



APPLICATION: CONDITIONAL USE

Updated: 12/28/2018

PROJECT LOCATION	
Project Street Address:	105 N. SUMMIT BLVD.
Legal Description:	LOT 7,8,9,10,11,12

PROJECT DESCRIPTION						
Lot Size Information:	Acres:	Sq. Feet:	Zoning: FRISCO			
	Schedule/Parcel # 1102499					
Parking Spaces:	Existing: 4	Proposed: Adequate	Lot Coverage:	Existing (Sq. ft. and %):	Proposed (Sq. ft. and %):	
	2	2		23,731 sq-ft.	Approximately 927 sq-ft.	
Residential Units:	# of Units Existing:	# of Units Proposed:	# of Deed Restricted Units Proposed:	Non-Residential Uses:	Type of Use(s):	Gross Floor Area (Sq. Feet):
	N/A	N/A	N/A		retail/resale	

Briefly describe the type of Conditional Use:
 Subleasing for retail use in a commercial establishment.

APPLICANT	
Name: Leslie Newcomer	Phone #: 970-471-2659
Mailing Address: P.O. Box 993	City, State: Frisco, CO
E-Mail: mtnmamaleslie@hotmail.com	Zip Code: 80443

OWNER (if not the applicant)	
Name: Gary Giberson	Phone #:
Mailing Address: P.O. Box 5553	City, State: FRISCO, CO 80443
E-Mail: gibersons@aol.com	Zip Code: 80443

CERTIFICATION
 I, the undersigned, authorize the Town of Frisco Community Development Department to proceed with this Conditional Use Application under the requirements set forth by the applicable Town of Frisco Code(s), as they may be amended. I, the undersigned, understand and accept that the accuracy of the information contained within this application is the responsibility of me, the undersigned, and any information found to be incorrect or inaccurate by the Town of Frisco Community Development Department during the processing of this application, will cause this application to be delayed. I, the undersigned, also, understand and accept that **only complete applications will be processed**. Incomplete applications will be returned to me to fulfill the requirements for my respective application. If the applicant is not the owner of the Property, a statement by the owner consenting to this application shall be submitted with this application.

A statement by the owner(s) consenting to this application is included (required if the applicant is different from the owner).

APPLICANT Leslie Newcomer (owner) Frisco Thrift 5-17-19
 Signature Title Date
 Treasure

For Office Use Only:	File Number: 070-19-CU	Application Fee(s) Paid: \$1300/\$800
<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Conditions	<input type="checkbox"/> Denied
Date:		Staff Initials:

USE THE CHECKLIST BELOW AS A GUIDE OF ELEMENTS TO INCLUDE IN YOUR APPLICATION

- Cover letter generally summarizing the conditional use proposal including the following information:
 - A written statement of intent explaining the objectives to be achieved by the use; a description of the possible impacts, both positive and negative; compatibility of use with its proposed location and surrounding land uses
 - A written statement of how the proposed use addresses and meets the following five criteria:
 - The proposed use in its particular location is necessary or desirable to provide a service or facility that will contribute to the general welfare of the community;
 - The proposed use will, under the circumstances of the particular case and the conditions imposed, be neither detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community
 - The proposed use will comply with the regulations and conditions specified in the Town Code for such use;
 - The proposed use furthers one or more of the goals and objectives of the Master Plan for the Town of Frisco; and
 - The proposed use is compatible in function, operations, and design with surrounding land uses in the vicinity and will not cause any significant adverse impacts.

Request Retail use

- A completed site plan application and submittal if a site plan application is a component of the proposed conditional use.

- Two (2) paper copies and one (1) electronic copy of a site map indicating existing structures and their current uses (if application is not combined with a site plan application).

- Additional Materials May be Requested: *n/a*

- Topographic survey *n/a*
- An accurate three-dimensional scale model, computer simulation, or other similar graphical representation *n/a*
- Waste collector verification letter *n/a*
- Any other special studies or information needed for the Community Development Department to make an informed decision *n/a*

DEVELOPMENT REVIEW ACCOUNT (DRA) INFORMATION

A development review account (DRA) is an account established for Planning Division applications that may incur legal, engineering or other similar technical fees for review and consultation incurred by the Town.

A DRA must be established at the time an application is filed, and an initial deposit of \$800 is required. For large project and annexation applications, a minimum deposit of \$1,500 is required. A large project is defined as any commercial or mixed use project occurring on a lot of 10,500 square feet or greater or occurring on a group of lots combined for a unified development project and contains collectively 10,500 square feet or greater or any residential development occurring on a lot of 21,000 square feet or greater or any development of 5 or more dwelling units.

The initial payment to set-up a DRA is not a guarantee of the final cost for legal and/or technical fees; it is only the minimum amount required to establish a DRA. The Town will notify the applicant of any deficiency in the DRA account balance as often as applicable. No plan approval will be given if the applicant does not have the minimum DRA balance, and no application shall be scheduled on an agenda or reviewed until such payment has been made.

Once costs have been incurred, there will be approximately four months from the date of the review activity for the Town records to reflect the actual costs. Descriptions of all review activities are available upon request.

After final approval of an application, including all associated conditions that may require site inspections and/or other follow-up review, or upon a request for return of DRA funds, the Town will determine the balance remaining in the account. This amount can only be calculated after all bills associated with the application are submitted to the Town. All funds in the account over the costs incurred by the Town will be returned to the applicant.

Conditional Use for Project Location

105 N. Summit Blvd.

My intent is to open a more successful retail business than my current location. This new location will bring more visibility, and my thrift store is also a proven destination for my business. People seek my business via social media, and mostly via foot-traffic and signage. My mission is to try to keep things out of the landfills by upcycling gently used items. I feel like I'm doing the community a great service by providing gently used goods at a great discount. I also have connections to remove any excess items and have them brought down to our Denver Goodwill locations on a weekly basis. Since opening my business in 2017, I feel that my store has been a nice addition for the town of Frisco.

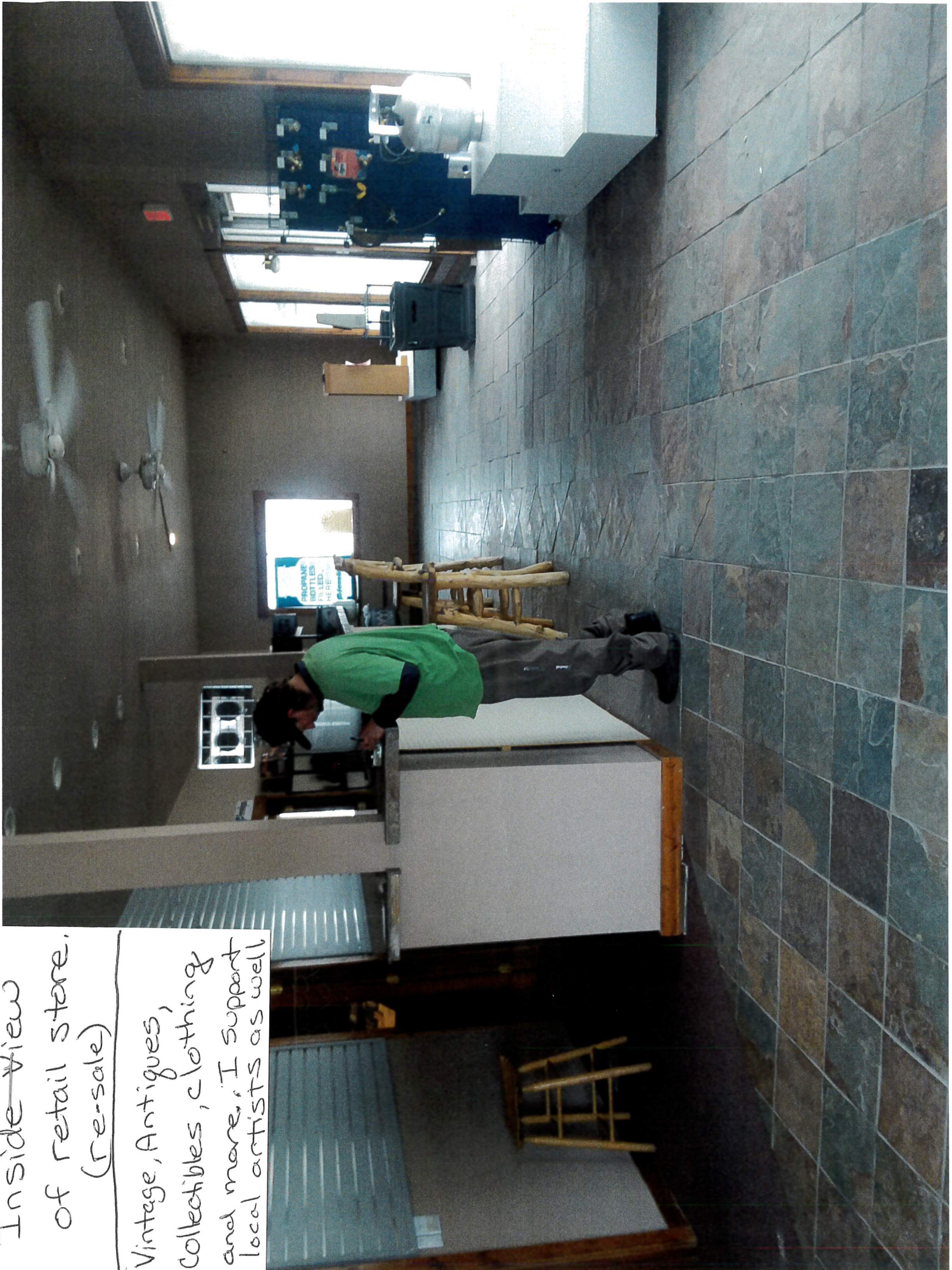
My business consists of no harmful or hazardous materials. Just common consumer goods. My proposed request for a retail establishment coincides with it's surrounding land as another retail business; A & A Pet Supply, resides right next door.

I'm putting in a business that generates sales tax in a part of a building that has sat vacant for many years. My business is thriving, and I get great compliments from my patrons on a daily basis. This new location would not only benefit Frisco Thrift & Treasure, but bring more business to Ferrellgas while still bringing quality customer service to our patrons.

Thank you for your consideration,

Leslie Newcomer
(Frisco Thrift & Treasure)

Inside view
of retail store.
(re-sale)
Vintage, Antiques,
Collectibles, clothing
and more, I support
local artists as well



Side view of
Store front

Planning on putting
hanging flower planters
all around the store-
front and side.

