

230 & 240 FRISCO STREET

LOT 1R . FRISCO TOWNSITE
TOWN OF FRISCO . COLORADO



ISSUE	DATE
PRELIM	18 JUN 2026
REVIEW	13 AUG 2026



230 & 240 FRISCO STREET
LOT 1R, FRISCO TOWNSITE
TOWN OF FRISCO, COLORADO

SITE DEMO PLAN

ISSUE:	DATE:
PRELIM	31 JUL 2026
REVIEW	13 AUG 2026

PROJECT #: 2639

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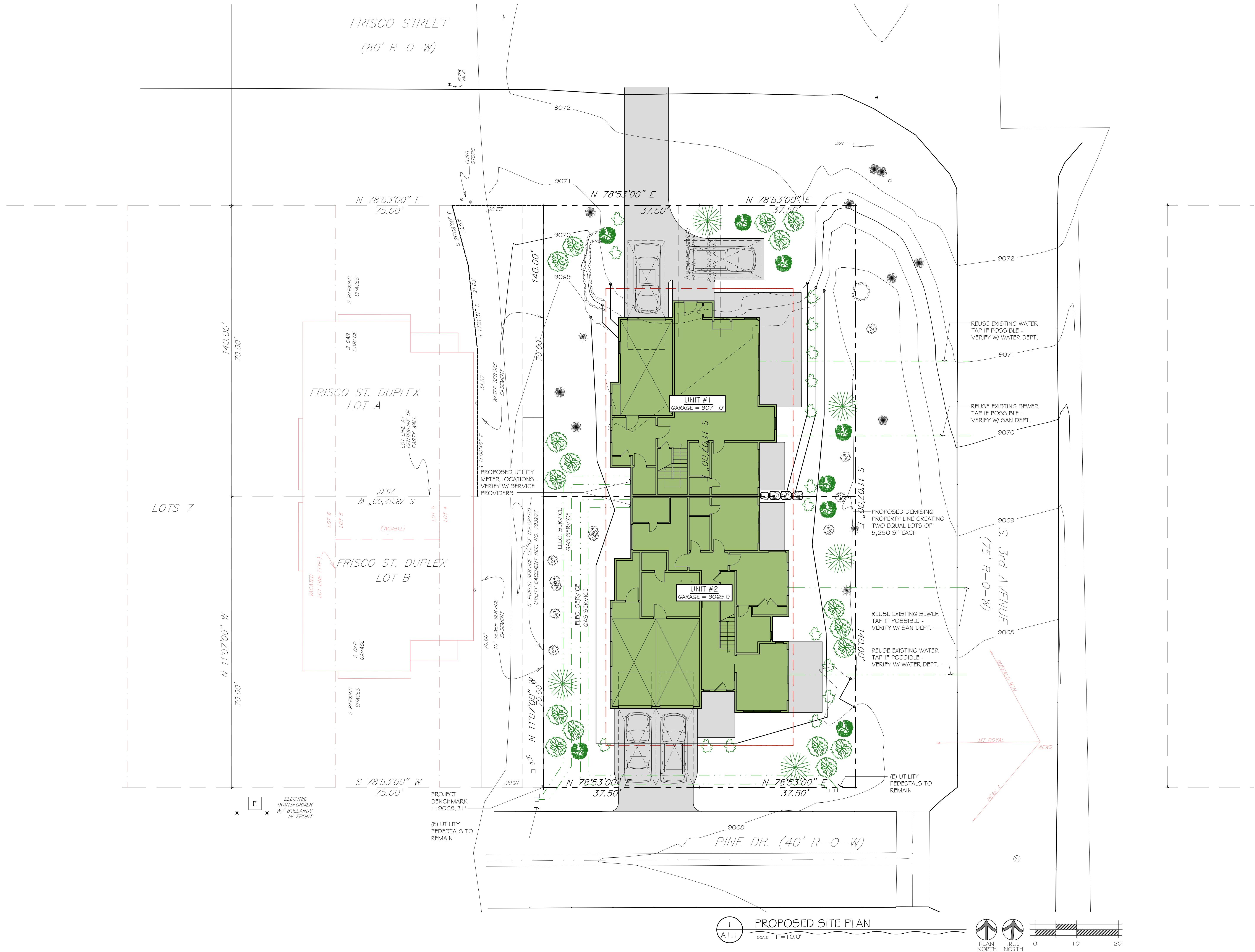



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[illegible]

PROJECT #: 2639

A1.1

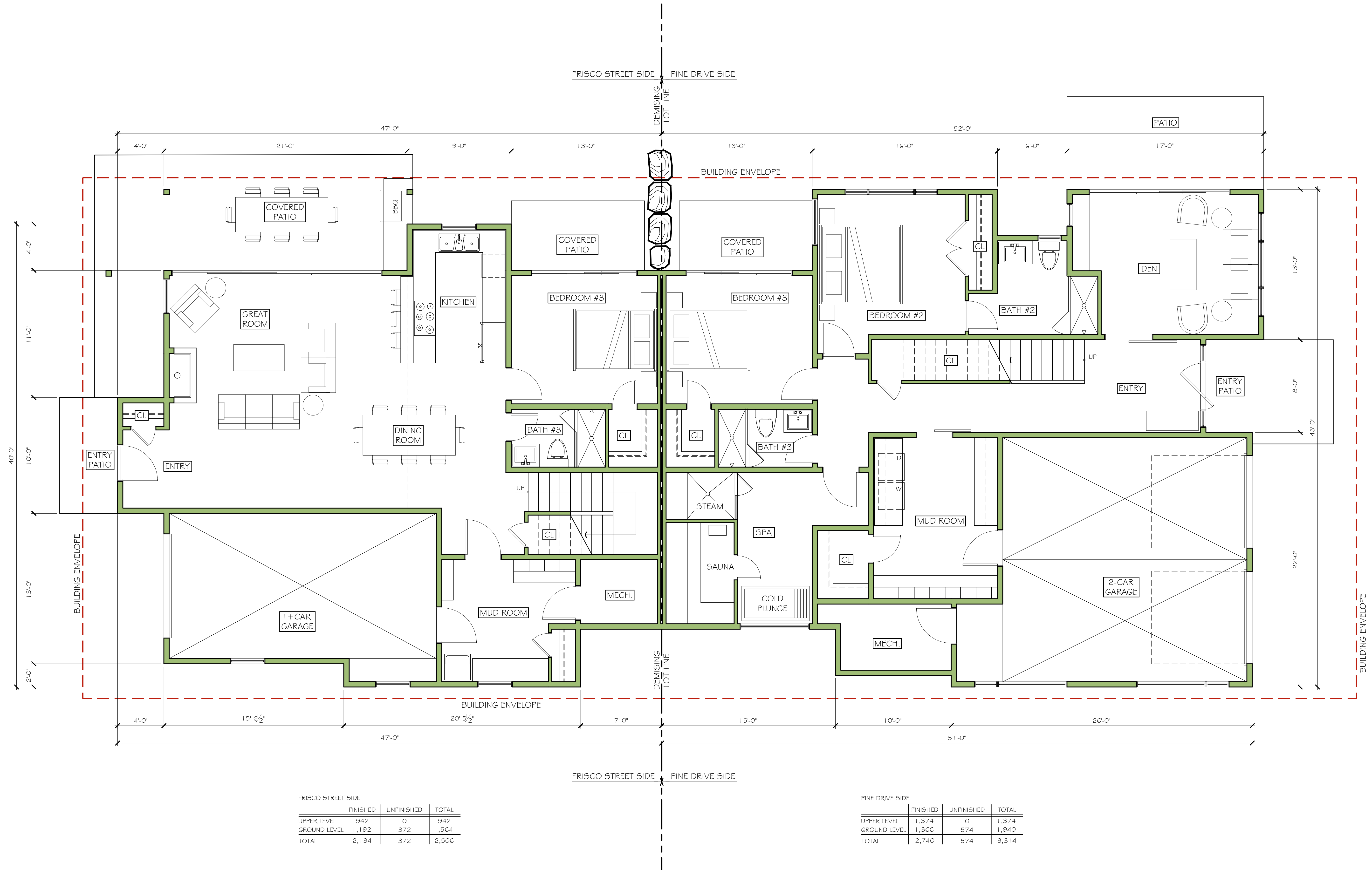


230 & 240 FRISCO STREET
LOT 1R, FRISCO TOWNSITE
TOWN OF FRISCO, COLORADO

TITLE

GROUND LEVEL FLOOR PLANS

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[illegible]

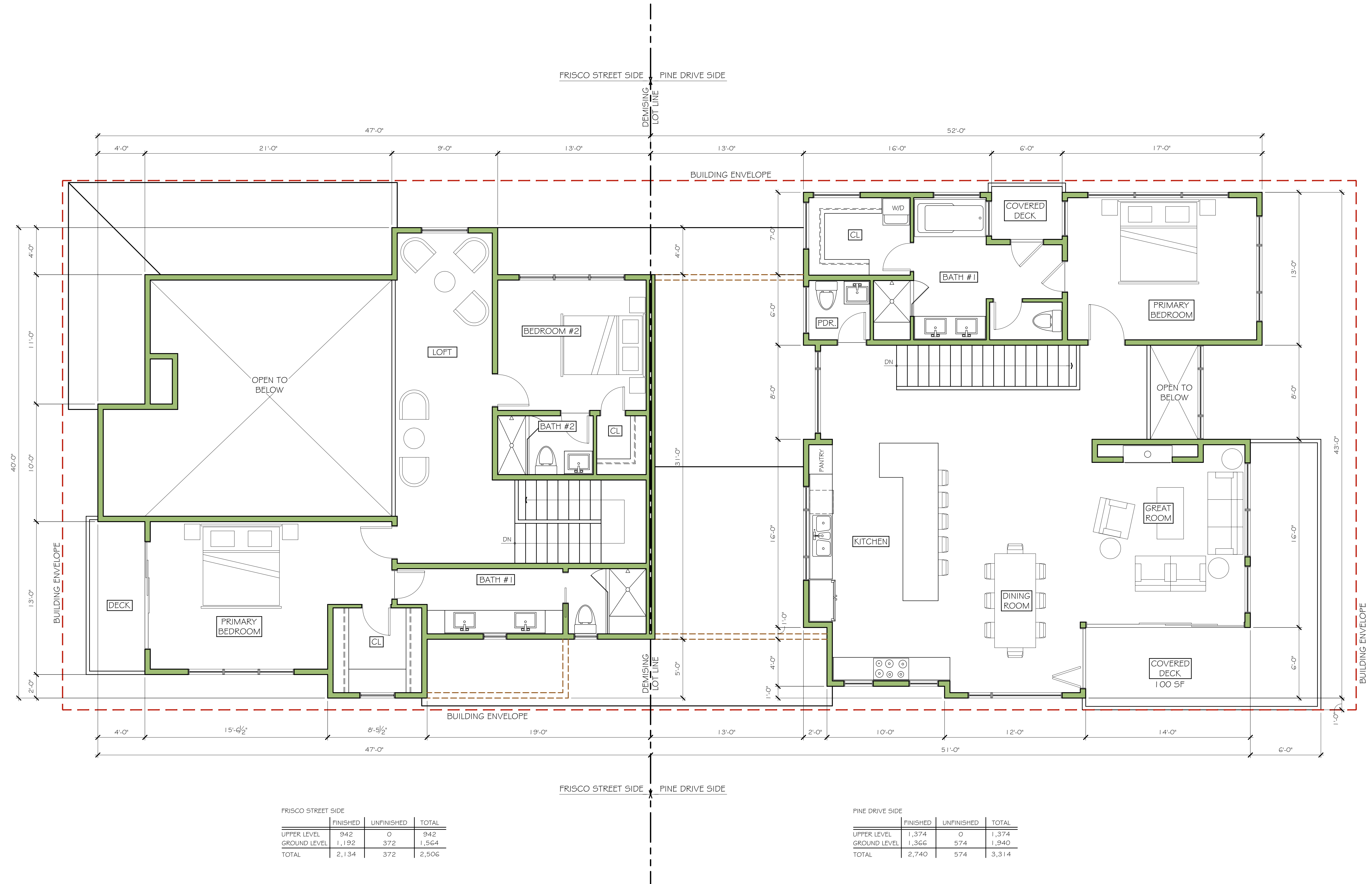
230 & 240 FRISCO STREET
LOT 1R, FRISCO TOWNSITE
TOWN OF FRISCO, COLORADO

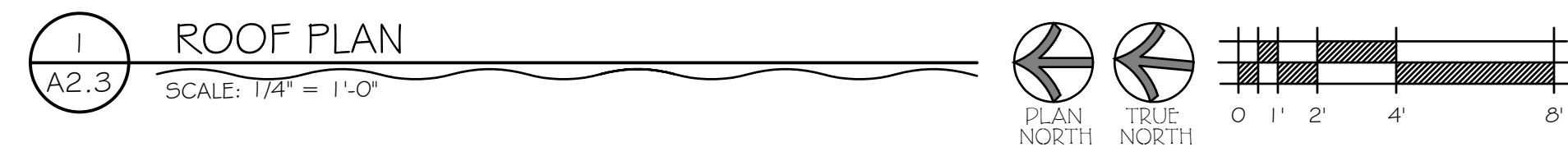
TITLE: UPPER LEVEL FLOOR PLANS

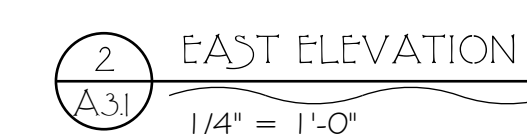
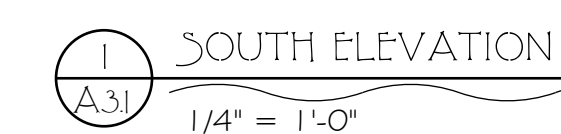
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[illegible]

A2.2







ISSUE	DATE
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1 NORTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

PINE DRIVE
LOT 1R, FRISCO TOWNSITE
TOWN OF FRISCO, COLORADO
TITLE
EXTERIOR ELEVATIONS

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2 NORTHWEST PERSPECTIVE
A3.3



1 SOUTHWEST PERSPECTIVE
A3.3



4 SOUTHEAST PERSPECTIVE
A3.3



3 NORTHEAST PERSPECTIVE
A3.3

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1 WESTERN PERSPECTIVE
A3.4



2 EASTERN PERSPECTIVE
A3.4

ISSUE	DATE
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IMPROVEMENT LOCATION CERTIFICATE

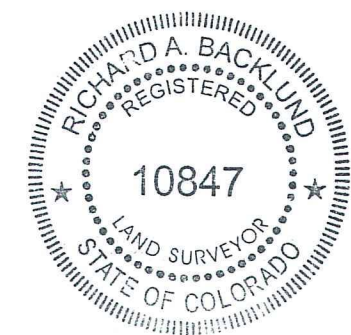
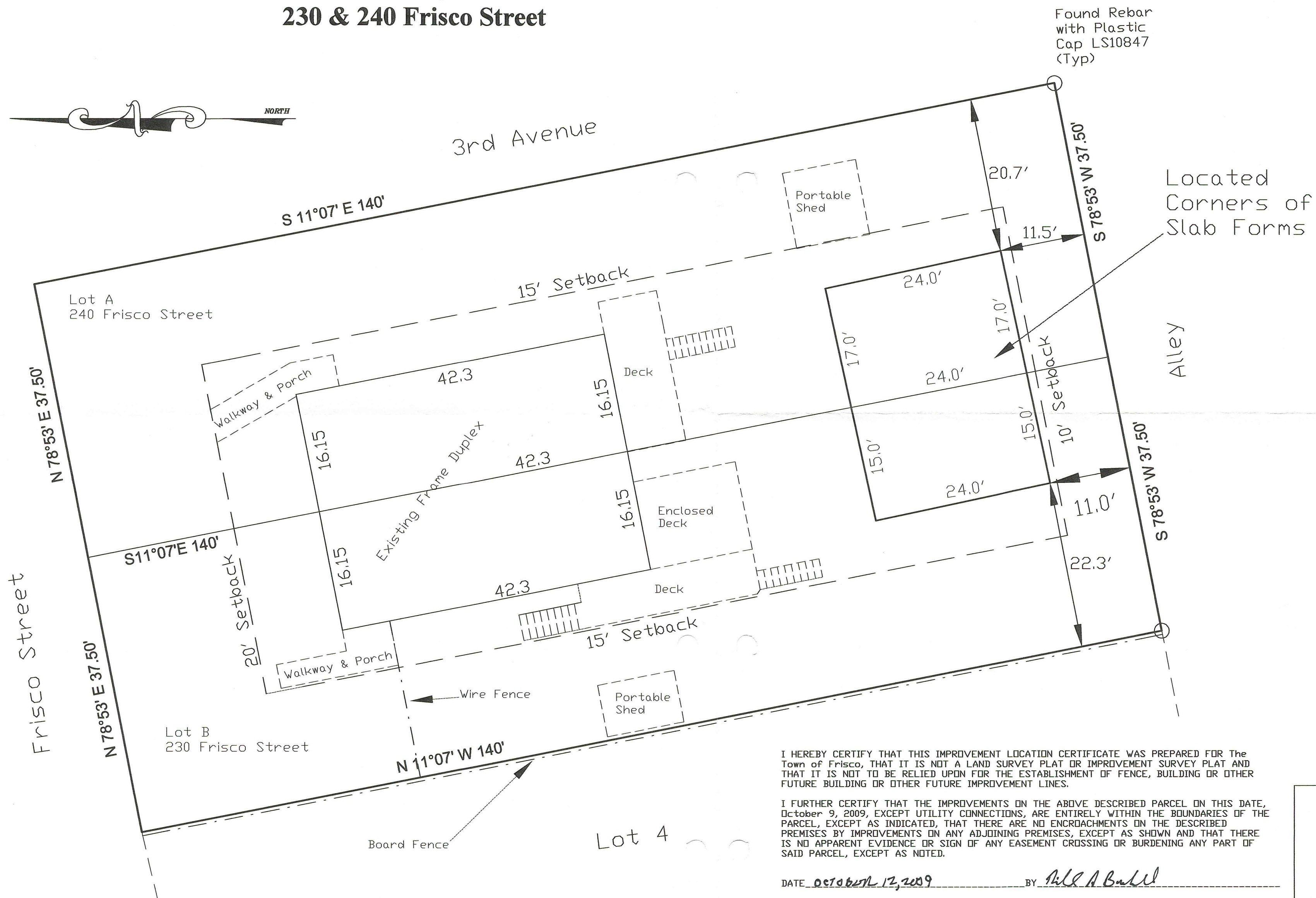
Lots A & B, A Resubdivision of Lots 1, 2, & 3, Block 37

Frisco Townsite

Summit County, Colorado

230 & 240 Frisco Street

Permit No. 09-097



I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR THE Town of Frisco, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE BUILDING OR OTHER FUTURE IMPROVEMENT LINES.

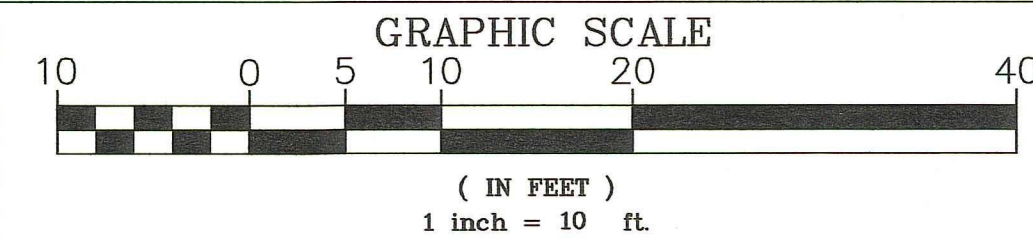
I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, October 9, 2009, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS INDICATED, THAT THERE ARE NO ENCROACHMENTS ON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS SHOWN AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

DATE October 12, 2009 BY Richard A. Backlund

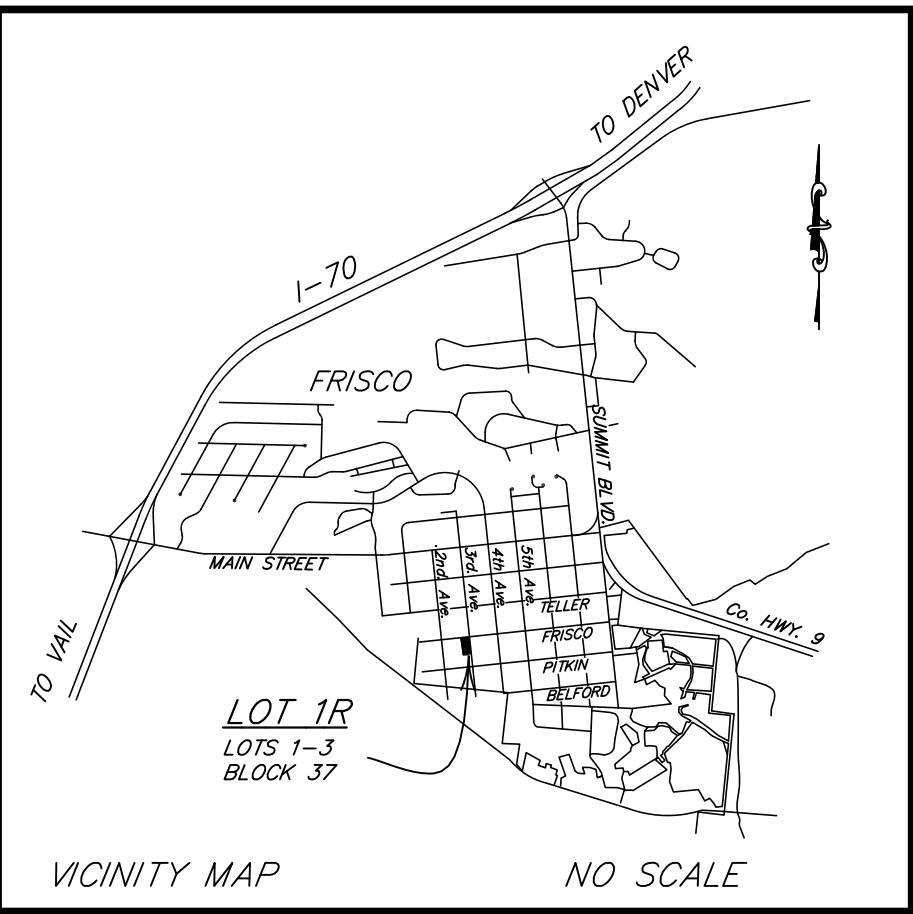
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

Backlund
Land Surveys
(970) 668-3730
www.backlundlandsurveys.com

Richard A. Backlund
PO Box 1800
Frisco, CO 80443



Date: 10-09-2009 3603



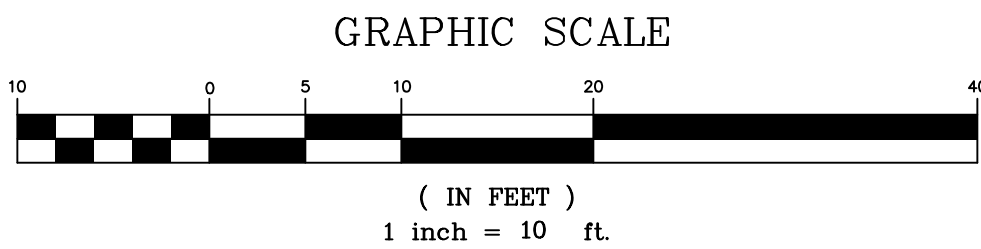
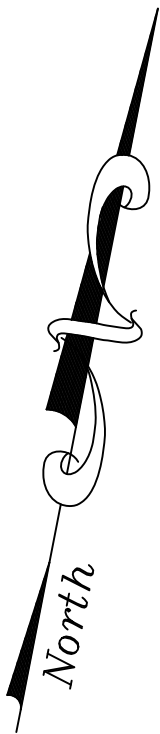
NOTE: TIE TO CENTERLINE MAIN STREET MONUMENTS PROVIDED IN LIEU OF SECTION TIES TO BETTER DEFINE LOCATION AS PART OF THE FRISCO TOWNSITE.

CONTROL MONUMENT AT CENTERLINE OF 2ND AVE. AND MAIN ST.

A LOT LINE VACATION PLAT FOR
FRISCO TOWNSITE, LOT 1R, BLOCK 37

A RESUBDIVISION OF LOTS A & B, FRISCO TOWNSITE, BLOCK 37
ACCORDING TO THE PLAT RECORDED 12/28/1978 AT REC. NO. 185943
LOCATED IN SECTION 35, TOWNSHIP 5 SOUTH, RANGE 78 WEST OF THE 6TH P.M.
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

FRISCO STREET
(80' R-O-W)



- LEGEND**
- FOUND No. 4 REBAR & RED PLASTIC CAP (PLS 31945)
 - FOUND No. 4 REBAR & YELLOW PLASTIC CAP (PLS 10847)
 - SET REBAR & PLASTIC CAP (PLS 38855)

S. 3rd AVENUE
(75' R-O-W)



LOTS 7

FRISCO ST. DUPLEX
LOT A

FRISCO ST. DUPLEX
LOT B

LOT 1R
10,500 Sq. Feet
0.24 Acres

S 78°52'00" W
BASIS OF BEARING
225.06' meas.
(225.00' plat)

POINT OF BEGINNING

MORTGAGE HOLDER CERTIFICATE:

_____, DOES HEREBY CERTIFY
THAT THEY HAVE EXAMINED THIS PLAT AS A LENDER FOR THE PROJECT
AND DOES HEREBY APPROVE OF THIS PLAT.

BY: _____ DATE: _____
NAME: _____
TITLE: _____

PINE DR.
(40' R-O-W)

SURVEYOR'S CERTIFICATE:

I, JESSICA J. KOETTERITZ, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF "A LOT LINE VACATION PLAT FOR FRISCO TOWNSITE, LOT 1R, BLOCK 37" WAS MADE BY ME AND UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE. STEEL PINS AND/OR BRASS CAP MONUMENTS WERE SET AT ALL BOUNDARY CORNERS.

DATED THIS _____ DAY OF _____, AD 20 ____.

SIGNATURE _____
JESSICA J. KOETTERITZ
COLORADO REGISTRATION NO. 38855



OWNER'S CERTIFICATE:

KNOW ALL PERSONS BY THESE PRESENTS: THAT MHH DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:

LOTS A & B, BLOCK 37, FRISCO TOWNSITE
ACCORDING TO THE PLAT RECORDED DECEMBER 12, 1978 AT RECEPTION NO. 185943
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO
CONTAINING 0.24 ACRE

UNDER THE NAME AND STYLE OF "A LOT LINE VACATION PLAT FOR
FRISCO TOWNSITE, LOT 1R, BLOCK 37"

HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT,
AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE PERPETUAL USE OF
THE TOWN OF FRISCO, STATE OF COLORADO, THE STREETS, ALLEYS, ROADS
AND OTHER PUBLIC AREAS AS SHOWN HEREON AND HEREBY DEDICATE THOSE
PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND
MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON.

IN WITNESS WHEREOF, SAID OWNER, MH DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY
COMPANY HAS CAUSED THEIR NAME TO HEREUNTO

BE SUBSCRIBED THIS _____ DAY OF _____, A.D. 20 ____.

BY: MATTHEW HOLAHAN
AS: MANAGING MEMBER OF MH DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY

NOTARIALS:

STATE OF _____
COUNTY OF _____, SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY
OF _____, AD 20____, BY MATTHEW HOLAHAN, AS MANAGING MEMBER OF
MH DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL: _____ MY COMMISSION EXPIRES _____

NOTARY PUBLIC

STATE OF _____
COUNTY OF _____, SS

FRISCO PLANNING COMMISSION APPROVAL:

THE PLANNING COMMISSION OF FRISCO, COLORADO, REPRESENTED BY THE COMMISSION
CHAIRMAN, DOES HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION

ON THIS _____ DAY OF _____, AD ____.

BY: _____
CHAIRMAN

FRISCO TOWN COUNCIL APPROVAL:

THE WITHIN PLAT OF "A LOT LINE VACATION PLAT FOR FRISCO TOWNSITE, LOT 1R, BLOCK 37" IS
APPROVED BY THE TOWN COUNCIL OF FRISCO, COLORADO, REPRESENTED BY THE MAYOR,

FOR FILING THIS _____ DAY OF _____, AD ____.

THE DEDICATION OF THE PUBLIC WAYS SHOWN HEREON WILL NOT BE ACCEPTED
UNTIL SAID PUBLIC WAYS HAVE BEEN SATISFACTORILY COMPLETED TO THE TOWN'S
SPECIFICATIONS BY THE SUBDIVIDER. UPON SUCH SATISFACTORY COMPLIANCE, THE
TOWN COUNCIL OF THE TOWN OF FRISCO MAY ADOPT A RESOLUTION ACCEPTING
SAID DEDICATION OF PUBLIC WAYS AND DULY RECORD SUCH ACCEPTANCE.

BY: _____
MAYOR

ATTEST: _____
TOWN CLERK

TITLE COMPANY'S CERTIFICATE:

_____, TITLE COMPANY DOES HEREBY CERTIFY THAT IT
HAS EXAMINED THE TITLE TO ALL LANDS AS SHOWN HEREON AND TITLE TO SUCH
LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES, AND
ENCUMBRANCES, EXCEPT AS FOLLOWS:

DATED THIS _____ DAY OF _____, 20 ____.

AGENT

TREASURER'S CERTIFICATE:

I, THE UNDERSIGNED DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES
AND ASSESSMENTS DUE AND PAYABLE AS OF _____
UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.

DATED THIS _____ DAY OF _____, 20 ____.

SIGNATURE _____
SUMMIT COUNTY TREASURER

CLERK & RECORDER'S ACCEPTANCE:

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY

CLERK AND RECORDER ON THIS _____ DAY OF _____, AD 20 ____.

AND FILED FOR RECORD AT _____ M., UNDER RECEPTION NUMBER _____.

SIGNATURE _____
SUMMIT COUNTY CLERK AND RECORDER/DEPUTY

NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY
WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT
IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

Drawn JJK	Dwg 23178PLT	Project 23178
Checked JJK	Date 05/27/2026	Sheet 1 of 1
RANGEWEST ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		