



cityoflonetree.com | 303.708.1180
9220 Kimmer Drive Suite 100, Lone Tree, CO 80124

DEVELOPMENT APPLICATION

PROJECT DESCRIPTION

Site Address: NWC of Hwy 470 & S Yosemite St, Lone Tree, CO 80124

State Parcel ID Number(s): 2231-032-01-023

Legal Description: A REPLAT OF LOT 1A, BLOCK 2, PARKWAY SUBDIVISION FILING NO. 3 - 3RD AMENDMENT LOCATED IN THE WEST HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COL-

Proposed Project Name: ORADO 16.06 ACRES, 2 LOTS #SB23-002(REPLAT)

Hwy 470 & Yosemite // Chick-fil-A

Summary of the Proposed Project:

Request for variance of building setback requirement.

APPLICANT INFORMATION

Name: Steve Schwartz

Company: Chick-fil-A, Inc.

Mailing Address: 105 Progress Irvine, CA 92618

Phone Number(s): 303.519.7206

Email Address: Steve.Schwartz@cfacorp.com

Ownership Status (check one):

Owner Under Purchasing Contract Considering Purchasing/Leasing Tenant

PROJECT MANAGEMENT TEAM

Please list all applicable:

Project Manager (Primary point of contact):

The Project Manager is responsible for coordinating all project submissions and responses between the City's Planning Division and the Applicant.

- Name: Brandi Loper
- Firm: 4G Development & Consulting
- Email Address: bloper@4gdev.com

Planner:

- Name:
- Firm:
- Email Address:

Architect:

- Name: Heather Harris
- Firm: CoreStates
- Email Address: hharris@core-states.com

Landscape Architect:

- **Name:**
- **Firm:**
- **Email Address:**

Engineer:

- **Name:** Kris Wiest
- **Firm:** Merrick & Company
- **Email Address:** Kris.Wiest@merrick.com

Surveyor:

- **Name:**
- **Firm:**
- **Email Address:**

Other (include additional parties as needed):

- **Name:**
- **Firm:**
- **Email Address:**

APPLICATION DISCLOSURES

Please read each disclosure and sign below:

- I acknowledge it is my responsibility to review the development review process and to understand how this process and estimated timelines may impact my project scheduling. I further acknowledge that no application for development shall be approved by the City until all existing zoning and/or property maintenance violations are resolved. All questions regarding development review timing should be directed to Planning Division staff.
- I acknowledge it is my responsibility to consult all applicable City codes, design guidelines & standards, and applicable planning documents, as provided by staff, when preparing my application materials. City staff is available to assist me in understanding and interpreting these documents.
- I acknowledge it is my obligation to provide all minimum and requested application materials to Planning Division staff to support the review and processing of my application. I further acknowledge that failure to respond to staff requests for such information and/or failure to provide complete application materials and responses may delay the processing of my application.
- I acknowledge that Planning Division approval of this application, to include Planning Commission and/or City Council recommendations and approvals (as may be required by code), is required before I can acquire a building and/or grading permit for this project.
- I acknowledge that any application materials submitted to the City of Lone Tree are subject to the Colorado Open Records Act (CORA) and may be made publicly available on the City's webpage as part of the public referral process for development applications.

- I acknowledge that it is my responsibility to be aware of and to understand all land use obligations and/or restrictions that may pertain to my site; these include, but are not limited to, easements, covenants and license agreements. Although some development applications with the City require the preparation of a Title Report or Title Commitment, staff encourages the preparation of such reports even when not required for the application.

I have read and understand the foregoing acknowledgements and I certify that these statements and the materials submitted with this application are true to the best of my knowledge.

Applicant Signature: *Steve Schwartz*

Date: 5/23/2023 | 1:05 PM EDT

Name (Printed): Steve Schwartz

Title: Principal Development Lead

Company: Chick-fil-A, Inc.

LANDOWNER(S) AUTHORIZATION

In instances of joint/shared ownership, please reproduce additional landowner authorization sheets to accommodate the signatures of all legal owners.

I/We declare under penalty of perjury that I am/we are the legal owner(s) of the property identified in this application. I/We authorize the applicant identified in this application to act as my/our representative in all City of Lone Tree development review and approval processes, as conducted by City staff and officials and I/We agree to be bound by the application, the representations made, and the final land use decision regarding this development. I/We acknowledge all disclosures included with this application and further acknowledge it is My/Our responsibility to notify the City of Lone Tree should the ownership information provided below change before the development project is presented to the City Planning Commission and/or City Council for recommendation and/or approval.

Property Owner Signature:

Date:

Name (Printed):

Title:

Company:

Please initial (and further describe as necessary) the applicable owner type for the real property associated with this application:

- Individual
 Corporation

State of Incorporation:

- Limited Liability Company
 Partnership
 Other (describe):

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Property Owner Signature:

Date: 05/30/23

Name (Printed): Arnold Schlosser

Title: Manager

Company: Bellarim, LLC

Please initial (and further describe as necessary) the applicable owner type for the real property associated with this application:

Individual

Corporation

State of Incorporation:

Limited Liability Company

Partnership

Other (describe):

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of LOS ANGELES)
On 5/30/23 before me, ENOCH MILLER: NOTARY PUBLIC
Date Here Insert Name and Title of the Officer
personally appeared ARNOLD SCHLESINGER
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____

Signer Is Representing: _____

Signer Is Representing: _____

INSERT NOTARY BLOCK OR FILL IN:

State of _____

County of _____

This record was acknowledged before me on _____, 20 _____

by _____ as _____ of

(type of authority, such as officer or trustee)

(name of party/entity on behalf of whom record was executed)

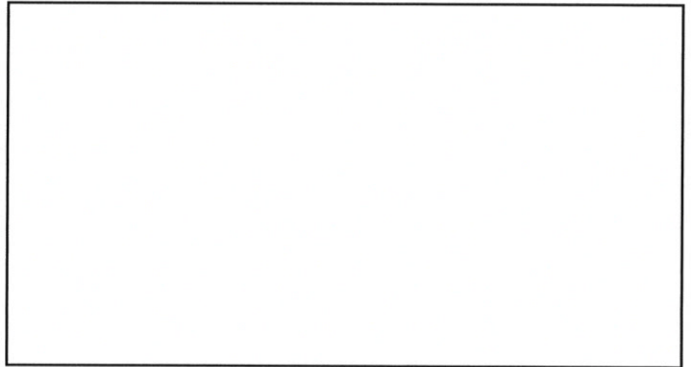
(name of officer or agent, title of officer or agent) of _____
(name of corporation acknowledging)

a _____ corporation, on behalf of the corporation.
(state or place of incorporation)

(Notary's official signature)

(Title of office)

(Commission Expiration)



Certificate Of Completion

Envelope Id: 1D239ED4B4FE497CAD7A3BB16E6EA885	Status: Completed
Subject: Development Application Final - Secured.pdf	
Source Envelope:	
Document Pages: 4	Signatures: 1
Certificate Pages: 1	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Disabled	Steve Schwartz
Time Zone: (UTC-05:00) Eastern Time (US & Canada)	5200 Buffington Road
	Atlanta, GA 30349
	steve.schwartz@cfacorp.com
	IP Address: 73.229.253.231

Record Tracking

Status: Original	Holder: Steve Schwartz	Location: DocuSign
5/23/2023 1:05:05 PM	steve.schwartz@cfacorp.com	

Signer Events

Steve Schwartz
 steve.schwartz@cfacorp.com
 Sr. Principal Development Lead
 Chick-fil-A, Inc.
 Security Level: Email, Account Authentication (None)

Signature

Steve Schwartz
 Signature Adoption: Pre-selected Style
 Using IP Address: 73.229.253.231
 Signed using mobile

Timestamp

Sent: 5/23/2023 1:05:07 PM
 Viewed: 5/23/2023 1:05:11 PM
 Signed: 5/23/2023 1:05:52 PM
 Freeform Signing

Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent	Hashed/Encrypted	5/23/2023 1:05:07 PM
Certified Delivered	Security Checked	5/23/2023 1:05:11 PM
Signing Complete	Security Checked	5/23/2023 1:05:52 PM
Completed	Security Checked	5/23/2023 1:05:52 PM

Payment Events

Status

Timestamps