



P.O. Box 4100 ♦ FRISCO, COLORADO 80443 ♦ 970-668-5276

NOTICE OF DECISION – CONDITIONAL USE APPLICATION (TOWN COUNCIL REVIEW)

APPLICATION: 092-17-DA/CU

APPLICANT: Crowe Architects

PROJECT LOCATION: 90 South Madison Avenue / “Summit County Library Tract” (TR 5-78, Sec 34, Qtr 1, Pt of Flora Placer Cont.) and Lot E-4, Frisco West Filing 1

DECISION BY: Town of Frisco Town Council

DATE OF DECISION: August 8, 2017

NATURE OF REQUEST: A Conditional Use request to allow one-hundred 100% residential uses within the proposed Library Lofts multi-family residential project located at 90 S. Madison Avenue.

DECISION: Based upon the findings made and conditions imposed at its public hearing on August 8, 2017, the Town Council hereby **APPROVES** the application subject to conditions.

STANDARD CONDITIONS:

1. Conditional Use Expiration: Unless a business license has been issued for the use or a building permit issued for the project within a period of one (1) year from the date of conditional use approval, the conditional use approval shall expire. [§180-30-D-3, Final Approval, Town of Frisco Zoning Ordinance]
2. Building Permits: This Notice of Decision does not constitute the issuance of a building permit. A building permit will be required for this project. For additional information, please contact the Town of Frisco Building Division. [Chapter 65, Building and Construction and Housing Standards, Code of the Town of Frisco]
3. Excavation Permits: This Notice of Decision does not constitute the issuance of a utility excavation permit. A utility excavation permit may be required for this project. For additional information, please contact the Town of Frisco Public Works Department. [Chapter 87, Excavations, Code of the Town of Frisco]

4. Business Licenses: It shall be unlawful for any person to operate and maintain or conduct any business within the town, including the delivery of goods by wholesalers within the town, which are purchased or contracted for outside the limits of the town, without first obtaining a general business license to conduct such business. A business license is required for all construction contractors operating within the Town of Frisco. For additional information, please contact the Town of Frisco Town Clerk's Office. [Chapter 110, Licensing of Businesses, Code of the Town of Frisco]
5. Compliance with the Town Code: The applicant is hereby on notice that compliance with all other provisions of the Frisco Town Code, which are applicable to this project, is mandatory. The applicant is advised that unmet code provisions, or code provisions that are not specifically listed as conditions of approval, does not, in any way, create a waiver or other relaxation of the lawful requirements of the Frisco Town Code or state law.
6. Violations: It shall be unlawful to erect, construct, reconstruct, alter, maintain or use any building or structure or to use any land in violation of any provisions of the Town of Frisco Zoning Ordinance. The Town may impose any and all penalties and actions prescribed by the Code of the Town of Frisco against any person, firm, corporation, either as owner, lessee, occupant or otherwise, who violates any provisions of the Zoning Ordinance. [§180-47, Violations & Penalties, Town of Frisco Zoning Ordinance]