



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

## **DEVELOPMENT APPLICATION**

### **PROJECT DESCRIPTION**

**Site Address:** Park Meadows Drive and Yosemite - See legal description below.

**State Parcel ID Number(s):** 2231-041-05-002

**Legal Description:** LOT 1B-1, PARKWAY SUBDIVISION FILING NO. 2, 9TH AMENDMENT, COUNTY OF DOUGLAS, STATE OF COLORADO. LOT 2, BLOCK 2, PARKWAYS SUBDIVISION FILING NO. 2, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO. TRACT E AND BA, PARK MEADOWS FILING ONE FIRST AMENDMENT, COUNTY OF DOUGLAS, STATE OF COLORADO, RECORDED MAY 22, 1985 AT RECEPTION NUMBER 353654. A PARCEL OF LAND LOCATED IN TRACT I (B), PARK MEADOWS FILING ONE, FIRST AMENDMENT, SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO.

**Proposed Project Name:** Willow Creek Mixed Use

#### **Summary of the Proposed Project:**

Submittal for Development Plan- Phase 2

### **APPLICANT INFORMATION**

**Name:** Jeff Vogel

**Company:** Vogel & Associates, LLC

**Mailing Address:** 475 W. 12th Ave., Suite E  
Denver, CO. 80204

**Phone Number(s):** (303) 893-4288

**Email Address:** jvogel@vogelassoc.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:** Jeff Vogel
- **Firm:** Vogel & Associates, LLC
- **Email Address:** jvogel@vogelassoc.com

#### **Planner:**

- **Name:** Jeff Vogel
- **Firm:** Vogel & Associates, LLC
- **Email Address:** jvogel@vogelassoc.com

#### **Architect:**

- **Name:** N/A
- **Firm:**
- **Email Address:**

### **Landscape Architect:**

- **Name:** Jeff Vogel
- **Firm:** Vogel & Associates
- **Email Address:** jvogel@vogelassoc.com

### **Engineer:**

- **Name:** Bowman Consultants
- **Firm:** Charles Walls
- **Email Address:** cwalls@bowman.com

### **Surveyor:**

- **Name:**
- **Firm:** Bowman Consultants
- **Email Address:** cwalls@bowman.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:** 01/17/2023

**Name (Printed):** Jeff Vogel

**Title:** Principal

**Company:** Vogel & Associates, LLC

### 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:** 1/19/2023

**Name (Printed):** Gregory A. Ruegsegger

**Title:** Manager

**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):



INSERT NOTARY BLOCK OR FILL IN:

State of Colorado

County of Adams

This record was acknowledged before me on January 19, 20 23

by Gregory A. Ruegsegger as Manager of

(type of authority, such as officer or trustee)

Furniture Row COLO LLC  
(name of party/entity on behalf of whom record was executed)

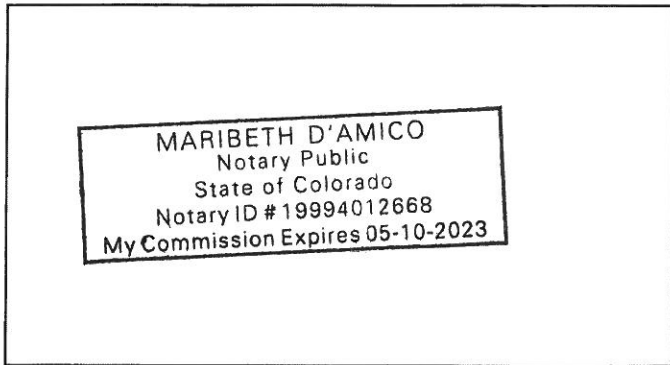
\_\_\_\_\_ of \_\_\_\_\_  
(name of officer or agent, title of officer or agent) (name of corporation acknowledging)

a \_\_\_\_\_ orporcation, on behalf of the corporation.  
(state or place of incorporation)

Maribeth D'Amico  
(Notary's official signature)

\_\_\_\_\_  
(Title of office)

5/10/23.  
(Commission Expiration)



# Letter of Authorization

Regarding Development Applications for Land Use Entitlements  
(Form must be Filled Out if the Applicant is not the Property Owner)

City of Lone Tree  
9220 Kimmer Dr., #100  
Lone Tree, CO 80124

Regarding: 223104105006, 23104105002, 223103301002, 223103301004, 223103203008  
(Address of property to be developed, if unaddressed, please provide state parcel ID #)

To Whom It May Concern:

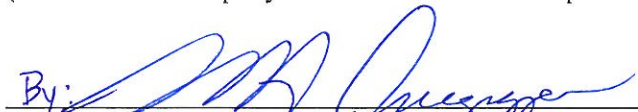
I/We, the owner(s) of the above described real property, authorize Jeffery Vogel  
(Agency Representative)

of Vogel & Associates, LLC. to act as an agent on my/our behalf for the purpose of  
(Agency Name)

creating, filing and/or managing an application for PD-Preapplication Review  
(Type of development activity)

The undersigned hereby certifies to being the fee owner(s) or legally authorized representative of the fee owner(s) of the real property described above.

Furniture Row COLO, LLC  
(Print Name of Property Owner or Authorized Representative)

By:   
(Signature of Property Owner or Authorized Representative)  
Gregory A. Ruegsegger, Manager.

State of Colorado

County of ADAMS

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of January, 20 23

by Maribeth D'Amico  
(Print Name of Notary)

  
(Notary's official signature)

5/10/23  
(Commission expiration date)

NOTARY SEAL

MARIBETH D'AMICO  
Notary Public  
State of Colorado  
Notary ID # 19994012668  
My Commission Expires 05-10-2023