

April 18, 2023

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

Re: RidgeGate Southwest Village Preliminary Plan Amendment- Project Narrative

To Whom It May Concern:

Our firm represents SH Lyric, LLC. and its affiliates (“Applicant”) in connection with their application for approval of an Amendment to the previously approved Preliminary Plan (the “Application”) in the City of Lone Tree (the “City”).

Project Team

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

The Project is anticipated to consist of a residential community with associated amenities and open space. RidgeGate Southwest Village includes 1,220 residential single family detached lots, 78.53 acres of regional park, 28.88 acres of neighborhood park, an 8-acre school site, and associated roadway, utility, and landscaping improvements.

The purpose of this application is to amend the previously-approved preliminary plan for Ridgegate SW Village. The proposed amendments include changes to the following tracts:

PER THE PREVIOUSLY APPROVED PRELIMINARY PLAN

<u>Tract Name</u>	<u>Land Use</u>	<u>Acreage</u>
Tract CB	Commercial	13.22 acres
Tract CS	Single Family Attached (SFA)	16.85 acres
Tract CT	Open Space	5.10 acres

PROPOSED WITH THIS AMENDMENT

<u>Tract Name</u>	<u>Land Use</u>	<u>Acreage</u>
Tract CB	Commercial	3.18 acres
Tract DF	Single Family Attached (SFA)	8.68 acres
Tract DG	Open Space	1.36 acres
Tract CS	Single Family Attached (SFA)	10.00 acres
Tract CT	Open Space	11.95 acres

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,



Aaron Clutter
JR Engineering