



*For Office Use Only:*

Town Hall Notification Date: 2/15/2022

Removal Date (10 calendar days): 2/25/2022

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

## **NOTICE OF DECISION – ADMINISTRATIVE SITE PLAN**

**APPLICATION:** ADM-21-0055

**APPLICANT:** Michael Marchand, Brynn Grey, representing Property Owner Alpine Inn

**PROJECT LOCATION:** 105 Lusher Ct, Lot 1 Block A Discovery Interchange Subdivision

**DECISION BY:** Community Development Department

**DATE OF DECISION:** February 15, 2022

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**NATURE OF REQUEST:** An Administrative Site Plan Application to amend and relocate a snow storage easement on the property.

**DECISION:** Staff finds the application meets the requirements of the Frisco Unified Development Code and hereby **APPROVES** the application subject to conditions.

### **SPECIAL CONDITIONS:**

1. The new snow storage area shall be revegetated with native grasses to limit sediment in runoff from the site. The snow storage area shall be periodically revegetated as needed when disturbed by the snow storage operations.
2. The developer shall verify the condition and function of existing storm drainage facilities and address any areas not properly working. This would include culverts, ditches, and detention pond areas. Some additional sediment control, such as silt fences or waddles may be needed until revegetation is complete.
3. Install sediment controls on the outflow to ensure that the down gradient private and public drainage systems are not impacted.
4. A Grading Permit will be required prior to any work on the site. The permit submittal materials shall reflect the plans and report approved through this application and incorporate these conditions.

### **STANDARD CONDITIONS:**

1. Appeals: Staff decisions may be appealed to the Planning Commission by filing the appropriate form with the Community Development Department within ten (10) calendar days from the date of the decision. An appeal stays all proceedings and authorizations,

including building permits, issued in conjunction with the decision being appealed. [§180-2.7.1, Appeals, Town of Frisco Uniform Development Code]

2. Modifications: Once a development plan has been approved, no substantial variation of the plan shall be permitted, including changes to the building design or exterior materials and colors, without the approval of the Community Development Department or the Planning Commission. [§180-2.5.2.C.4.d., Minor Changes Allowed, Town of Frisco Uniform Development Code]
3. Expiration: If construction of this project has not begun within three (3) years or been completed within four (4) years from the date of this Notice of Decision or if the owner has failed otherwise to comply with the approved development plan, the development plan approval shall be revoked. Notwithstanding the above, the Planning Commission may reconfirm and extend the time period for compliance or approve modification to such development plan, upon good cause shown by the owner. Such reconfirmation, extension or modification shall be at the discretion of the Planning Commission. [§180-2.5.2.C.4.c., Expiration of Development Application Approval, Town of Frisco Uniform Development Code]
4. 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. [§180-1.7, Violations & Penalties, Town of Frisco Uniform Development Code]
5. Building Permits: This Notice of Decision does not constitute the issuance of a building permit. A building permit may 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]
6. Business Licenses: 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]
7. Compliance with the Town Code: Should the Community Development Department grant approval of the application request, 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.