



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

DEVELOPMENT APPLICATION

PROJECT DESCRIPTION

Site Address: RidgeGate SW Village Filing No. 2, Tract AO

State Parcel ID Number(s): 223122401032

Legal Description: Tract AO RidgeGate SW Village 2

Proposed Project Name: Hill Camp Water Booster Pump Station

Summary of the Proposed Project:

A water booster pump station to support the future Hill Camp Development on the west side of Interstate 25.

APPLICANT INFORMATION

Name: Rampart Range Metropolitan District No. 1

Company: CLA

Mailing Address: 2001 16th Street, Suite 1700, Denver, CO 80202

Phone Number(s): 303-779-95710

Email Address: denise.denslow@claconnect.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
- **Email Address:** carson.besgrove@merrick.com

Planner:

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

Architect:

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

Landscape Architect:

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

Engineer:

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

Surveyor:

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

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:

Name (Printed): Denise Denslow

Title: District Manager

Date:

Company: Rampart Range Metropolitan District No. 1 (c/o CLA)

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:

Name (Printed): Denise Denslow

Title: District Manager

Date:

Company: Rampart Range Metropolitan District No. 1 (c/o CLA)

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): Special District

INSERT NOTARY BLOCK OR FILL IN:

State of Colorado

County of Douglas

This record was acknowledged before me on July 24, 2025

by Denise Denslow as District Manager of

(type of authority, such as officer or trustee)

Rampart Range Metropolitan District No 1.
(name of party/entity on behalf of whom record was executed)

Denise Denslow
(name of officer or agent, title of officer or agent)

of Rampart Range Metropolitan
(name of corporation acknowledging)

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

District No 1

Tamra M. Hirschman

(Notary's official signature)

Notary Public

(Title of office)

10/03/2025

(Commission Expiration)

TAMRA M. HIRSCHMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174040957
MY COMMISSION EXPIRES 10/03/2025