre-decisional objection process pursuant to 36 CFR 218, Subparts A and B. In order to establish eligibility to object under the FS 218 objection regulations, specific, written comments regarding the proposal must be submitted during this or any other designated public comment period. Comments should include: 1) your name and postal address, 2) project title (Tri-State MNC), and 3) signature or other verification of identity upon request (36 CFR 218.25(a)(3)). Electronically mailed objections must be submitted in an email message, plain text (.txt), Word (.doc or .docx), Portable Document Format (.pdf), or Rich Text Format (.rtf) file formats. This opportunity to comment ends 30 days following the date of publication of this legal notice. This scoping comment period begins today, May 5th and ends on June 4th.

Please be specific in describing your concerns, recommendations, or how the proposal may affect you. Written comments and questions should be sent to: BLM Southwest District, Attn: Tri-State Project, 2465 S. Townsend Ave., Montrose, CO 81401, by email to blm_co_tristatemnc@blm.

notices

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If you have **FOUND** an animal or item, you may place a 7 day, 25 word Daily Sentinel Classified ad for Free. Just call 242-1313

Don't want it? Sell it! Call 242-1313 today.

Found Male Neutered Hound Dog Mix. Found 5/2 at 9:00am 30 & D Road. No collar or tags 45-55lbs. Nikki: 970-623-4205.

lost

\$500 reward per dog...Two dogs lost on Reeder Mesa near Lands end Rd. One male neutered Rottweiler wearing peace sign collar and one male tri colored male Aussie mix wearing green collar. PLEASE call with any information 970-234-8667. Reward for safe return.

LOST: Ful brand Backpack in downtown area. Backpack not important, but contents are. REWARD. Call 970-201-2147.

LOST PRESCRIPTION GLASSES. Lost Prescription eyeglasses, black frames, Gucci Brand in soft case. Please call, Chrissy 970-379-0486 thank you

notices

ATTENTION ADVERTISERS
Please check your advertisement on the first date of publication for any corrections that need to be made. Refunds or billing adjustments for corrections will NOT be made after the first date of publication.

personals

Mia's Massage Service
Call 970-234-2274

legal notices

County Court, Mesa County, Colorado
Case Number: 14C468
PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

PUBLIC NOTICE is given that on April 17, 2014, that a Petition for a Change of Name of a Minor Child has been filed with the Mesa County Court. The Petition requests that the name of the Bella Marie Young be changed to Adorabella Marie Young.

Charlene Benton, Clerk of Court (SEAL)
By: /s/ Velvet Johnson Deputy Clerk
Published: May 1, 5, 8, 2014.

Cars, cars, cars!
GJWheels.com

legal notices

NOTICE OF MESA COUNTY ADMINISTRATIVE REVIEW PROCESS
The following projects have been submitted for administrative review. To be considered all comments must be submitted in writing and received by the project planner at Mesa County Department of Public Works, Planning Division at P.O. Box 20,000, Grand Junction, CO 81502-5001 on or before May 26, 2014.

2014-0063 BALL PROPERTY LINE ADJUSTMENT RE-PLAT
Property Owner(s): Bonnie J. Ball
Location: 686 38 3/8 Rd, Pallisade, CO
Parcel #: 2941-022-00-019, 2941-022-00-018
Zoning: AFT
Planner: Randy Price, 244-1759, randy.price@mesacounty.us
Request: To adjust property lines between two lots to create a 1-acre lot (Lot 1), and a 72-acre lot (Lot 2). No additional lots or parcels will be created with this application.
Published: May 5, 2014.

NOTICE OF PUBLIC HEARINGS BEFORE THE MESA COUNTY PLANNING COMMISSION & THE MESA COUNTY BOARD OF COMMISSIONERS

The following Land Use items are scheduled for consideration. All hearings are held in the Mesa County Courthouse, Public Hearing Room, 544 Rood Avenue, 2nd Floor, Grand Junction. Please use the 6th Street entrance. The Mesa County Planning Commission meets at 6:00 p.m. The Board of County Commissioners Land Use Hearings begin at 9:00 a.m.
2014-0058 RZ SAGEWOOD ESTATES REZONE
Property Owner: EDKA Land Company, LLC
Representative: Ed Lenhart
Location: 3271 1/2 F 3/10 Road, Clifton (F 3/10 Road and Holland Street)
Parcel #: 2943-024-00-125
Zoning: RSF-4 & RIMF-9
Planner: Christie Barton, 255-7191, christie.barton@mesacounty.us
Request: To rezone a portion of the property zoned RSF-4 to RIMF-9 so the property will be one zoning district.
Legal Description: All that part of the East 3/8 of the SW 1/4 SE 1/4 of Section 2, Township 1 South, Range 1 East of the Ute Meridian, lying North of the canal of the Pallisade Irrigation District, AND The East 50 feet of the following described property: Beginning at a point North 235.6 feet and South 89'02" East 444.8 feet to the Southwest Corner of the SE 1/4 NW 1/4 SE 1/4, Section 2, Township 1 South, Range 1 East, Ute Meridian, thence South 89'02" East 100 feet, thence South 00'50" East 226.4 feet, thence West 100 feet, thence North 00'50" West 228 feet to the point of beginning, All in County of Mesa, State of Colorado.
Mesa County Planning Commission Hearing: 5-22-14
Board of County Commissioners Hearing: 6-10-14
Published: May 5, 2014.

legal notices

NOTICE TO CREDITORS
Estate of James B. McDonald a/k/a James Bernard McDonald
Case Number 2014PR76

All person having claims against the above-named estate are required to present them to the personal representative or to the District Court of Mesa County, Colorado on or before August 17, 2014 or the claim may be forever barred.
Zelma C. McDonald Personal Representative c/o Brent A. Carlson Young & Hockensmith, P.C. Attorney for the Estate of James B. McDonald, 743 Horizon Court, Suite 200 Grand Junction, CO 81506 970-242-2645.
Published: April 28, May 5, 12, 2014.

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OPPORTUNITY TO COMMENT-SCOPING
Tri-State Montrose-Nucla-Cahone Transmission Improvement Project
Southwest District Office, BLM Grand Mesa Uncompahgre Gunnison National Forest
San Juan National Forest
The BLM as Lead Agency and the USFS as a Cooperating Agency are seeking comments regarding a proposal by Tri-State Generation and Transmission Association (Tri-State) for upgrades to an existing transmission line crossing private, state and federal lands. The Montrose-Nucla-Cahone transmission line and 3 substations would be upgraded from the existing 115 kV to 230 kV. The existing wooden H-pole towers would be replaced with taller and wider wood-on-H-pole towers. The new line would follow the existing route, however the ROW width would expand from 100 to 150'. Existing access roads, and some new access roads will be used for construction, operation and maintenance of the line. The scoping letter, map and other information is available at <http://blm.gov/dwd>, or by calling the BLM SW District NEPA Coordinator at 970-882-6829.

An environmental analysis (EA) will be developed jointly. Each agency will render decisions based on the EA, and issue separate authorizations for construction, operation and maintenance of the line. The Responsible Officials for this project are Lori Armstrong, BLM District Manager and Scott Armentrout, Grand Mesa, Uncompahgre and Gunnison Forest Supervisor.
Comments will help the BLM/USFS team of resource specialists identify significant issues, refine the proposed action, develop measures to mitigate

potential negative effects, and develop alternatives to the proposed action. Comments received during this scoping comment period will also be used to accommodate the USFS pre-decisional objection process pursuant to 36 CFR 218, Subparts A and B. In order to establish eligibility to object under the FS 218 objection regulations, specific, written comments regarding the proposal must be submitted during this or any other designated public comment period. Comments should include: 1) your name and postal address, 2) project title (Tri-State MNC), and 3) signature or other verification of identity upon request (36 CFR 218.25(a)(3)). Electronically mailed objections must be submitted in an email message, plain text (.txt), Word (.doc or .docx), Portable Document Format (.pdf), or Rich Text Format (.rtf) file formats. This opportunity to comment ends 30 days following the date of publication of this legal notice. This scoping comment period begins today, May 5th and ends on June 4th. Please be specific in describing your concerns, recommendations, or how the proposal may affect you. Written comments and questions should be sent to: BLM Southwest District, Attn: Tri-State Project, 2465 S. Townsend Ave., Montrose, CO 81401, by email to blm_co_tristatetnc@blm.gov, or by fax to (970)-240-5367. Comments may also be hand delivered to: BLM Southwest District between the hours of 8:00am and 4:30pm (Mountain Time) Monday through Friday excluding holidays.
Published: May 5, 2014.

NOTICE TO CREDITORS
Estate of Faira Marie Sens, Deceased
Case No. 13PR30130

All persons having claims against the above-named estate are required to present them to the undersigned or to the District Court of Mesa County, Colorado on or before August 21, 2014, or said claims may be forever barred.
Attorney Trace Tyler, Personal Representative
19960 Laigo Lane
Parker, CO 80138
Published: April 21, 28, May 5, 2014.

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SUDOKU

		5		7	2		
	9						
			4	6			8
2	9					7	4
	8	6					9
4				8	1		
		7	5			6	4
				3	4	5	1

Level: Beginner

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Sudoku puzzles are formatted as a 9x9 grid, broken down into nine 3x3 boxes. To solve a sudoku, the numbers 1 through 9 must fill each row, column and box. Each number can appear only once in each row, column and box. You can figure out the order in which the numbers will appear by using the numeric clues already provided in the boxes. The more numbers you name, the easier it gets to solve the puzzle!

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4	8	5	3	9	7	2	6	1
7	9	6	2	8	1	4	3	5
2	3	1	4	6	5	7	9	8
6	2	9	1	5	3	8	7	4
1	7	8	6	4	2	3	5	9
5	4	3	9	7	8	1	2	6
3	5	4	7	1	6	9	8	2
8	1	7	5	2	9	6	4	3
9	6	2	8	3	4	5	1	7

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9759 48 Road
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*Stunning Grand Mesa and Plateau Valley Views
*2.9 acres - irrigated
*1428 sq.ft.
*3 bedrooms, 1 bath
*Open floor plan with vaulted ceilings
\$280,000
Kelley Burford 260-6194
RE/MAX 4000

fruita

163 S Ash St
3 bedrooms, 2 baths, 2 car garage, 1,476 sq. ft. Vaulted ceilings, stainless appliances, central air.
\$194,900
Paula Scanlon 261-9099
Bray Real Estate

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3 Bedrooms, 2 Baths, 1,564 sq.ft., irrigation water, room for toys!
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FSBO PRIME NORTH AREA RANCH STYLE HOME
677 Tahoe Circle
Pride in ownership shows in this home!!! 4 bedrooms, 2.5 baths, oversize 3 car garage, 2625 sq. ft. Large master suite with 5 piece master bath. Formal dining + breakfast nook. Large kitchen with cherry cabinets & stainless steel appliances that opens into great room. Solid Oak floors & upgraded sculpted carpet throughout. Gas fire place. Living - Game room with pool table. Maintenance free zero-scape front yard. Mature landscaped back yard. Open covered back patio. Oversize shed with roll-up door. Surround sound, wired for security. R.V. parking, 2X6 stem wall construction with crawl space. 2 system 2 zone heating & cooling system.
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2513 Van Buren Avenue
3 bedrooms, 2 baths, 3 car garage, 1,550 sq.ft. Open concept with split bedrooms. \$240,000
Linda Gilmore 201-4313
Bray Real Estate

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north

2703 Malibu Drive
4 bedrooms, 3 baths, 2 car garage, 2,117 sq. ft. Large corner lot, beautifully remodeled.
\$249,900
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2716 E. Yucatan Court
*1749 sq.ft. home in Paradise Hills
*3 bedrooms, 1 3/4 baths, 2 car garage
*RV parking, landscaped, fenced
*Formal dining, fireplace, gazebo
\$224,900
Vicki Chandler 270-3640
RE/MAX 4000

2438 I Road
3 bedroom, 4 baths, 3,026 sq.ft., 6+ acres of pasture, complete horse set up.
\$949,900
Amy Rogers 773-0586
Bray Real Estate

3001 N. 12TH Street #2
2 Bedrooms + office, 2 Baths, 1,624 sq.ft., maintenance free living, perfect lock n' leave.
\$154,900
Barb Hecht 201-3994
Bray Real Estate

3274 Woodgate Dr
5 bedrooms, 5 baths, 4,909 sq. ft.
Priced below market!
\$525,900
Amy Rogers 773-0586
Bray Real Estate

northeast

2938 Brand Court
3 Bedrooms, 2 baths, 1,419 sq.ft., new flooring through out, lots of storage.
\$169,900
Amy Rogers 773-0586
Bray Real Estate

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546 Grand Valley Dr
3 bedrooms, 3 baths, 1,480 sq. ft. Many upgrades, all appliances stay.
\$329,000
Carol Gerber 234-2037
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630 1/2 Maurine Lane
4 bedrooms plus bonus, 3 baths, 2,722 sq. ft. Better than new, many upgrades throughout.
\$250,000
Martha Newman 260-8747
Bray Real Estate

orchard mesa

2872 Pinehurst Lane
Large backyard with privacy fencing, 3 bedroom, 2 bath, 1,843 sq.ft. Living room, family room with fireplace.
\$255,500
Hampton, Huckaby, Walz 314-5188
Bray Real Estate

palisade

3577 G 7/10 Road
*3 bedrooms, 3 baths, 3 car garage
*Detached 20X20 shop
*1.8 acres irrigated -horses okay
*Updated kitchen and baths
*Fabulous views and move in condition
*1,800 sq.ft. + 300 sq.ft. 3 season sun room
\$329,000
Rochelle Basinger 640-1329
RE/MAX 4000

redlands

2201 Renaissance Blvd
*Gorgeous/pride of ownership!
*Relax and enjoy the covered patio-views.
*Walking, biking, hiking trails
*Mature corner lot, large shed, RV parking
*14 month home warranty
\$274,900
Carol Francil 261-0640
RE/MAX 4000

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2204 Outcrop Court
*Canyon Rim subdivision
*Great room with high ceilings and wet bar
*Split bedroom design, 4 bedrooms, 4 baths
*Master suite features a double sided fireplace, 5 piece bath and walk-in closet
*Over sized 3 car side entry garage
\$458,000
Kelley Burford 260-6194
RE/MAX 4000

redlands

341 Quail Drive
*Nestled at the base of the monument
*2470 sq.ft., 3 bedrooms, 2 baths
*2 car over sized garage and RV carport
*Open floor plan, vaulted ceiling, FF
*Stamped concrete patio and pergola
*Incredible East and West views \$442,000
Vicki Chandler 270-3640
RE/MAX 4000

southeast

461 Chatfield Drive
3 Bedrooms, 2 Baths, 1,580 sq.ft., solar system provides plenty of power.
\$224,000
Jason Holm 201-0286
Bray Real Estate

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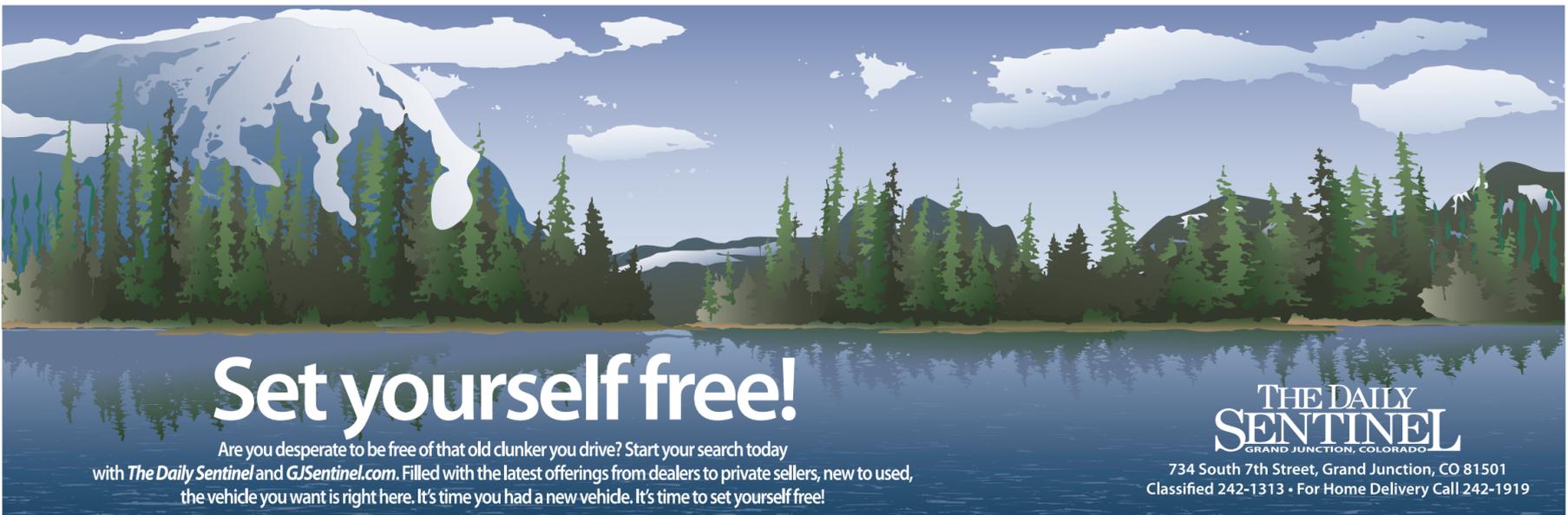
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tuesday
wednesday
thursday
friday
saturday
sunday
groundhog day
valentine's day
president's day
st. patrick's day
mother's day
armed forces' day
memorial day
flag day
father's day
independence day
labor day
patriot's day
columbus day
election day
veteran's day
thanksgiving day
christmas day
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bad days

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