

# Development Application

Planning Division  
 9220 Kimmer Drive, Lone Tree, CO 80124  
 303.708.1818 | www.cityoflonetree.com



CITY OF LONE TREE

<b>Instructions:</b> All sections must be completed and typed or legibly printed. All required attachments must be included. This application does not cover Building Division and Public Works submittal requirements and fees.		
<b>Application Type</b>		<b>For Planning Division Use</b>
Presubmittal	Final Plat	Project Name:
SIP	Re-Plat	Job #
SIP Amendment	Rezoning	Application Fee:
Preliminary Plan	Variance	Check/Transaction #:
Other		Date:                      Staff Initials:

Project Information	
Project Name:	Project Address:
State Parcel ID:	Subdivision:
Acreage:	Lot #:
Existing Zoning:	Block #:
Proposed Rezoning:	Filing #:
<b>Project Description</b> (submit additional sheets if necessary):	

Owner and Representative Information	
Property Owner Information	Applicant Information if Different than Owner
Name (Individual or Organization):	Name (Individual or Organization):
Mailing Address:	Mailing Address:
Phone:	Phone:
Email:	Email:

## **RidgeGate East Filing No. 1, 2<sup>nd</sup> Amendment**

### **Narrative**

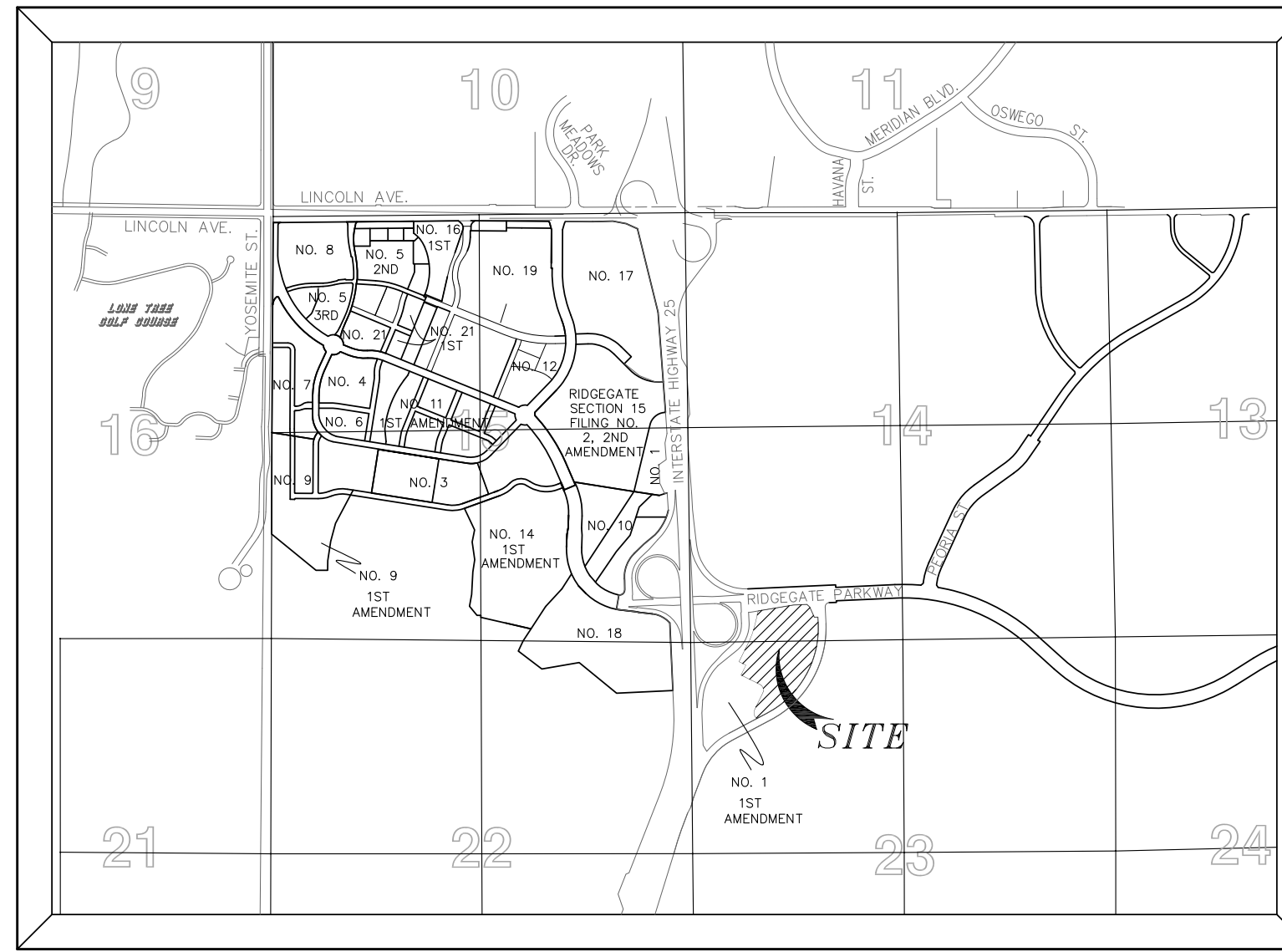
The current proposed consists of a replat of Lot 2-A, RidgeGate East Filing 1, 1st Amendment into four lots, public right-of-way, and a tract. The lots will be sold for future development. Lots 2-A-1 and 2-A-2 are for a proposed multifamily for-rent project with retail. Lots 2-A-3 and 2-A-4 are for undetermined mixed-use projects which is allowed per the RidgeGate Planned Development District, 6<sup>th</sup> Amendment. Sale of the multifamily for-rent lots is anticipated in late 2020 with development occurring in 2021. Development of the other two lots is unknown. The right of way on this plat is for the development of public streets. The public streets will be constructed concurrently with the multifamily for-rent development.

The proposed plat is bounded to the north by RidgeGate Parkway, to the south by the RTD Light Rail end of line parking garage, to the east by Havana Street, and to the west by the RTD Light Rail train tracks and I-25.

Platting does not have an impact on cultural, archaeological or historic resources, nor impacts on wildlife habitat areas. Future developments will address their impacts through the City's Site Improvement Plan process.

# RIDGEGATE EAST FILING NO. 1, 2ND AMENDMENT

PLANNING AREA C/M-U NO. 4  
 A REPLAT OF LOT 2-A, RIDGEGATE EAST FILING NO. 1, 1ST AMENDMENT  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, AND THE NORTHWEST QUARTER OF SECTION 23,  
 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO  
 20.50 ACRES, 4 LOTS, 1 TRACT AND ROAD RIGHT-OF-WAY  
 #SB19-66R  
 FINAL PLAT



VICINITY MAP  
 SCALE: 1" = 2000'

## PROPERTY DESCRIPTION:

ALL OF LOT 2-A, RIDGEGATE EAST FILING NO. 1, 1ST AMENDMENT, RECORDED AT RECEPTION NO. 2016025508 IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, AND THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.

CONTAINING 20.500 ACRES, MORE OR LESS.

## DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, AND RIGHTS-OF-WAY AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF RIDGEGATE EAST FILING NO. 1, 2ND AMENDMENT. THE RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE CITY OF LONE TREE, CO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES. THE SIGNATURE OF ANY REPRESENTATIVE OF ANY PARTNERSHIP OR CORPORATE ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.

## SIGNATURE OF OWNER:

RIDGEGATE INVESTMENTS, INC.

BY: \_\_\_\_\_  
 KEITH D. SIMON, VICE PRESIDENT

ATTEST: \_\_\_\_\_

STATE OF COLORADO )  
 ) ss.  
 COUNTY OF \_\_\_\_\_

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019, BY KEITH D. SIMON, VICE PRESIDENT OF RIDGEGATE INVESTMENTS, INC.

AND BY \_\_\_\_\_ OF RIDGEGATE INVESTMENTS, INC.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- BEARINGS ARE ASSUMED AND ARE BASED UPON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23, AS BEARING N89°40'20"E BETWEEN THE WEST QUARTER CORNER OF SAID SECTION 23, BEING A FOUND 1-1/2" BRASS CAP, SET IN A 6" DIAMETER CONCRETE POST AND THE CENTER QUARTER CORNER OF SAID SECTION 23 BEING FOUND 6" X 10" STONE WITH A CHISELED + ON THE TOP.
- THE UNIT OF MEASUREMENT USED IN THIS SURVEY IS U.S. SURVEY FEET.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MERRICK & COMPANY TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, AND TITLE OF RECORD MERRICK & COMPANY RELIED UPON REPORT NUMBER N0024702-010-102-ES PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE: OCTOBER 17, 2019 AT 8:00 A.M.
- THE CITY OF LONE TREE REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVIDER'S AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE CITY OF LONE TREE SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
- LOTS AS PLATTED HEREIN MAY BE REQUIRED TO CONVEY SURFACE DRAINAGE FROM OTHER LOTS IN THIS FILING, IN ACCORDANCE WITH CITY OF LONE TREE REQUIREMENTS AND THE APPROVED DRAINAGE PLAN FOR THIS FILING. NO ALTERATIONS TO THE GRADING OF THE LOTS MAY BE MADE THAT WOULD DISRUPT THE APPROVED DRAINAGE PLAN, WITHOUT PRIOR APPROVAL FROM THE CITY OF LONE TREE. ALL NATURAL AND IMPROVED DRAINAGE WAYS OR DRAINAGE SYSTEMS IN SAID LOTS SHALL BE MAINTAINED BY THE LOT OWNER IN ACCORDANCE WITH CITY OF LONE TREE CRITERIA. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE CITY OF LONE TREE SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE OF THE DRAINAGE WAYS OR DRAINAGE SYSTEMS. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
- THE OWNER/DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF ALL ROADWAY SIGNAGE, INCLUDING NO PARKING/FIRE LANE SIGNAGE, AS REQUIRED BY THE CITY PUBLIC WORKS DEPARTMENT AND FIRE DISTRICT.
- TRACT A IS HEREBY CONVEYED TO RAMPART RANGE METROPOLITAN DISTRICT NO. 1 FOR SIDEWALK PURPOSES AND SHALL BE MAINTAINED BY RAMPART RANGE METROPOLITAN DISTRICT NO. 1.

## CLERK AND RECORDER:

STATE OF COLORADO  
 COUNTY OF DOUGLAS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020 A.D., AT \_\_\_\_ A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER \_\_\_\_\_.

CLERK AND RECORDER \_\_\_\_\_

## TITLE VERIFICATION:

WE, \_\_\_\_\_ OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

BY: \_\_\_\_\_, TITLE \_\_\_\_\_ OF FIDELITY NATIONAL TITLE INSURANCE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## PLANNING COMMISSION:

THIS FINAL PLAT WAS REVIEWED BY THE PLANNING COMMISSION.

BY: \_\_\_\_\_  
 KELLY FIRST, COMMUNITY DEVELOPMENT DIRECTOR,  
 ON BEHALF OF THE PLANNING COMMISSION

## CITY COUNCIL:

THIS PLAT WAS APPROVED FOR FILING BY THE CITY COUNCIL OF THE CITY OF LONE TREE, COLORADO, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATION AND CONVEYANCE OF THE STREET RIGHTS-OF-WAY TO THE CITY ARE HEREBY ACCEPTED.

THE SIDEWALK AND SLOPE EASEMENT, ACCESS EASEMENT AND DRAINAGE EASEMENT SHOWN ON THE PLAT OF RIDGEGATE EAST FILING NO. 1, 1ST AMENDMENT RECORDED IN THE OFFICE OF THE CLERK AND RECORDER AT RECEPTION NO. 2016025508, AND THE EASEMENT GRANTED BY THE EASEMENT AGREEMENT FOR DRAINAGE FACILITIES RECORDED IN THE OFFICE OF THE CLERK AND RECORDER AT RECEPTION NO. 2007037633, ARE ALL HEREBY VACATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE CITY.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT OR SEWAGE DISPOSAL PERMIT CAN OR WILL BE ISSUED.

\_\_\_\_\_  
 JACKIE MILLET, MAYOR, CITY OF LONE TREE

## SURVEYOR'S CERTIFICATE:

I, KENNETH G. OUELLETTE, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE 16th DAY OF OCTOBER 2019, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE CITY SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_



KENNETH G. OUELLETTE, PLS 24673  
 DATE: MARCH 4, 2020  
 JOB NO. 65120326  
 FOR AND ON BEHALF OF  
 MERRICK & COMPANY

## DEVELOPER

COVENTRY DEVELOPMENT CORPORATION  
 10270 COMMONWEALTH STREET  
 LONE TREE, COLORADO 80124  
 KEITH SIMON, VICE PRESIDENT  
 (720) 279-2581

## OWNER/APPLICANT

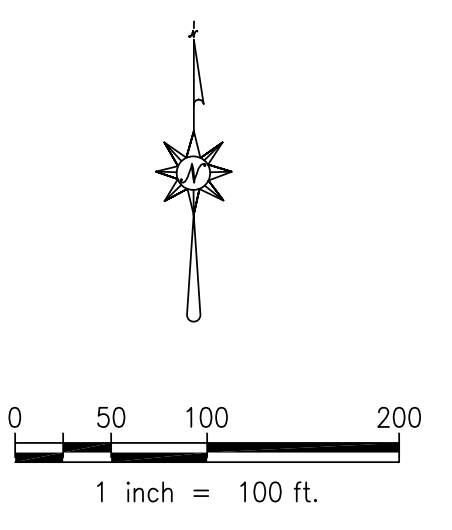
RIDGEGATE INVESTMENTS, INC.  
 C/O COVENTRY DEVELOPMENT CORPORATION  
 1041 THIRD AVENUE, 2ND FLOOR  
 NEW YORK, NY 10021

PRELIMINARY

SCALE	N/A	<p>5970 Greenwood Plaza Blvd.,                  Greenwood Village, CO 80111                  Phone: 303-751-0741</p>			
DRAWN	KGO				
CHECKED	JAW				
APPROVED	KGO				
JOB	65120326	DATE	3/4/20	SH	1 OF 2

# RIDGEGATE EAST FILING NO. 1, 2ND AMENDMENT

PLANNING AREA C/M-U NO. 4  
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 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO  
 20.50 ACRES, 4 LOTS, 1 TRACT AND ROAD RIGHT-OF-WAY  
 #SB19-66R  
 FINAL PLAT



W 1/4 COR SEC 14  
 T6S, R67W, 6TH PM  
 FOUND 3-1/4" ALUM CAP  
 STAMPED: LS 28286

SE 1/4  
 SEC 15

SW 1/4  
 SEC 14

INTERSTATE HIGHWAY 25  
 R.O.W. PROJECT NO. CC M815-001

S 1/4 COR SEC 15  
 T6S, R67W, 6TH PM  
 FOUND #6 REBAR WITH  
 3-1/4" ALUM CAP  
 STAMPED: LS 10945

S 1/4 COR SEC 15  
 T6S, R67W, 6TH PM  
 FOUND 3-1/4" ALUM CAP  
 STAMPED: W.C. 250.00' LS 24673

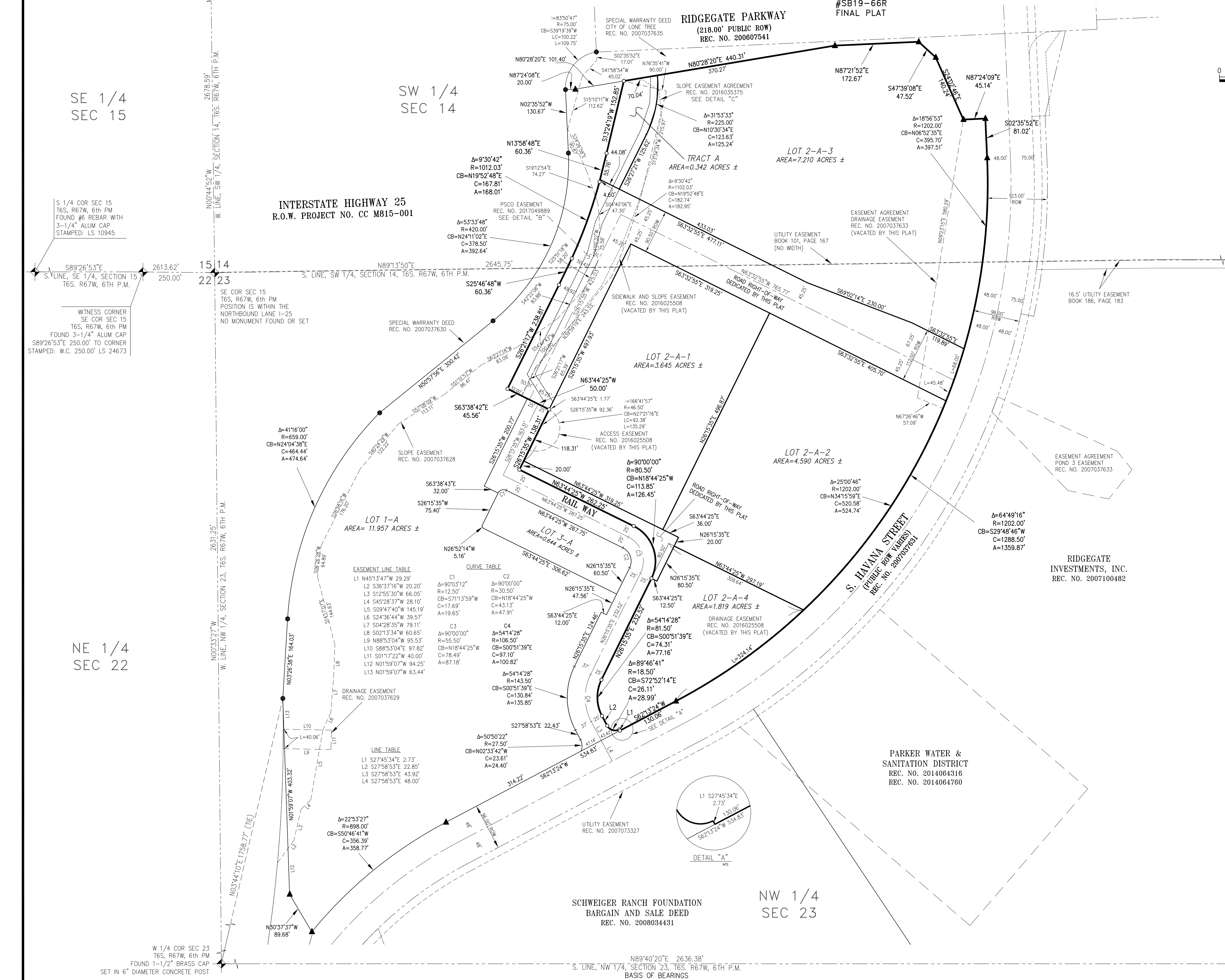
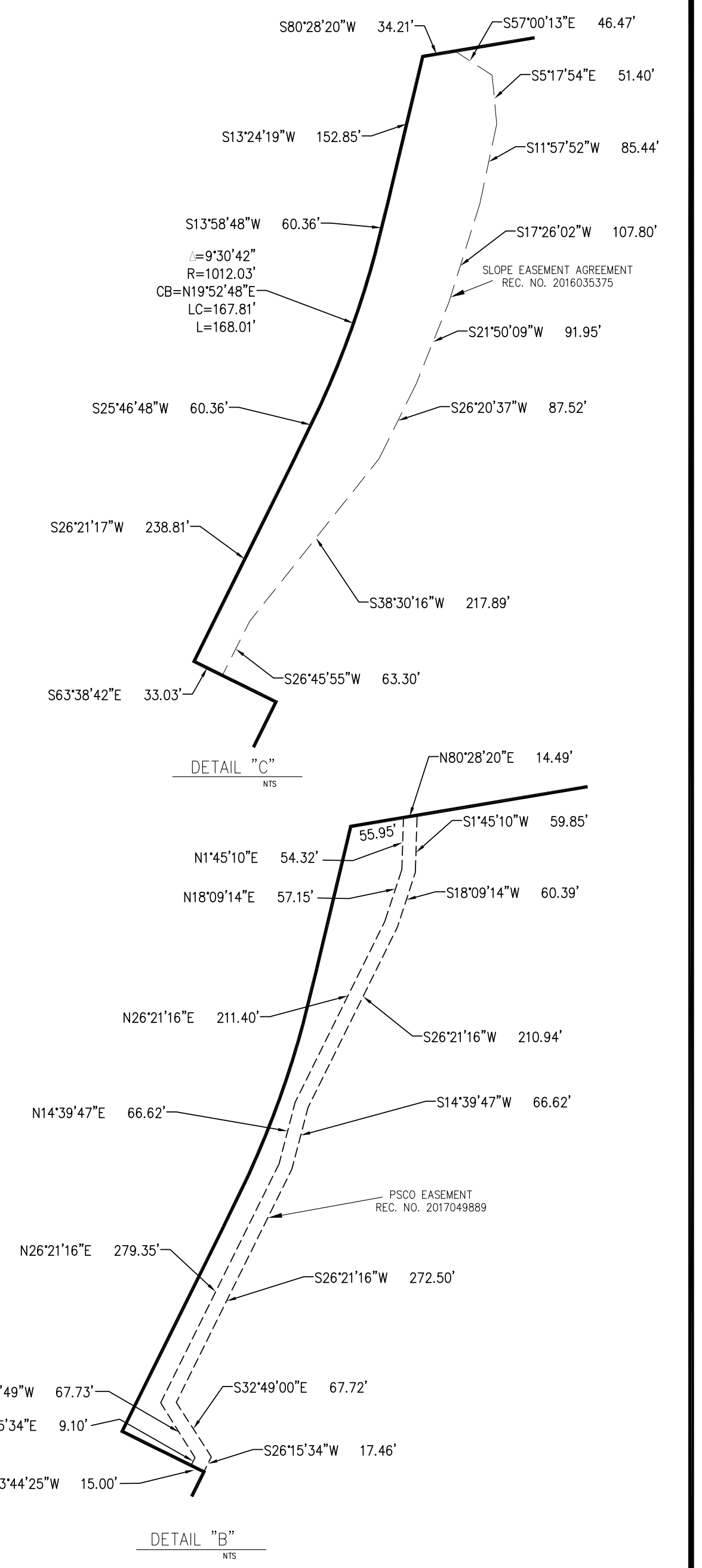
WITNESS CORNER  
 SE COR SEC 15  
 T6S, R67W, 6TH PM  
 FOUND 3-1/4" ALUM CAP  
 STAMPED: W.C. 250.00' LS 24673

SE COR SEC 15  
 T6S, R67W, 6TH PM  
 POSITION IS WITHIN THE  
 NORTHBOUND LANE I-25  
 NO MONUMENT FOUND OR SET

NE 1/4  
 SEC 22

W 1/4 COR SEC 23  
 T6S, R67W, 6TH PM  
 FOUND 1-1/2" BRASS CAP  
 SET IN 6" DIAMETER CONCRETE POST

S 1/4 COR SEC 14  
 T6S, R67W, 6TH PM  
 FOUND 1-1/2" BRASS CAP  
 SET IN 6" DIAMETER CONCRETE POST



**EASEMENT LINE TABLE**

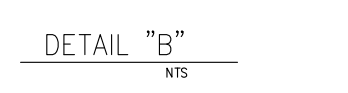
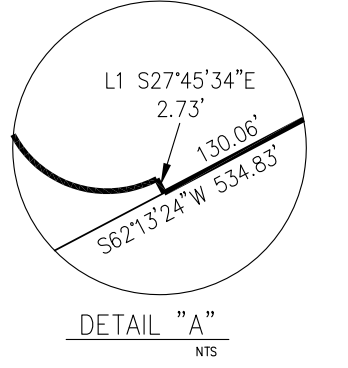
L1	N45°13'47"W	29.29'
L2	S38°37'16"W	20.20'
L3	S12°55'30"W	66.05'
L4	S45°28'37"W	28.10'
L5	S09°47'40"W	145.19'
L6	S24°36'44"W	39.57'
L7	S04°28'35"W	79.11'
L8	S02°13'34"W	60.65'
L9	N88°3'04"W	95.53'
L10	S88°53'04"E	97.82'
L11	S01°17'22"W	40.00'
L12	N01°59'07"W	94.25'
L13	N01°59'07"W	63.44'

**CURVE TABLE**

C1	Δ=90°03'12"	R=12.50'	CB=S711°3'59"W	C=17.69'	A=19.65'
C2	Δ=90°00'00"	R=30.50'	CB=N18°44'25"W	C=43.13'	A=47.91'
C3	Δ=90°00'00"	R=55.50'	CB=N18°44'25"W	C=97.10'	A=100.82'
C4	Δ=54°14'28"	R=106.50'	CB=S00°51'39"E	C=74.31'	A=77.16'
C5	Δ=54°14'28"	R=143.50'	CB=S00°51'39"E	C=130.84'	A=135.85'
C6	Δ=50°50'22"	R=27.50'	CB=N02°33'42"W	C=23.61'	A=24.40'
C7	Δ=22°53'27"	R=898.00'	CB=S50°46'41"W	C=356.39'	A=358.77'

**LINE TABLE**

L1	S27°45'34"E	2.73'
L2	S27°58'53"E	22.85'
L3	S27°58'53"E	43.92'
L4	S27°58'53"E	48.00'



**MONUMENT LEGEND**

- ◆ ALIQUOT CORNER AS DESCRIBED
- FOUND 3/4" ALUMINUM ROD WITH A CDOT 3-1/4" ALUMINUM CAP  
STAMPED: PLS 25369
- ▲ FOUND #5 REBAR WITH 2" ALUM CAP  
STAMPED: PLS 24673  
UNLESS OTHERWISE NOTED
- SET #5 REBAR WITH 2" ALUM CAP  
STAMPED: PLS 24673

- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- ROW LINE



KENNETH G. LORETTE, PLS 24673  
 DATE: MARCH 4, 2020  
 JOB NO. 65120326  
 FOR AND ON BEHALF OF  
 MERRICK & COMPANY

**PRELIMINARY**

SCALE 1"=100'  
 DRAWN KGO  
 CHECKED JAW  
 APPROVED KGO

**MERRICK**  
 5970 Greenwood Plaza Blvd.,  
 Greenwood Village, CO 80111  
 Phone: 303-751-0741

JOB 65120326 DATE 3/4/20 SH 2 OF 2