

LIBRARY LOFTS PROJECT OVERVIEW/CONDITIONAL USE REQUEST

The subject property is the former Summit County Library site situated at the northwest corner of Madison Avenue and Mount Royal Drive; it is currently zoned Mixed Use and falls within the Main Street Overlay District. The property to the north is Peak One Schools which is also zoned Mixed Use and falls within the Main Street Overlay District. The south borders unincorporated Summit County, which is predominately single family and duplex residential units. The property to the east is The Spruce Point Townhomes which is a residential PUD with underlying Central Core zoning and falls within the Galena-Granite Overlay District. The property to the west is the Royal Glen Townhomes which is zoned Mixed Use however it is a solely residential and contains no commercial/retail...it too falls within the Main Street Overlay District.

The proposed use: RESIDENTIAL – addresses and meets the following six conditions:

- 1. That the proposed use in its location is necessary or desirable to provide a service or facility that will contribute to the general welfare of the community.**

Given the proposed Library Lofts development is bordered on three contiguous sides by solely residential developments, with the exception of Peak One School to the north, the proposed conditional use request for residential is consistent and compatible with its residential neighbors and as such does not adversely change the complexion or intent of the masterplan or the integrity/fabric of the neighborhood.

- 2. That such use will neither, under circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons not injurious to property or improvements in the community.**

As stated in the response to Number 1 above, the proposed request will in no way be detrimental to the health, safety and general welfare of the persons or property, nor will this use have any negative impact on any surrounding functions within the Community. In addition, per the findings of the traffic study, the proposed “exclusive” residential use will in fact reduce traffic which will be an attribute to the adjacent residential development.

- 3. That the proposed use will comply with the regulations and conditions specified in the Town Code for such use.**

The proposal use will comply and fall within all conditions and regulations for this use per the Town Code.

- 4/5. That the proposed use conforms to the Community Master Plan for the Town of Frisco, and; that the proposed use furthers the architectural qualities and the character of the Community.**

In light of the proposed developments context within a predominantly residential environment it will enhance not diminish the peaceful enjoyment of the neighborhood by both reducing traffic and providing a compatible occupancy that is aesthetically congruent and consistent with the Main Street Overlay District's Goals and Objectives, which will in turn serve to expand and enrich the Main Street Corridor.

6. That the proposed use is compatible in function and design with surrounding land uses.

Although the elimination of retail/office may seem to diminish the retail tax base, the addition of residents to the Central Core/Main Street District actually serves to enhance the economic sustainability of the existing businesses via the economic stimulation and vitality these new families/residents will bring to the commerce of Main Street as well as Summit Boulevard. The proposed modified development plan will incorporate an affordable housing unit which is in acute need within the Community. In the end, people not buildings create economic sustainability; therefore affording the opportunity to bring to fruition fresh new dwellings, will serve to maintain and enhance economic growth which in turn will increase the vitality and vibrancy of the Community.

DESIGN NARRATIVE

Subsequent to the Conditional Use Agreement granted in July of 2017, we discovered that the existing building had significant structural and assembly deficiencies that will necessitate its removal. Although this revelation initially appeared to be a setback it presented opportunities which have greatly enhanced the project. These are as follows:

- 1) Reduction in impervious area resulting in an increase in open space and landscaping.
- 2) Enhanced view corridors between the building both from within the project as well as from the streetscape.
- 3) Overall reduction in the massing and scale which resulted in greater articulation of the exterior envelope.
- 4) Opportunity to incorporate an affordable housing component.
- 5) Greater setback from both the East and West property line.

Aesthetically, the buildings will essentially remain the same with the exception of the stair/elevator element which will have a transparent and luminous quality constructed of glass block set within and heavy timber framework. The base of the building will consist of masonry battered walls which will be articulated to visually integrate building and site.

Each building will have individual 2-car garages with tandem parking which will afford additional guest parking at the front of the garage which is one of the objectives of the Tandem Parking provisions. In addition, each garage will have extensive storage and will be wide enough that each interior parking space could conceivably be utilized for handicap parking.

The overall height of the building will be slightly reduced due to the elimination of the existing structure which also allowed for each building to be stepped to follow the topography of the site as it slopes slightly from west to east. The exterior finish materials will remain the same as those previously approved.

Although it was our intent to retain and repurpose the existing building the net result of removing the structure has actually enhanced the overall quality of the architectural composition of the project plus it has afforded us the opportunity to the incorporation of an affordable housing unit which is acutely needed in the Community.



August 3, 2018

Todd Crowe
Crowe Architects
12700 Willow Lane
Lakewood, CO 80215

Reference: The Library Lofts Traffic and Parking Review
FHU Reference No. 117211-01

Dear Mr. Crowe:

As discussed over the phone, the number of bedrooms for your residential development has increased by one to 15. The change in one bedroom per our trip generation rates would result in less than 6 vehicle trips per day and less than one vehicle-trips during the peak hour. This is not a substantial increase in traffic.

With regards to parking there are 16 on-site parking spaces with 15 designated for residents. There are also 6 off-site street parking spaces available for visitor use. The 15 on-site parking spaces designated for residents are sufficient to accommodate the one bedroom increase.

In summary, the change in the number of bedrooms does not change the analyses or the findings from traffic and parking review FHU prepared in May of 2017. If you have any questions, then feel free to contact me at 303-721-1440.

Sincerely,

FELSBURG HOLT & ULLEVIG

A handwritten signature in dark ink that reads "Todd Frisbie". The signature is written in a cursive, flowing style.

Todd S. Frisbie, PE, PTOE
Associate

Crowe
Architects
AIA PC

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8/6/2018 8:28:06 AM

Town Review

08.03.2018

Revisions	Date	No.
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Project

THE LIBRARY LOFTS

90 MADISON AVENUE
FRISCO, COLORADO

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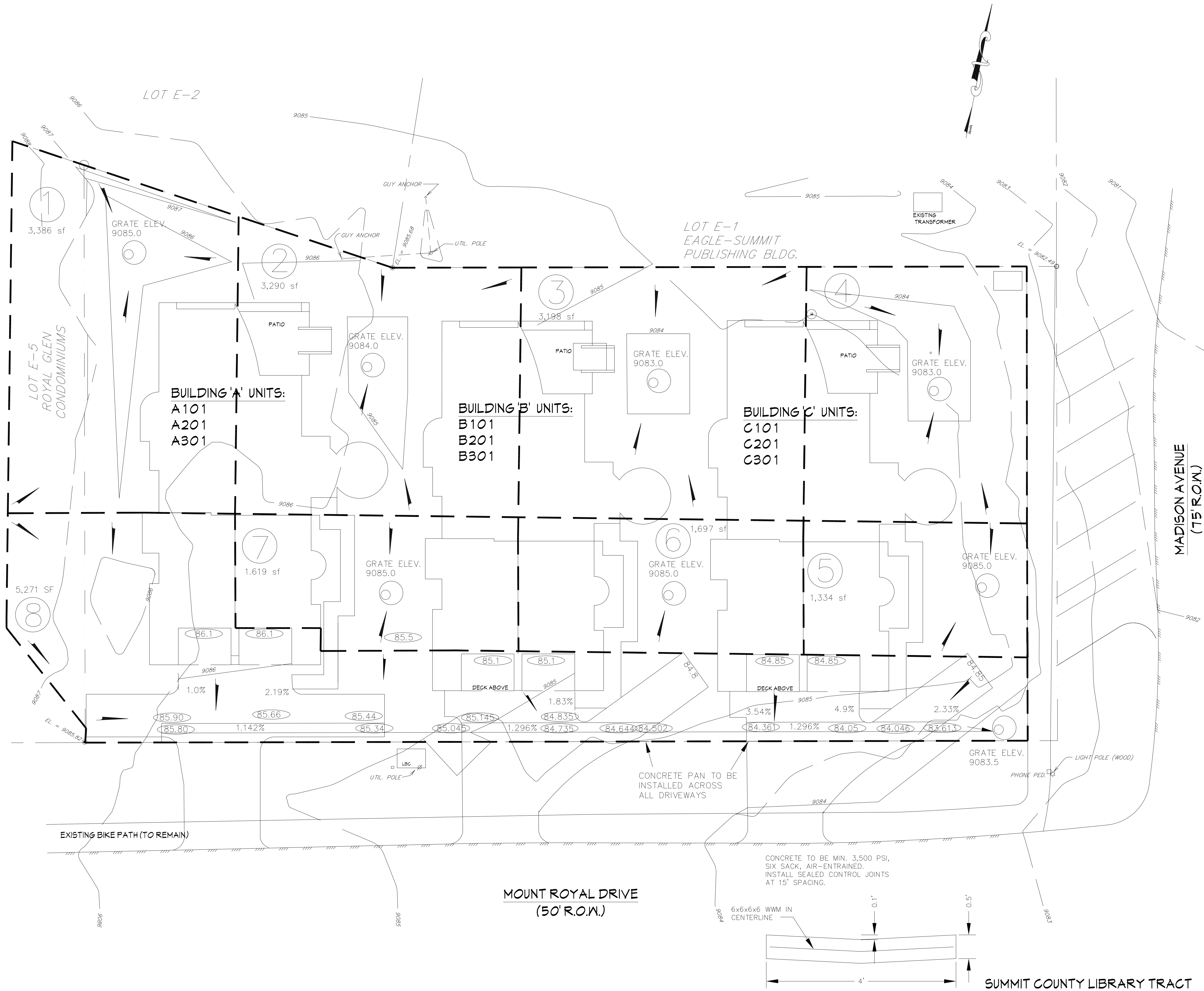
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PROJECT
IMAGING

Sheet Number:

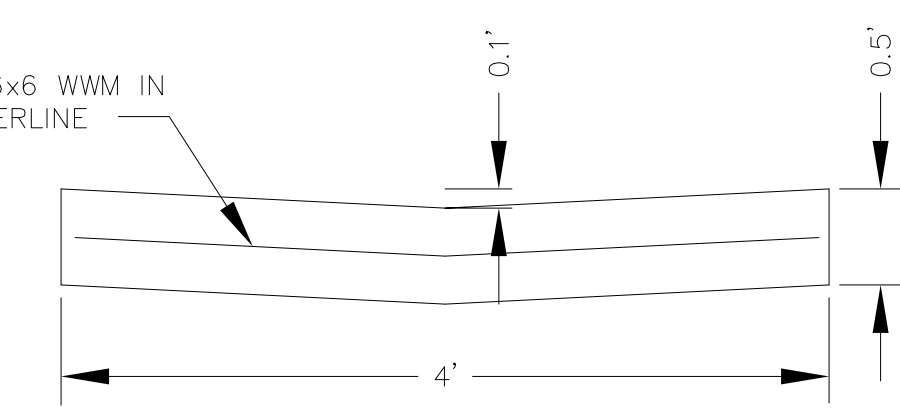
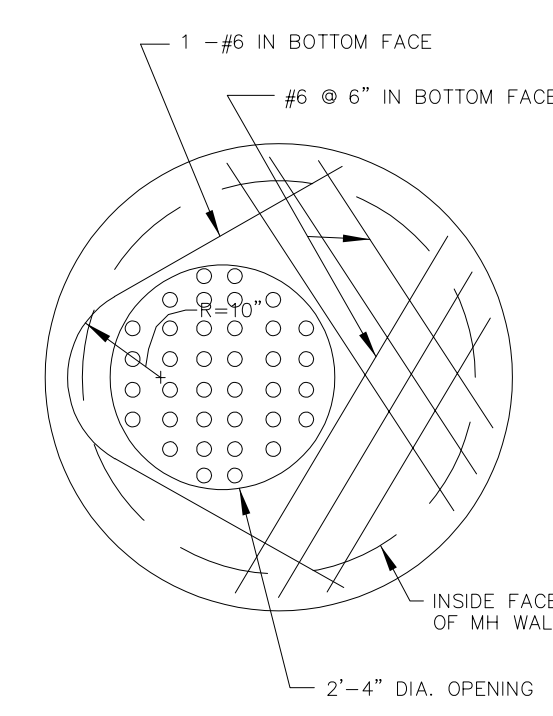
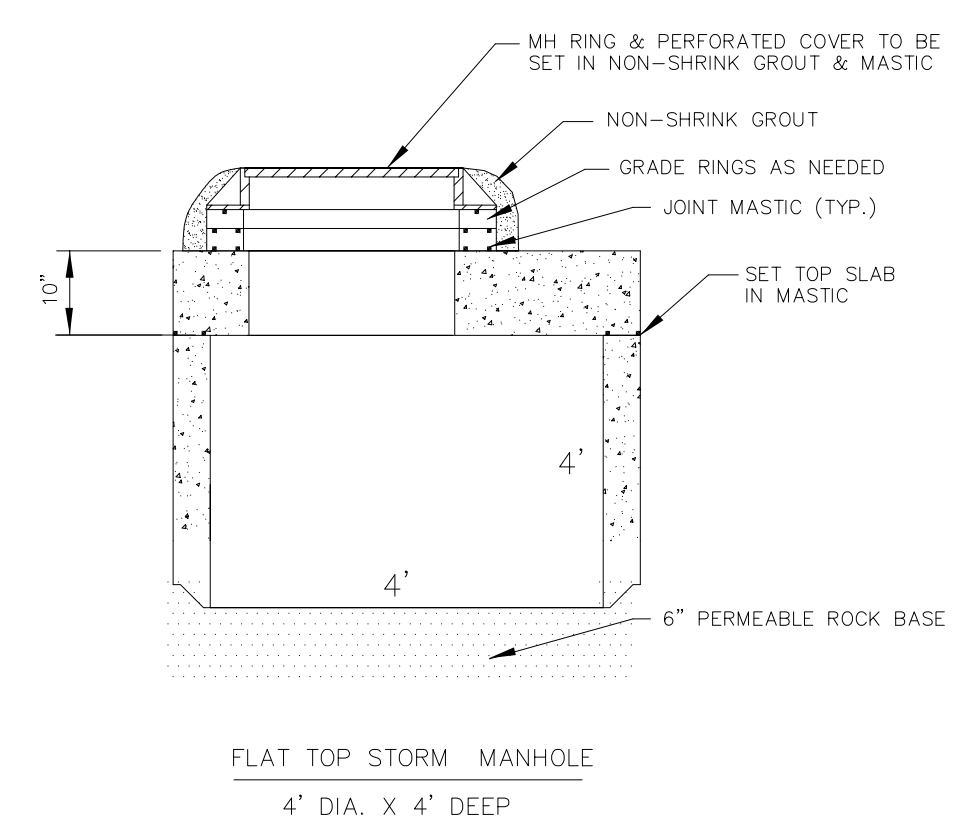
Cover





LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING CONTOURS
- FINISH DRIVEWAY & PAN SPOT ELEVATION
- FINISH CONTOUR
- PROPOSED FOUNDATION
- PROPOSED DRAINAGE BASIN BOUNDARY
- PROPOSED SWALE
- PROPOSED SURFACE FLOW INDICATOR
- PROPOSED RIP-RAP CHANNEL 4' WIDE
- PROPOSED SILT FENCE
- PROPOSED HAY BALE SILT TRAP
- PROPOSED DRAINAGE BASIN NUMBER
- GRATE ELEV. 9083.0
- PROPOSED STORM INLET MANHOLE AND RIM ELEVATION



LATEST REVISION			08-07-18
GRADING AND DRAINAGE PLAN			
LIBRARY LOFTS			
DRAWING # 70501grdr	TOWN OF FRISCO SUMMIT COUNTY, COLORADO	DATE 07/18/18	
DRAWN BY GAP		SCALE 1" = 10'	
FIELD BOOK NA		SHEET 1 OF 1	
		PEARSON ENGINEERING, INC. 1108 Royal Buffalo Drive 970 668 5067 P.O. BOX 1508, FRISCO, CO 80443 eray@pecvl.com	

4'x6" PAN DETAIL

BUILDING HEIGHT CHART

POINT	A ₍₁₎	B	C	D	E	F	G	H	J
NATURAL GRADE	9086	9086	9085	9085	9085	9085	9085	9084.8	9084.5
PROPOSED GRADE	9086	9085	9085	9085	9085	9085	9085	9085	9085
ROOF HEIGHT (FROM FFE 9085)	36.5	45	36.5	36.5	45	36.5	36.5	45	36.5
ROOF HEIGHT (USGS)	1121.5	1130	1121.5	1121.5	1130	1121.5	1121.5	1130	1121.5
ROOF HEIGHT FROM NATURAL GRADE	35.5	44	36.5	36.5	45	36.5	36.5	44.2	37
ROOF HEIGHT FROM PROPOSED GRADE	35.5	45	36.5	36.5	45	36.5	36.5	45	36

NOTE: THE EXISTING/PROPOSED GRADE ON THE NORTH AND SOUTH SIDES OF THE BUILDINGS ARE VIRTUALLY THE SAME.

PREVIOUS LOT CALCULATIONS:

TOTAL SITE: 21,187
COVERAGE ALLOWED: 21,187 x .6 = 12,712
EXISTING: 6303 (BUILDING)
4836 (COVERED PARKING)
TOTAL COVERAGE: *12,243/21,187 = 57.78%
OPEN SPACE REQUIRED: 1830
OPEN SPACE PROVIDED: 8,289
GROSS FLOOR AREA (ALL LEVELS): 18,303
ADJACENT OFFSITE PARKING = 6 SPACES

T.O.F. PAVING AREA: 1,771 SF
SNOW STORAGE REQUIRED WITH SNOW MELT SYSTEM: 252 SF
100 SF (100 SF PER 350 SF / .50)
SNOW STORAGE PROVIDED: 256 SF

COUNTY PAVING AREA: 1,361 SF
SNOW STORAGE REQUIRED @ 25%: 340 SF
SNOW STORAGE PROVIDED: 342 SF
DENSITY:
RESIDENTIAL: 7 TWO-BEDROOM UNITS
PARKING REQUIRED - 2/UNIT = 14 SPACES
PARKING PROVIDED = 16 SPACES
ADJACENT OFFSITE PARKING = 6 SPACES

REVISED LOT CALCULATIONS:

TOTAL SITE: 21,187 100%
COVERAGE ALLOWED: 21,187 x .6 = 12,712 SF 60%
BUILDING FOOTPRINTS: 10,200 SF 48%
DECKS BEYOND OVERHANG: 65 SF .003%
PAVED AREA: 1,695 SF 8%
WALKWAYS: 519 SF 2.5%
TOTAL COVERAGE: 12,414 SF 48.1%
OPEN SPACE REQUIRED: 8,475 SF 40%
OPEN SPACE PROVIDED: 8,773 SF 41.5%

AREA/21,187 12,414 SF 48.1%
PROPOSED DRIVEWAY AREA: 1,695 SF
SNOW STORAGE REQUIRED WITH SNOW MELT SYSTEM: 100 SF (100 SF PER 350 SF / .50): 242 SF
SNOW STORAGE PROVIDED: 597 SF
GROSS FLOOR AREA (HABITABLE SPACE): 18,564 SF
ADJACENT OFFSITE PARKING = 6 SPACES

PROPOSED DRIVEWAY AREA: 1,695 SF
SNOW STORAGE REQUIRED WITH SNOW MELT SYSTEM: 100 SF (100 SF PER 350 SF / .50): 242 SF
SNOW STORAGE PROVIDED: 597 SF
DENSITY:
RESIDENTIAL: 6 TWO-BEDROOM UNITS
3 ONE-BEDROOM UNITS
PARKING REQUIRED = 15 SPACES
PARKING PROVIDED = 15 SPACES
ADJACENT OFFSITE PARKING = 6 SPACES

INDEX OF DRAWINGS:

ARCHITECTURAL
RENDERING
A001 SITE PLAN, CALCULATIONS
A002 DEMOLITION SITE PLAN
A003 SITE ROOF PLAN W/ RIDGE HEIGHTS
A100 TYPICAL UNIT PLANS
A200 TYPICAL BUILDING ELEVATIONS
A201 COMPOSITE ELEVATIONS
A202 NORTH AND NORTHEAST 3D
A203 SOUTHEAST 3D

CIVIL SITE SURVEY
RANGE WEST, LLC

PEARSON ENGINEERING
GRADING & DRAINAGE PLAN

LANDSCAPE PLAN
NEILS LUNGEFORD

Crowe
Architects
AIA PC

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Revisions	Date	No.
08/03/2018		

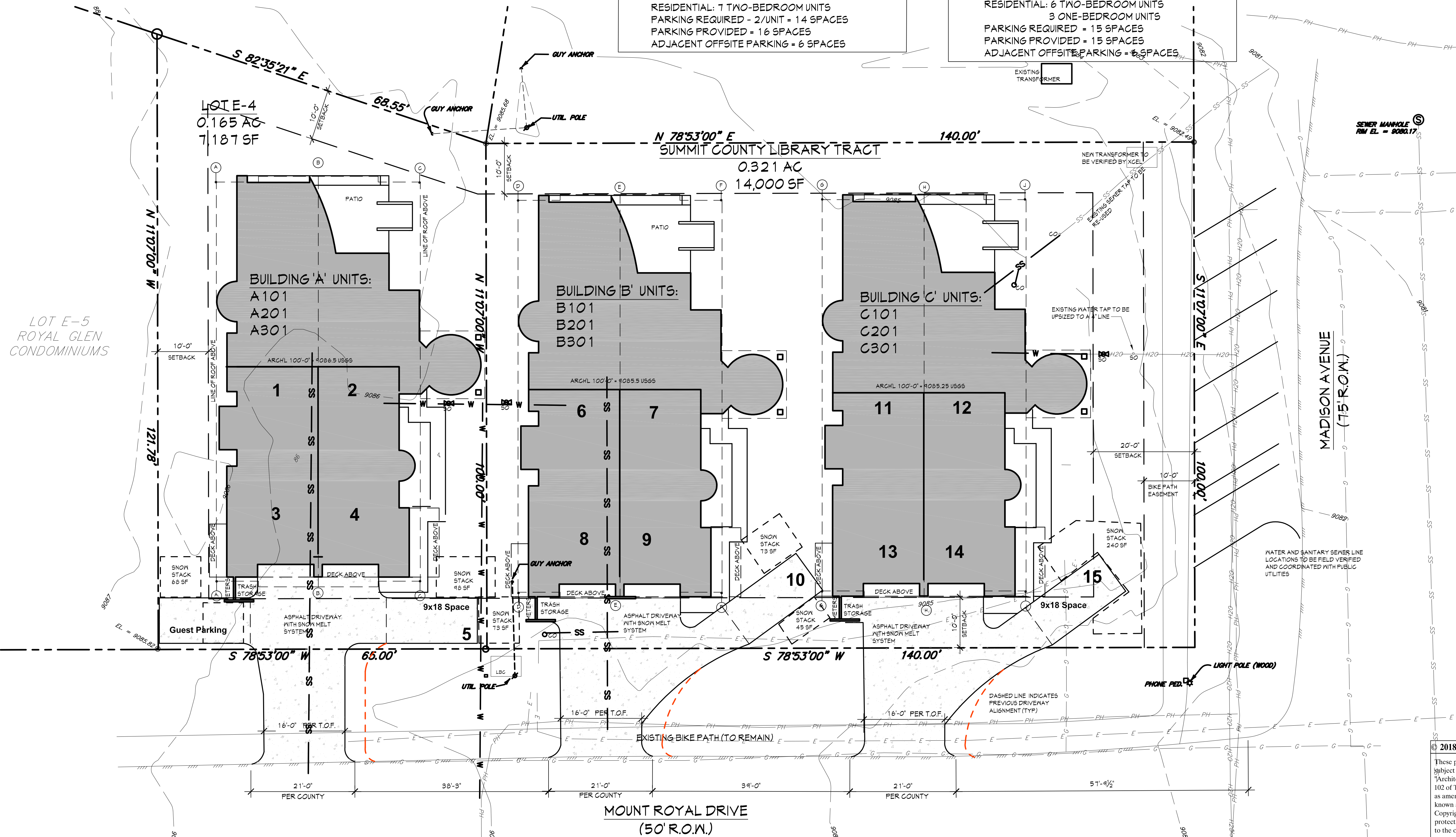
Project

THE LIBRARY LOFTS
90 MADISON AVENUE
FRISCO, COLORADO

SITE PLAN,
CALCULATIONS

Sheet Number:

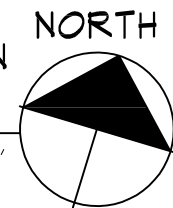
A001



SITE PLAN

SCALE: 1" = 10'-0"

NOTE: SEE LANDSCAPE PLAN
FOR ALL PLANTINGS



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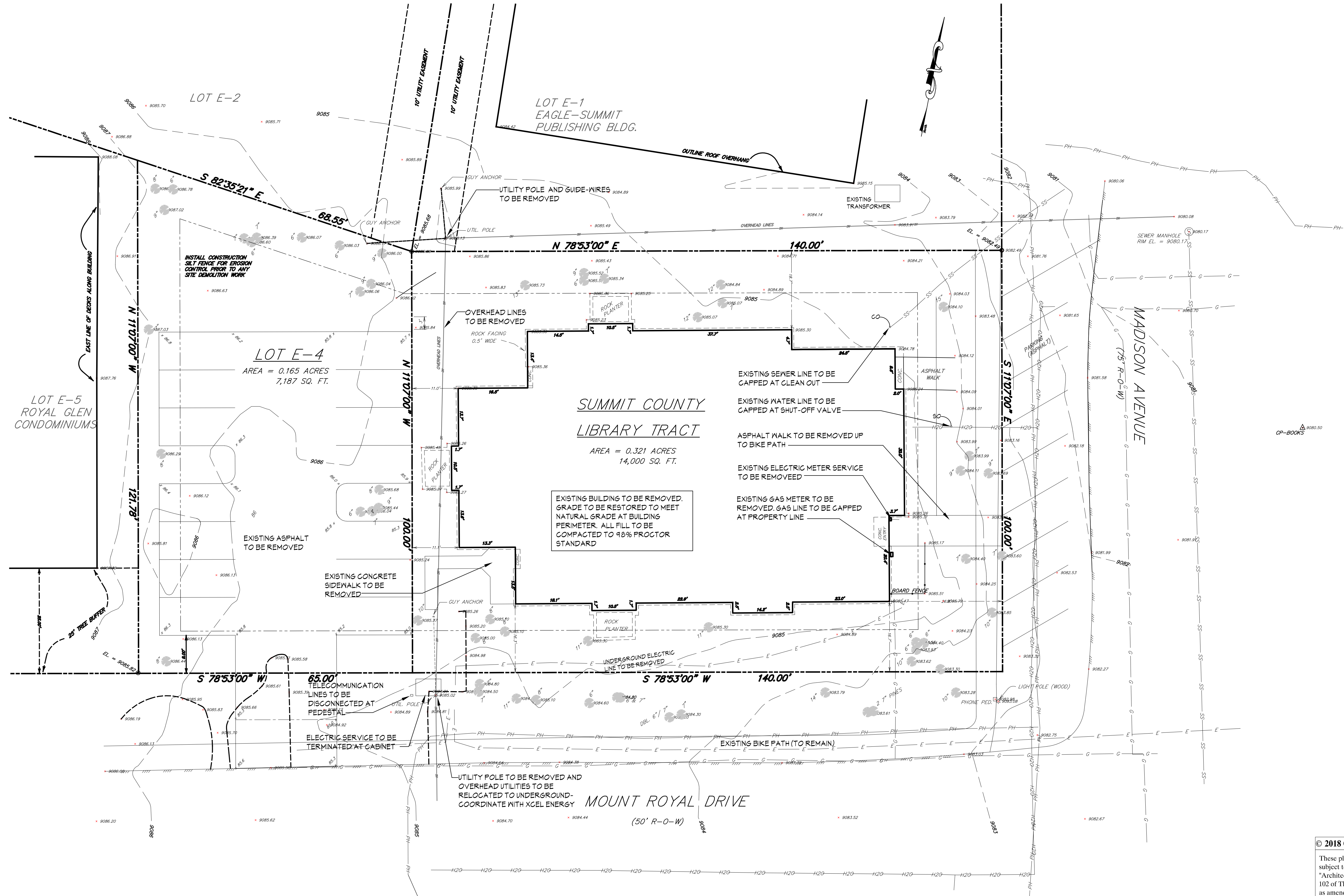
Project

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SITE PLAN,
CALCULATIONS

Sheet Number:

A002



DEMOLITION SITE PLAN
SCALE: 1" = 10'-0"



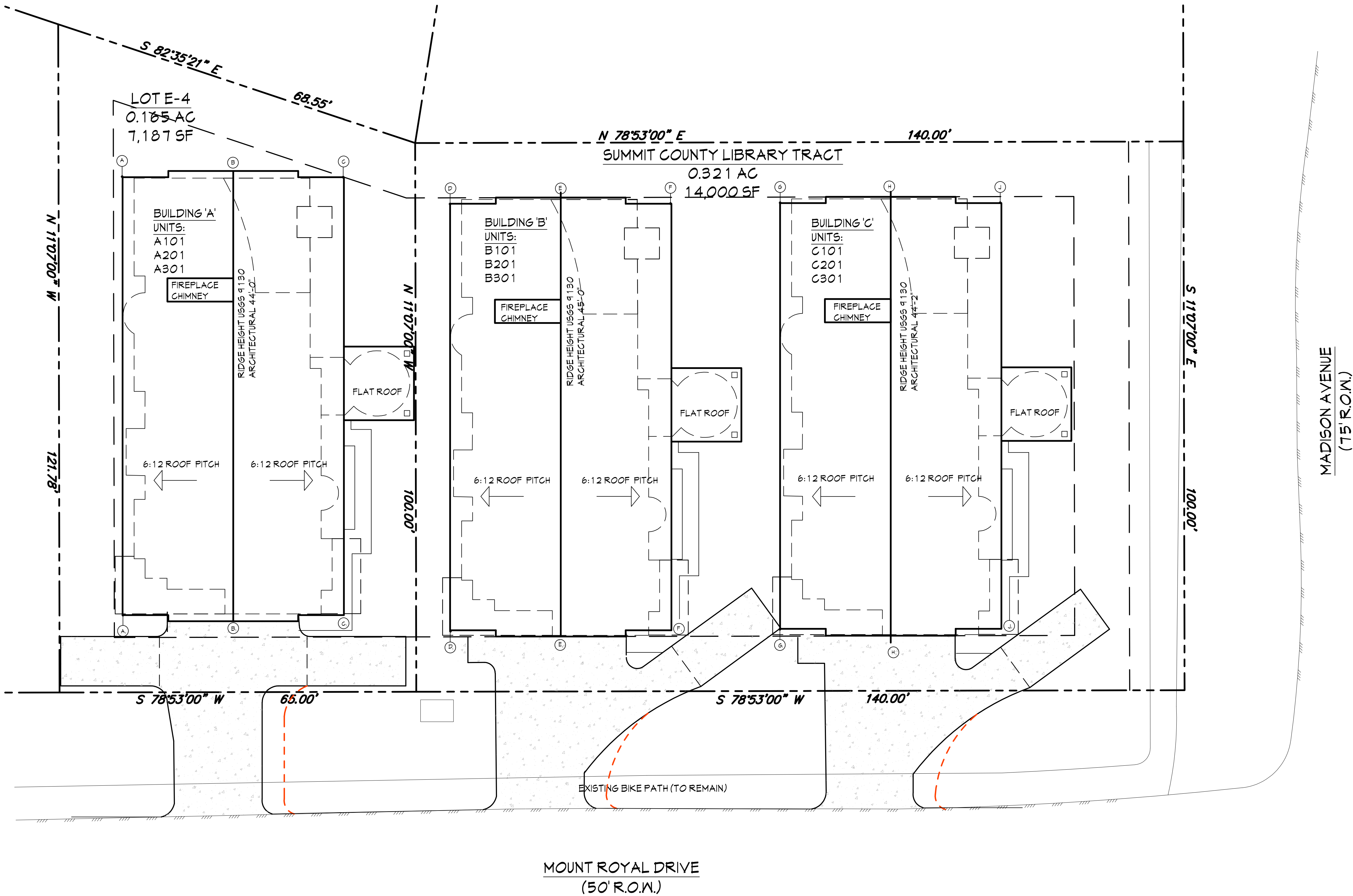
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BUILDING HEIGHT CHART

POINT	A (1)	B	C	D	E	F	G	H	J
NATURAL GRADE	9086	9086	9085	9085	9085	9085	9085	9084.8	9084.5
PROPOSED GRADE	9086	9085	9085	9085	9085	9085	9085	9085	9085
ROOF HEIGHT (FROM FFE 9085)	36.5	45	36.5	36.5	45	36.5	36.5	45	36.5
ROOF HEIGHT (USGS)	9121.5	9130	9121.5	9121.5	9130	9121.5	9121.5	9130	9121.5
ROOF HEIGHT FROM NATURAL GRADE	35.5	44	36.5	36.5	45	36.5	36.5	44.2	37
ROOF HEIGHT FROM PROPOSED GRADE	35.5	45	36.5	36.5	45	36.5	36.5	45	36

NOTE: THE EXISTING/PROPOSED GRADE ON THE NORTH AND SOUTH SIDES OF THE BUILDINGS ARE VIRTUALLY THE SAME.



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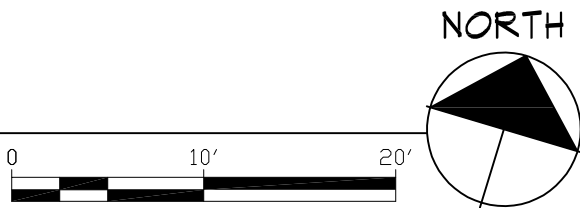
SITE ROOF PLAN,
RIDGE HEIGHTS

Sheet Number:

A003

ROOF PLANS WITH RIDGE HEIGHTS

SCALE: 1" = 10'-0"



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Sheet Title:

TYPICAL UNIT FLOOR
PLANS

Sheet Number:

A-100

TYPICAL BUILDING CALCULATIONS

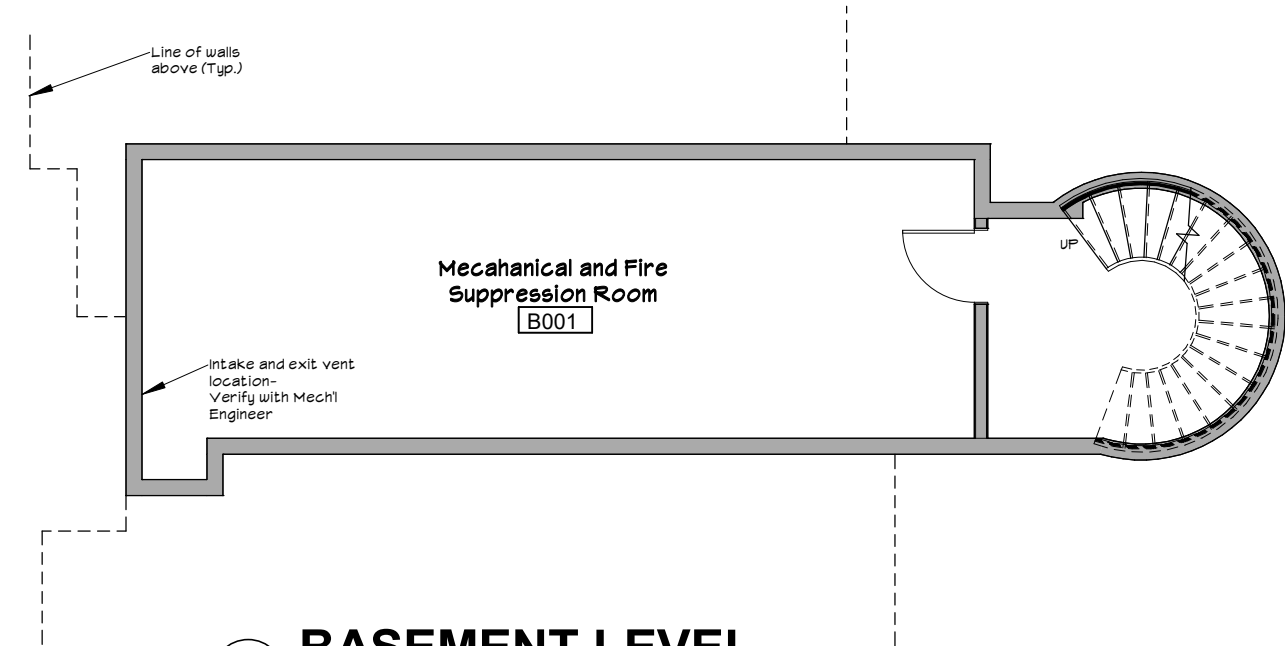
BASEMENT LEVEL:
Mechanical - 479 SF
Common Area - 126 SF

LEVEL 1:
Unit Finish Area - 1,137 SF
Patio - 176 SF
Mechanical - 479 SF
Garage Unit 2 - 556 SF
Garage Unit 3 - 545 SF
Common Area - 263 SF

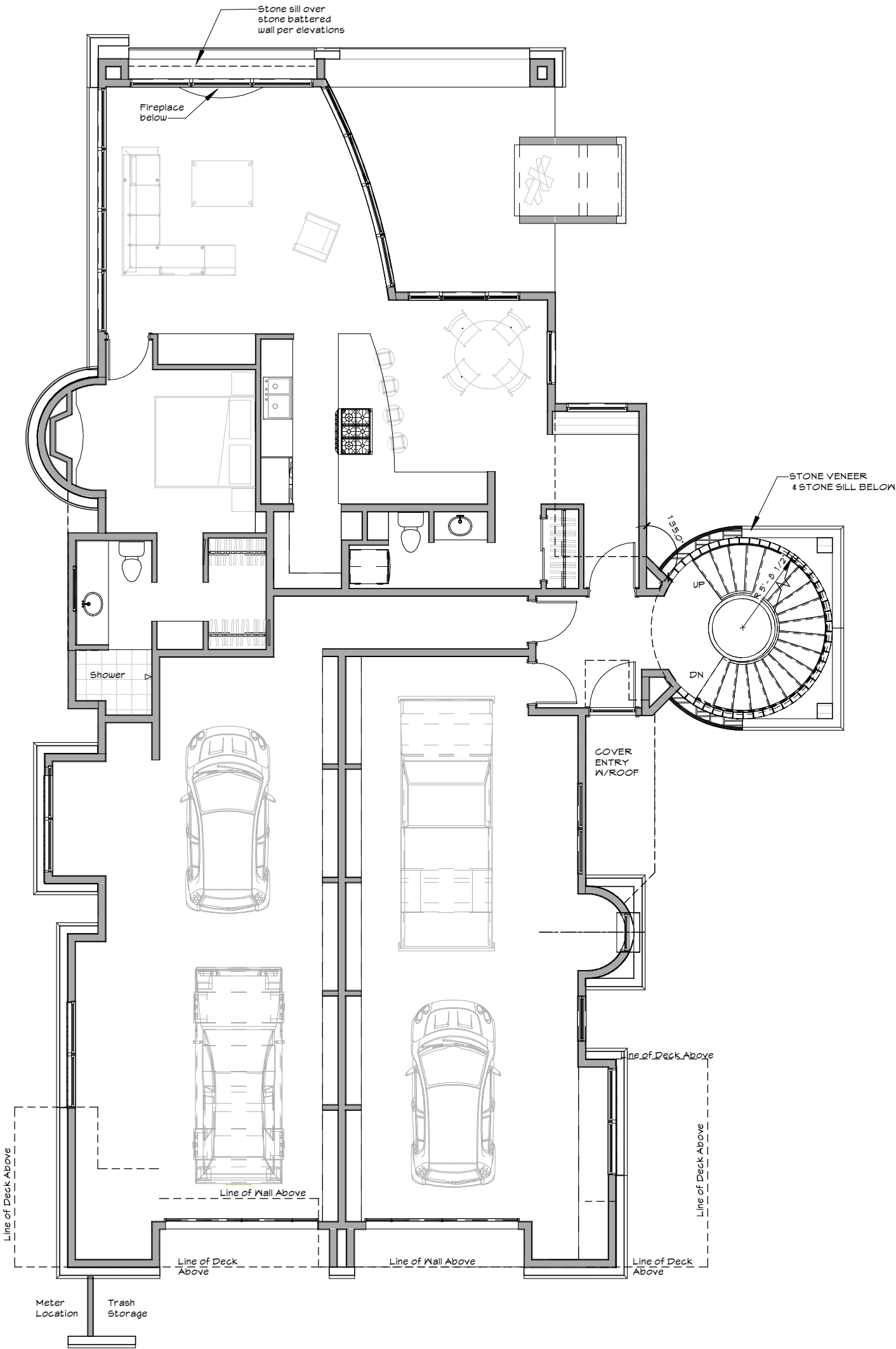
LEVEL 2:
Unit Finish Area - 2,345 SF
Deck Area - 482 SF
Common Area - 130 SF

LEVEL 3:
Unit Finish Area - 2,345 SF
Deck Area - 482 SF
Common Area - 130 SF

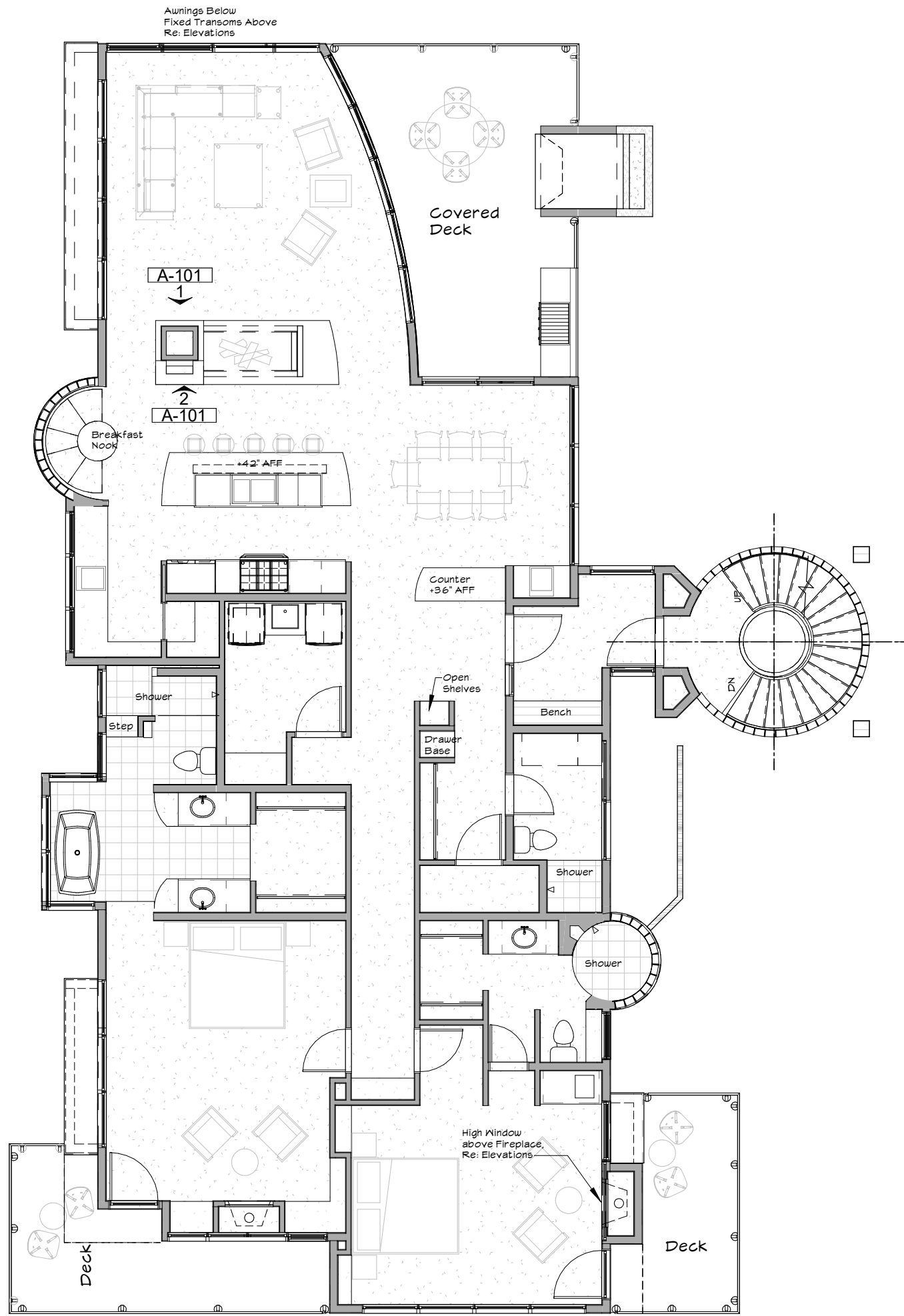
SUMMARY:
Finish Area 5,827 SF
Deck/Patio Area 1,140 SF
Mechanical 479 SF
Garage Area 1,103 SF
Common Area 644 SF



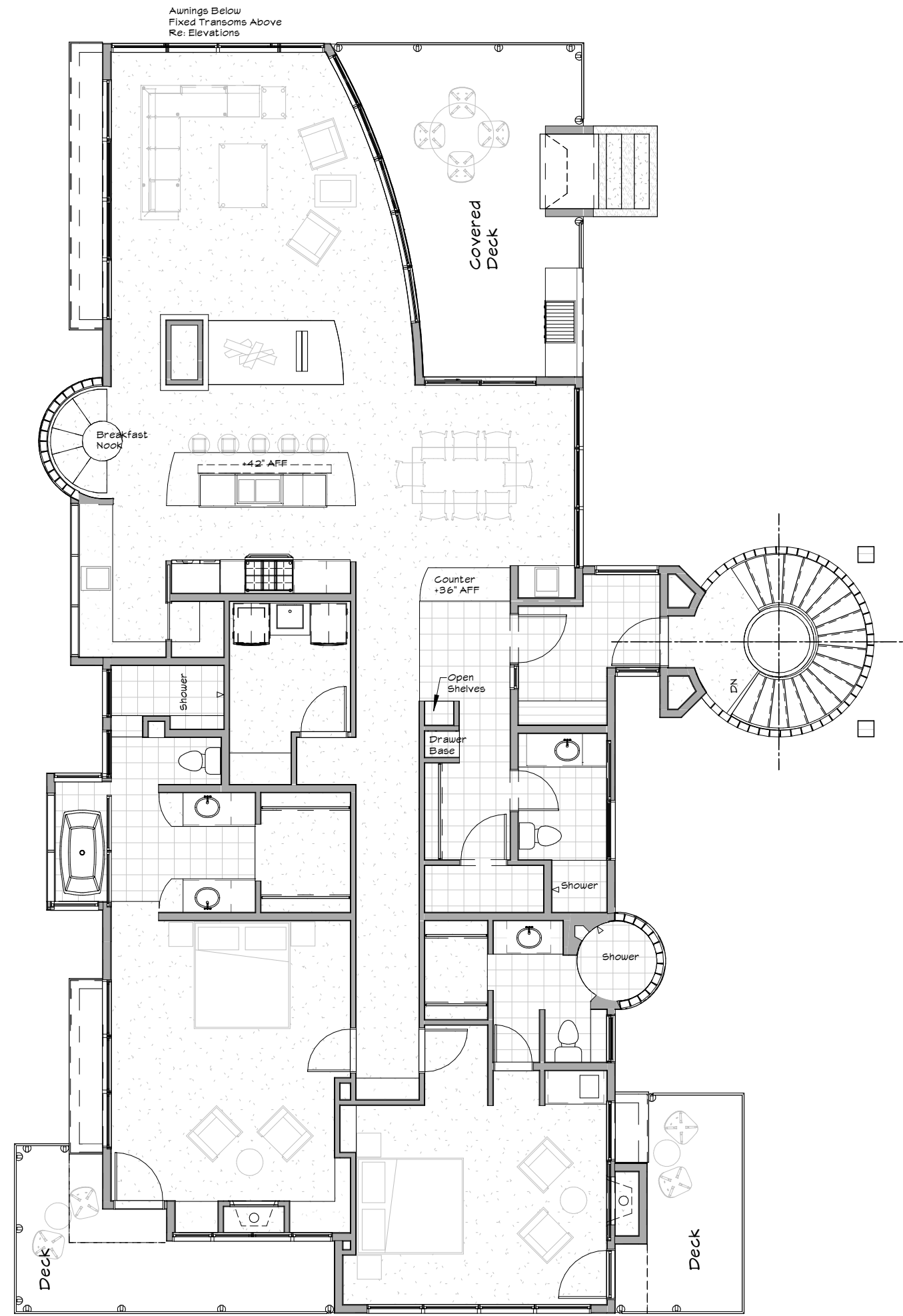
4 BASEMENT LEVEL
1/8" = 1'-0"



1 LEVEL 1 - STREET LEVEL
1/8" = 1'-0"



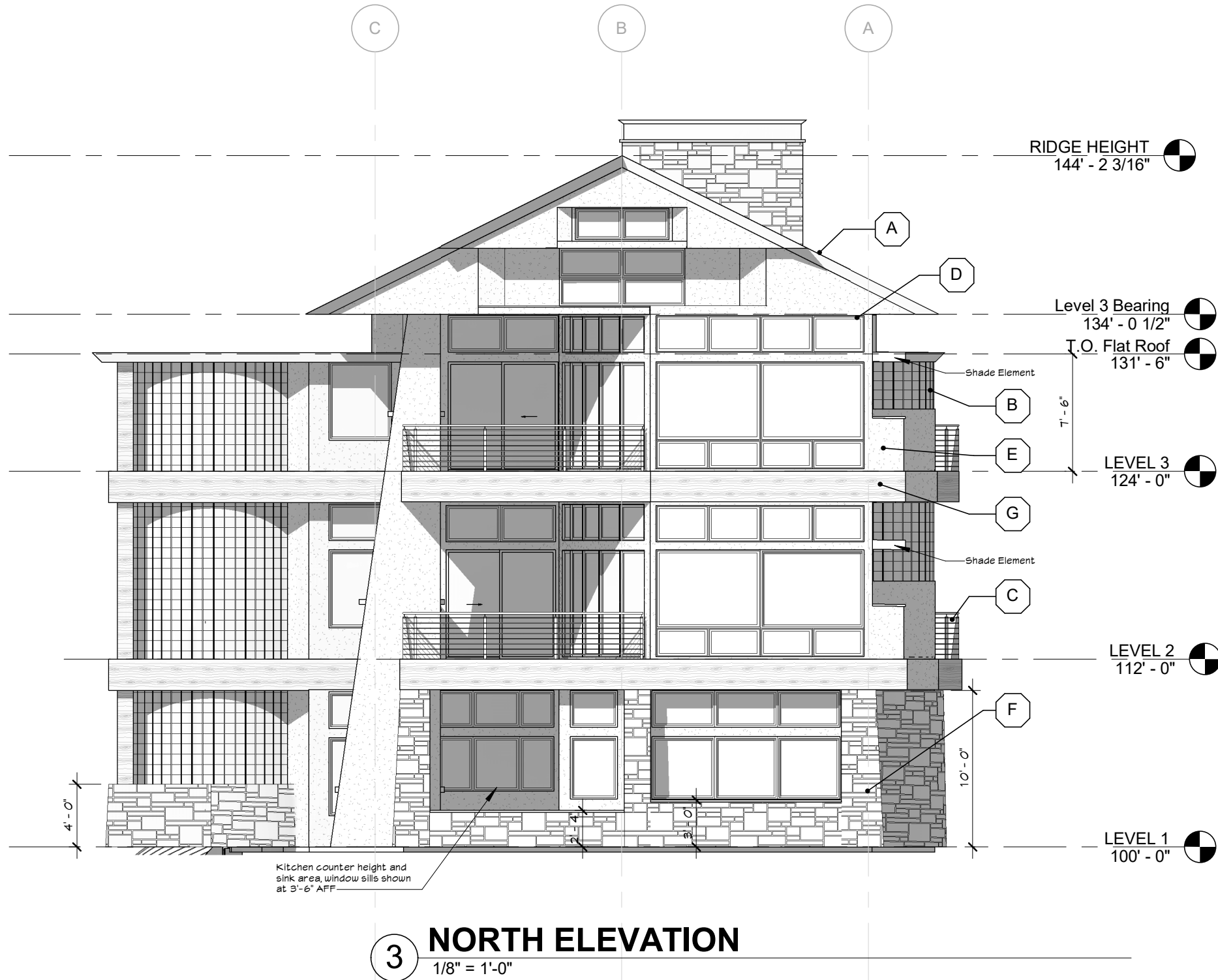
2 LEVEL 2 - UNIT PLAN
1/8" = 1'-0"



3 LEVEL 3 - UNIT PLAN
1/8" = 1'-0"

Exterior Finish Materials

	A ROOFING: SLATE BLACK		D WINDOW CLADDING SAGE GREEN ALUMINUM
	B FROSTED GLASS BLOCK		E EXTERIOR WALL ASH BROWN STUCCO
	C DECK RAILINGS ANODIZED GUN- METAL GRAY		F STONE VENEER DRY-STACK FIELDSTONE
			G NATURAL HEAVY TIMBERS
			H T&G SOFFITS



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07/05/2018

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THE LIBRARY LOFTS

90 MADISON AVENUE
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Sheet Title:
BUILDING ELEVATIONS

Sheet Number:
A-200

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Town Review

06/07/2018

Revisions

Date No.

Project

THE LIBRARY LOFTS
90 MADISON AVENUE
FRISCO, COLORADO

COMPOSITE
ELEVATIONS

Sheet Number:

A-201



2 SOUTH ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

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NORTH VIEW



NORTHEAST VIEW

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Town Review

06/07/2018

Revisions Date No.

Project

THE LIBRARY LOFTS

90 MADISON AVENUE
FRISCO, COLORADO

PERSPECTIVE
VIEWS

Sheet Number:

A-202

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PROGRESS PRINTS
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7/6/2018 6:26:26 AM

Town Review

03/09/15

Revisions Date No.

Project

THE LIBRARY LOFTS

90 MADISON AVENUE
FRISCO, COLORADO

PERSPECTIVE
VIEWS

Sheet Number:

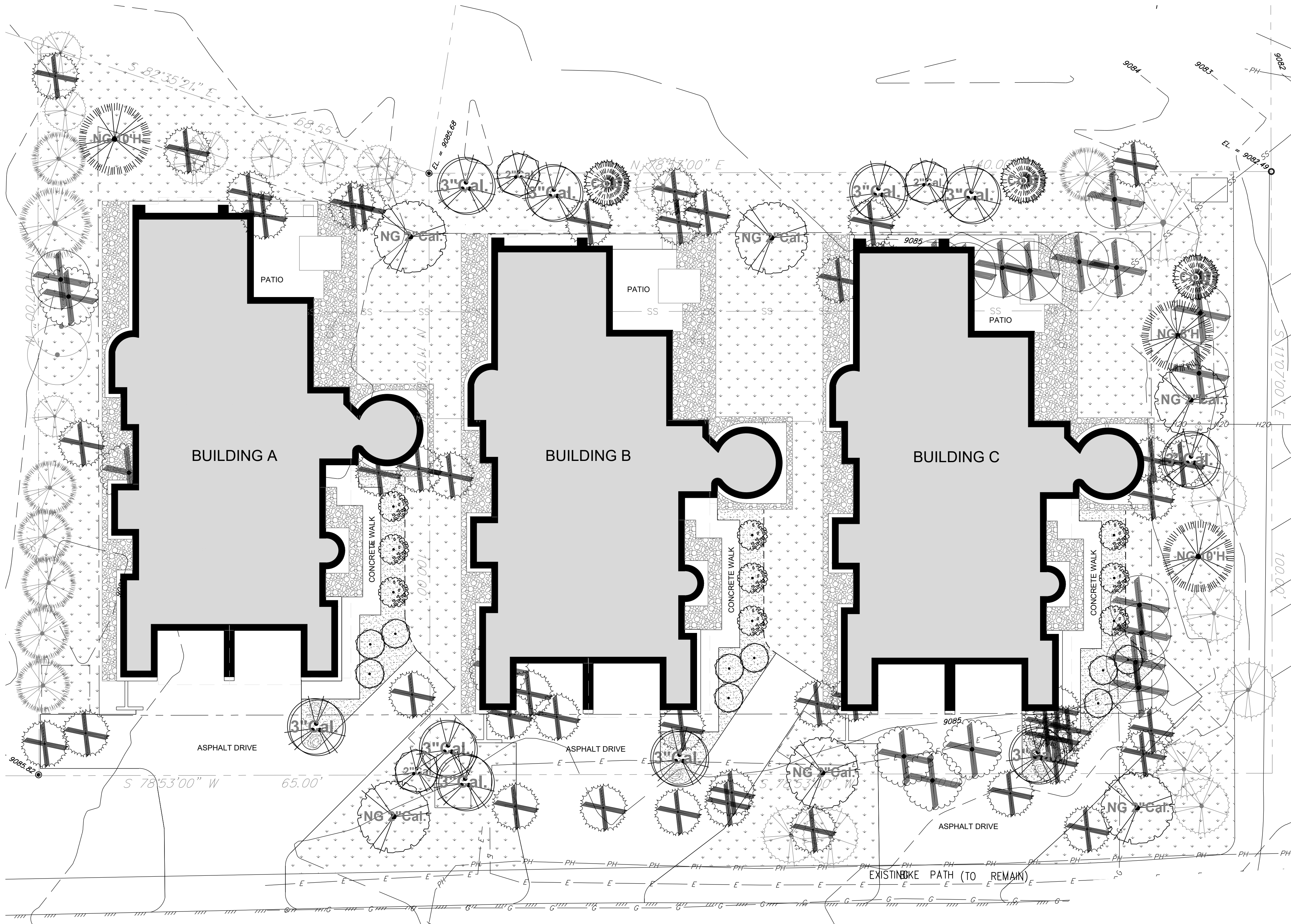
A-203



SOUTHEAST VIEW

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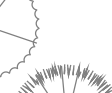






Landscape Notes

1. All areas of disturbance, not formally landscaped with other ground cover shall be revegetated with 3" topsoil and mulch or short dry grass seed, depending on location. All soil must be approved by Landscape Designer prior to installation.
2. Tree and shrub wells to be back filled with 50% native soil and 50% organic amendment.
3. Location of all trees shall be staked by Contractor and approved by the Landscape Designer prior to installation.
4. Shredded wood mulch will be used as a ground cover treatment in designated areas with weed barrier fabric. All shrub and tree planting beds shall receive medium shredded wood mulch 3" deep over weed barrier fabric.
5. All boulders over 1.5' in diameter uncovered during excavation will be stocked on site for use as landscape boulders as shown per plan. Final boulder placement to be approved by the Landscape Designer.
6. Locate all plant material to avoid snow shed, snow removal locations, sight lines, utility lines, fire hydrants, and easements.
7. Exact placement and shape of planting beds shall be reviewed by Landscape Designer prior to installation of irrigation drip tubing. Shrubs, in their pots, shall be placed for review by Landscape Designer.
8. It is the contractor's responsibility to furnish plant material free of pests or disease. Pre-selected, "tagged" material must be inspected by the Landscape Designer prior to installation. The Contractor must certify that all plant material is free of pests and disease. The Contractor must warranty all plant materials for health and proper installation for a period of one year after installation per their contract.
9. All new trees and shrubs shall be drip irrigated upon installation. A permanent irrigation system is required.
10. The plant materials in the snow storage area have been selected by their hardiness, growth habit and ability to shed snow. Both shrub varieties shown in the snow storage area have these qualities either by limber branching structure or caning habit in growth. Plant materials shown can withstand heavy snow load and snow stacking.
11. Landscaping installed in this project shall be maintained in perpetuity. If any new plant material in this plan dies within 1 year it must be replaced per this landscape plan.
12. This proposed plan contains no sod or lawn areas.
13. Existing vegetation including tree and shrubs shall receive a 4 foot high visibility fence located no closer to the plant than the drip line.
13. This document, information and design is proprietary data and the exclusive property of Neils Lunceford, Inc. Reproduction or use of this document is prohibited without written consent.

ZONING CODE COMPLIANCE:

- 1 TREE FOR EVERY 875 SQFT (21,187 SQFT SITE) = 25 TREES ARE REQUIRED: 38 PROVIDED (INCLUDING 50% CREDIT FOR 13 OF THE 27 EXISTING TREES TO REMAIN)
- 1 SHRUB FOR EVERY 1,500 SQFT = 15 SHRUBS REQUIRED: 18 PROVIDED
- SPECIES DIVERSITY: NO VARIETY OF TREE EXCEEDS 33% OF TOTAL TREE COUNT
LODGEPOLE PINES = 32.7% OF TREE COUNT
ASPEN = 28.8% OF TREE COUNT
COLORADO BLUE SPRUCE = 21.3% OF TREE COUNT
BRISTLECONE PINE = 5.7% OF TREE COUNT
SHUBERT CHOKE CHERRY = 11.5%
- TREES SHOWN TO BE REMOVED ARE EITHER CONFLICTING WITH THE PROPOSED BUILDING, DEAD/DYING, OVERGROWN, OR POSE A FIRE DANGER.

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Picea pungens 'Glaucia' / Colorado Blue Spruce	Nursery Grown		10' Height	2
	Picea pungens 'Glaucia' / Colorado Blue Spruce	Nursery Grown		8' Height	1
	Pinus longaeva / Bristlecone Pine	Collected		6' Height	3
	Populus tremuloides / Quaking Aspen	B & B	2"Cal		3
	Populus tremuloides / Quaking Aspen	B & B	3"Cal		10
	Prunus virginiana 'Shubert' / Shubert Choke Cherry	Nursery Grown	2"Cal		6
EXISTING	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Existing Deciduous Tree	Existing			2
	Existing Lodgepole Pine	Existing			18
	Existing Spruce Tree	Existing			8
TREE REMOVAL	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Existing Deciduous Tree	Existing to be Removed			14
	Existing Lodgepole Pine Tree	Existing to be Removed			46
	Existing Spruce Tree	Existing to be Removed			6
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
	Physocarpus monogynus / Mountain Ninebark	5 gal			9
	Sorbaria sorbifolia stellipila / Ural Falsespirea	5 gal			9

Native Grass Seed Mix

Revegetation all disturbed areas on site @ 2 lbs/1000s.f.

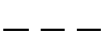


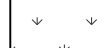

Short-Dry Grass Seed Mix:

Hard Fescue, VNS	30%
Creeping Red Fescue, VNS	30%
Sheep Fescue, Meklenberger	25%
Canada Bluegrass, Rubens	10%
Canby Bluegrass, Canbar	5%

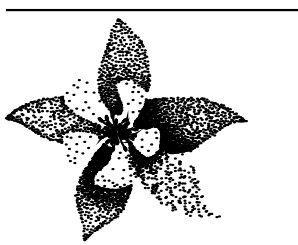
Layout Notes

1. The extent of underground utilities is not known. Contractor is responsible for field verification of utilities prior to commencing work. Notify Landscape Designer of any conflicts.
2. Base information is provided by Crowe Architects, PC. Contractor shall verify existing conditions prior to installation.
3. If conflicts arise between the size of areas and plans the Contractor is to notify the Landscape Designer for resolution. Failure to make such conflicts known to the Landscape Designer will result in Contractor's liability to relocate the materials.
4. Contractor shall be responsible for any coordination with Subcontractors or General Contractors as required to accomplish landscape installation.
5. Finished grades shall provide for natural runoff of water without low spots or pockets. Set flow lines accurately and provide for grading per Civil Engineering plans. Notify Landscape Designer of any discrepancies before beginning work.
6. Rough grade shall be reviewed and accepted by Civil Engineer prior to soil preparation and landscape installation.

REFERENCE NOTES SCHEDULE

SYMBOL	EDGER DESCRIPTION	QTY	DETAIL
	4" Metal Edger	82 lf	
SYMBOL	DESCRIPTION	QTY	DETAIL
	Reuse Existing Granite Boulder	6	
SYMBOL	GRASS DESCRIPTION	QTY	DETAIL
	Short Dry Grass Seed	7,920 sf	
SYMBOL	MULCH DESCRIPTION	QTY	DETAIL
	Medium Shredded Mulch	774 sf	
SYMBOL	COBBLE DESCRIPTION	QTY	DETAIL
	4"-6" Cobble Rock	1,621 sf	

Neils Lunceford, Inc.



Library Lofts

90 Madison Avenue

Frisco, Colorado 80443

CONCEPTUAL LANDSCAPE PLAN

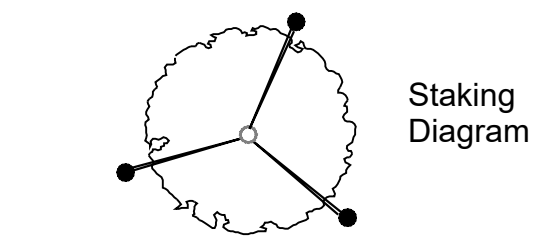
PROJECT MANAGER:
G. Lee

PROJECT DESIGNER:
G. Lee

RELEASE DATES:
05.30.2017
07.20.2017
08.03.2018

L1
SHEET

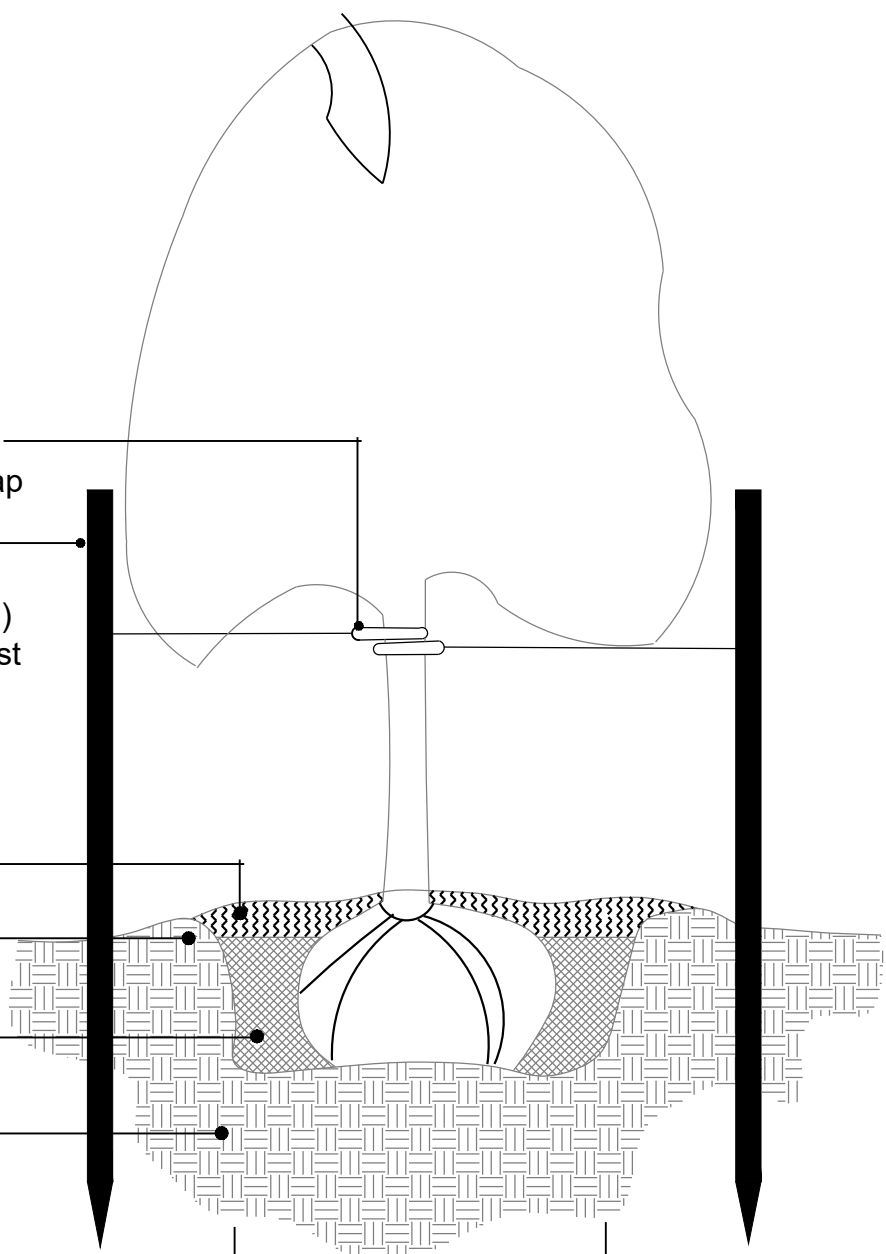
1 OF 2



Plant So That Top Of Root Ball Is Even With Or Slightly Higher Than The Finished Grade.

Two Strands Of Twisted 16 Gauge Gal. Wire Attached To 12" Nylon Strap
Hardwood 2"x2" Stakes (or Metal Depending On Conditions), Driven Firmly Into Subgrade (min 18") Prior To Backfilling. Stake Above First Branches Or As Necessary For Firm Support

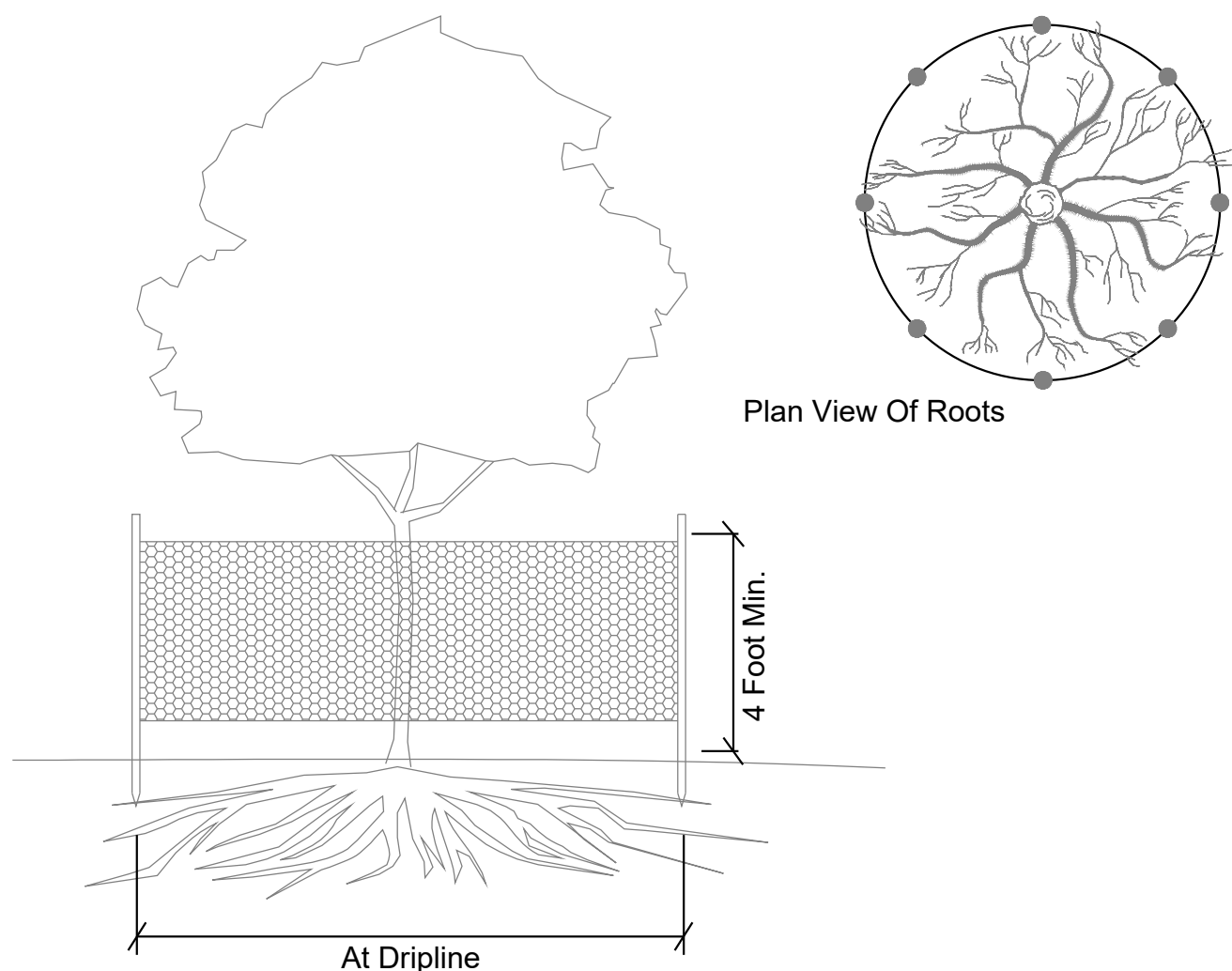
Mulch
Form 3" High Continuous Soil Rim
Backfill - 50% Native Soil And 50% Organic Amendments
Undisturbed Subgrade



1 TYPICAL TREE PLANTING

No Scale

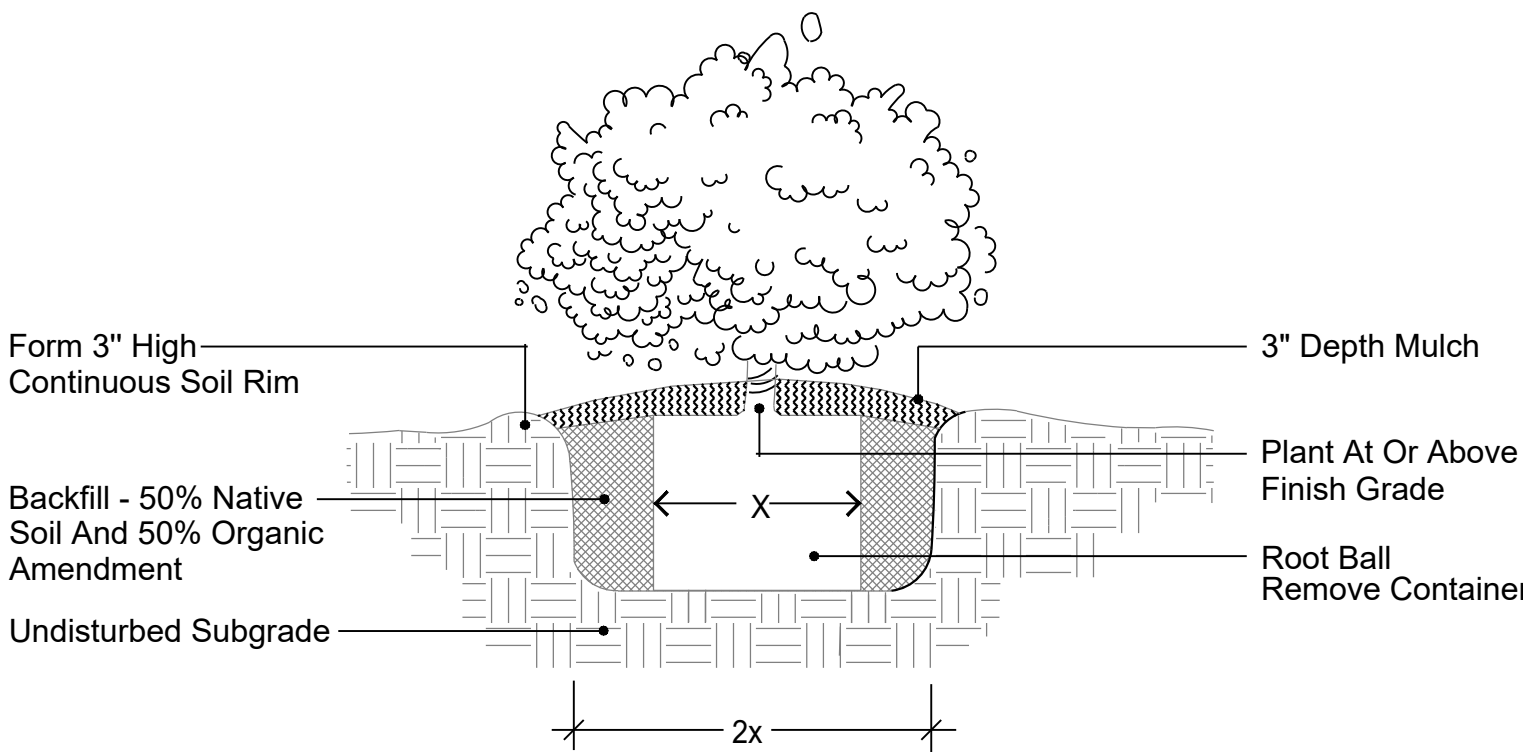
P-NE-PLA-04



3 EXISTING TREE PROTECTION DETAIL

No Scale

P-NE-PLA-02



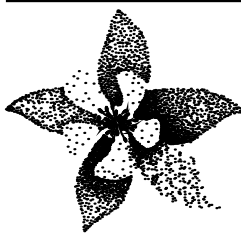
2 TYPICAL SHRUB PLANTING

No Scale

P-NE-PLA-05

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Landscape Design - Build - Maintain - Garden Centers

Library Lofts

90 Madison Avenue
Frisco, Colorado 80443

CONCEPTUAL LANDSCAPE DETAILS

PROJECT MANAGER:
G. Lee

PROJECT DESIGNER:
G. Lee

RELEASE DATES:
05.30.2017
07.20.2017
08.03.2018

L2

SHEET

2 OF 2

A TOPOGRAPHIC MAP OF
SUMMIT COUNTY LIBRARY SITE
and LOT E-4, FRISCO WEST, FILING NO. 1
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

