



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

DEVELOPMENT APPLICATION

PROJECT DESCRIPTION

Site Address: No address

State Parcel ID Number(s): 2231-242-00-006

Legal Description: See Final Plat, Cover Sheet for legal description.

Proposed Project Name: RidgeGate East Filing No. 4

Summary of the Proposed Project:

Final Plat for RidgeGate East Filing No. 4, located in the north half of Section 24, Township 6 South, Range 67 West of the Sixth Principal Meridian, city of Lone Tree, county of Douglas, state of Colorado. The plat will create three lots, two tracts, and dedicate roadway right-of-way to the City. This project includes the plat and streetscape plans.

APPLICANT INFORMATION

Name: Keith Simon

Company: Ridgegate Investments, Inc. C/O Coventry Development Corporation

Mailing Address: 1041 Third Avenue, 2nd Floor
New York, NY 10021

Phone Number(s): 720-279-2581

Email Address: ksimon@coventrydevelopment.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):

- **Name:** Carson Besgrove
- **Firm:** Merrick & Company
- **Email Address:** carson.besgrove@merrick.com

Planner:

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

Architect:

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

Landscape Architect:

- **Name:** Richard Martin
- **Firm:** Consilium Design
- **Email Address:** rmartin@consiliumdesign.com

Engineer:

- **Name:** Carson Besgrove
- **Firm:** Merrick & Company
- **Email Address:** carson.besgrove@merrick.com

Surveyor:

- **Name:** Ken Ouellette
- **Firm:** Merrick & Company
- **Email Address:** ken.ouellette@merrick.com

Other (include additional parties as needed):

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

APPLICATION DISCLOSURES

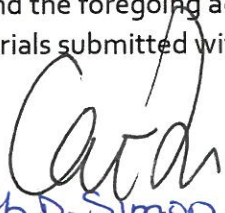
Please read each disclosure and sign below:

- 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:



Date: 7/18/2023

Name (Printed): Keith D. Simon

Title: Vice President

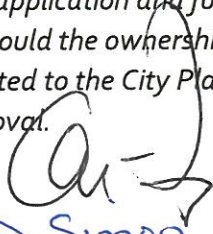
Company: RidgeGate Investments, Inc.

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: 7/18/2023

Name (Printed): Keith D. Simon

Title: Vice President

Company: RidgeGate Investments, Inc.

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

- Individual
- Corporation

State of Incorporation: Delaware

- Limited Liability Company
- Partnership
- Other (describe):

INSERT NOTARY BLOCK OR FILL IN:

State of Colorado

County of Douglas

This record was acknowledged before me on July 18, 2023

by Keith D. Simon as Vice President of

Ridgegate Investments, Inc.
(name of party/entity on behalf of whom record was executed)

Keith D. Simon of Ridgegate Investments, Inc.
(name of officer or agent, title of officer or agent) (name of corporation acknowledging)

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

Tamra M. Hirschman
(Notary's official signature)

Notary Public
(Title of office)

10/03/2025
(Commission Expiration)

