

February 16, 2024

City of Lone Tree
9220 Kimmer Dr.
Lone Tree, Colorado 80124

Re: RidgeGate Southwest Village Filing 2 – Right of Way Vacation

To Whom It May Concern:

Our firm represents SH Lyric, LLC and its affiliates (“Applicant”) in connection with their application for approval of a Right of Way Vacation (the “Application”) for certain real property (the “Property”) in the City of Lone Tree (the “City”).

Project Team

<u>Applicant</u>	<u>Civil Engineer</u>	<u>Planner/Landscape Architect</u>
SH Lyric, LLC 9380 Station St.; Suite 600 Lone Tree, CO 80124 P: 303.791.8180	JR Engineering, LLC 7200 S. Alton Way; Suite C400 Centennial, CO 80112 P: 303.267-6220	Sage Design Group 1500 South Pearl Street, Suite 200 Denver, CO 80210 P: 303-470-2855

Overview

This application is to vacate a portion of Right of Way that was dedicated by the Ridgegate SW Village Filing 2 Plat (recorded on 1/26/2023 under reception no. 2023003756), and is necessary in order to address recent design changes to the Ridgegate SW Village Filing 3 site layout and plat, which has not yet been approved or recorded.

After recording of the Filing 2 plat, modifications were made to the Filing 3 site plan and lot configuration. The changes to the Filing 3 site plan eliminated one point of connection from the Filing 3 site to the Lyric Street Right of Way. A small sliver of ROW was dedicated with the Filing 2 plat at this connection point, but with the latest Filing 3 layout, this small sliver of ROW is no longer needed and needs to be vacated as a technical correction to the Right of Way established with the Filing 2 plat.

This Right of Way Vacation application has been submitted concurrently with the updated Filing 3 plat and Civil Construction plans. The Ridgegate Southwest Village Preliminary Plan has also been amended for the changes to the Filing 3 layout described above, and is concurrently under review at the City.

The Property is bound on the north by existing Lyric Street ROW and on the south, east and west by vacant open space. No utilities currently exist within the property. Refer to the Vicinity Map included with this submittal package.

Conclusion

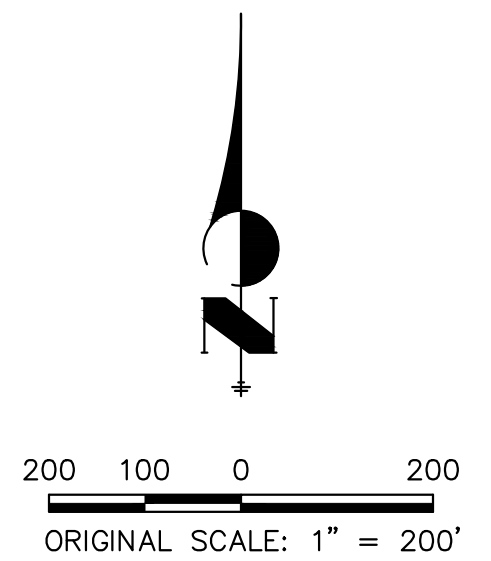
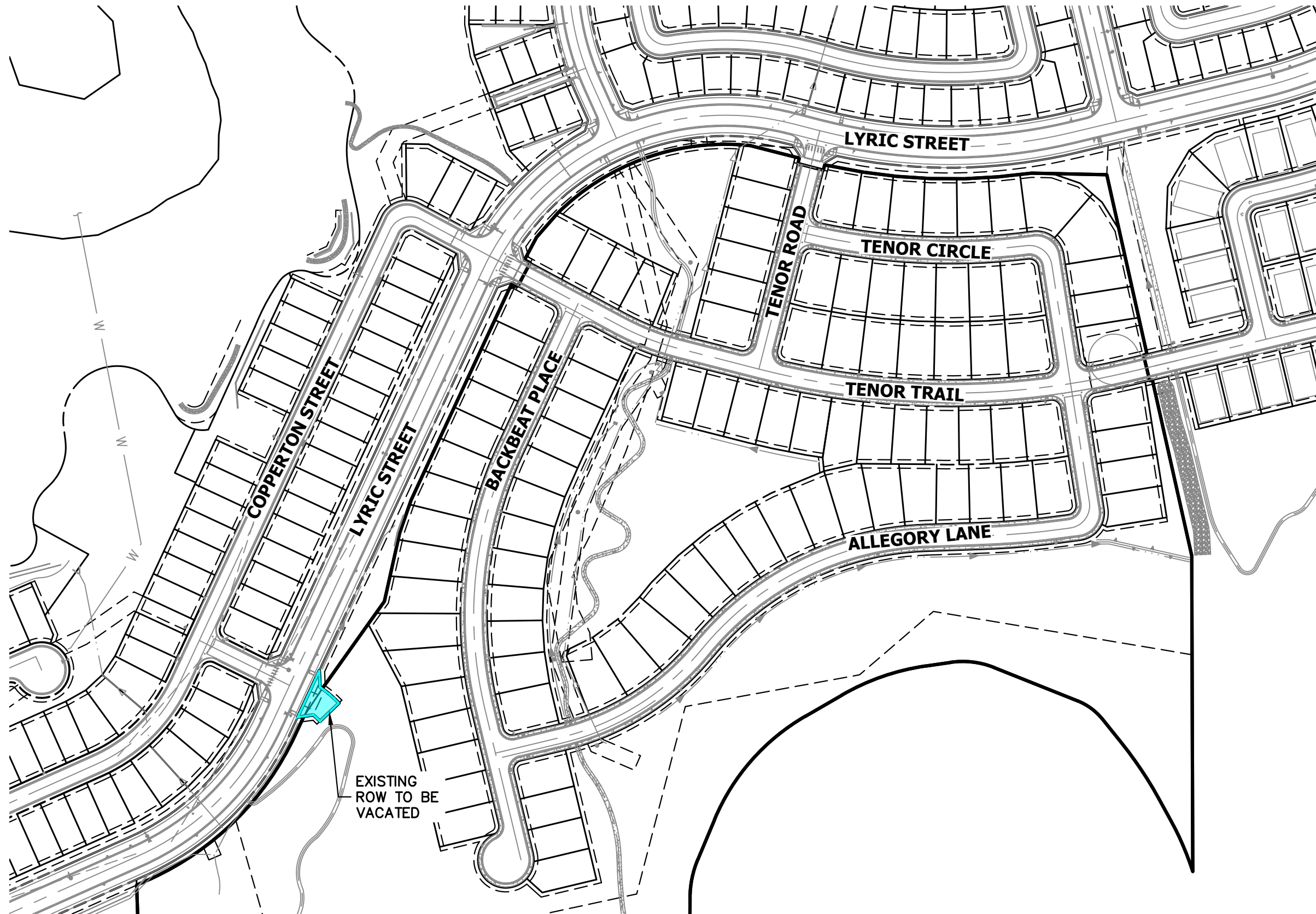
We appreciate the opportunity to provide this information to the City. Please do not hesitate to contact us if you require further information regarding the Application. On behalf of the Applicant, we respectfully request the City's approval of the Application.

Sincerely,

A handwritten signature in blue ink that reads "Aaron L. Clutter". The signature is written in a cursive style with a large initial 'A'.

Aaron Clutter
JR Engineering

VICINITY MAP



ROW VACATION EXHIBIT
RIDGEGATE FILLING 3
1595003
2/4/2024
SHEET 1 OF 1



Centennial 303-740-9393 • Colorado Springs 719-533-2593
Fort Collins 970-491-9888 • www.jrengineering.com