

From: [Jesse Thrash](#)
To: [Heth, Emma](#)
Cc: [Ward, Sally](#); [Weinman, Rick](#); [Mattka, Cheryl](#); [Weber, Emily](#); [Kent, Katie](#); [Jesse Thrash](#)
Subject: Re: 211 Main St. Unit 1, Frisco - Upper Floor Residential ReZone
Date: Tuesday, February 13, 2024 7:59:21 PM
Attachments: [image001.png](#)
[image002.png](#)

Hi Emma,

Thank you. Please consider this a formal request to be added to the agenda for next week's DRC meeting. See my statement below and the current 2nd floor plans attached.

As the current tenant of 211 Main St. Unit 1, we (Debbie and Jesse Thrash) have an executed 5 year lease with the building owner, Roger Cox. The lease agreement allows us, as the tenant, "to sublet the "residential condo" (2nd level loft area only) with Landlord approval of Residential Tenant Lease (restricted to a longer term lease of staff or Summit County workforce housing only and maximum of 2 occupants. ..)". I can provide the executed lease verbiage upon request.

As you know, we are currently using the building as an axe throwing entertainment venue, with a lobby directly below the second level, currently being used as employee break room and alcohol storage. We have had nothing but positive feedback from local businesses, Summit County residents and tourists and we hope to continue to provide this service for Summit County.

In order for us to continue to provide this service, we are requesting approval to convert the 2nd level into a residential space for a live in manager(s). The space is comfortable in size and provides a 3/4 bath, small refrigerator, sink and cabinets. Our idea is to offer an individual or couple the opportunity to run an exciting axe throwing entertainment business in Frisco, which would include salary, housing and utilities. We also want to offer the potential candidate revenue or profit sharing as an incentive to help grow the business. We think this would be an ideal opportunity for a motivated individual or couple to learn how to run, maintain and grow a business. By offering the residential space as an incentive for employment, we believe our odds of finding a quality manager/tenant would significantly increase.

With limited capital and time, the additional considerations below, and keeping safety as a priority, we think that the space is perfectly designed for this set up.

Additional Considerations

- HOA approval has been acquired
- There is an exterior window, which could be a secondary emergency exit in the event of a fire, where we could provide an emergency ladder as an escape method.
- Sprinklers - The building has a full sprinkler system - Lobby, main garage area and upper level which was all inspected at the time of my build out.
- We did install emergency door handle exit bars on both doors in the large garage area. There are a total of 4 exits in the main garage area, 1 in the lobby and a window over a roof in the loft.

- The live-in manager(s) would have a set of keys for all interior and exterior doors.

Thank you for your time and consideration of our request.

Cheers,

Jesse Thrash | Owner - Thrashin' Axes

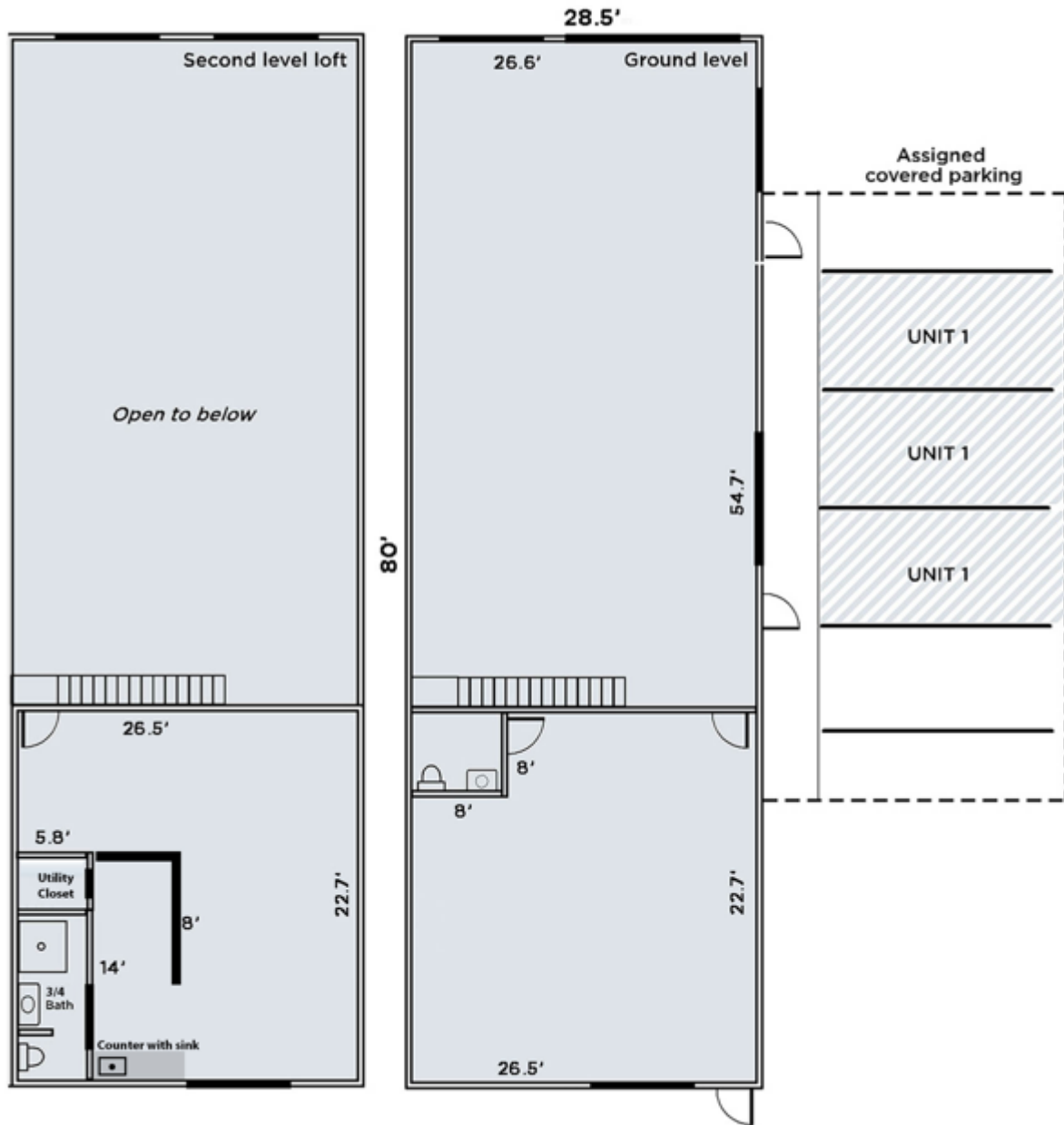
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Alley

211 MAIN STREET, UNIT 1



MAIN STREET