



cityoflonetree.com | 303.708.1180

9220 Kimmer Drive Suite 100, Lone Tree, CO 80124

DEVELOPMENT APPLICATION

PROJECT DESCRIPTION

Site Address: N/A

State Parcel ID Number(s): 2231-243-00-006

Legal Description: Unplatted - refer to Subdivision Plat for metes and bounds legal description

Proposed Project Name: Ridgeway Southwest Village Filing No. 5

Summary of the Proposed Project:

This is a final subdivision plat for Ridgeway Southwest Village Filing 5, which includes residential lots and tracts and comprises of 111.76 acres. As part of the project, utility improvements, drainage improvements, roadway improvements, and landscaping will be installed.

APPLICANT INFORMATION

Name: Ryan McDermed

Company: SH Lyric, LLC

Mailing Address: 9380 Station Street, Suite 600
Lone Tree, CO 80124

Phone Number(s):

Email Address: ryan.mcdermed@sheahomes.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:** Aaron Clutter, PE
- **Firm:** JR Engineering
- **Email Address:** aclutter@jrengineering.com

Planner:

- **Name:** Phil Sage
- **Firm:** Sage Design Group
- **Email Address:** phil@sagedesigngroup.com

Architect:

- **Name:** n/a
- **Firm:**
- **Email Address:**

Landscape Architect:

- **Name:** Phil Sage
- **Firm:** Sage Design Group
- **Email Address:** phil@sagedesign.com

Engineer:

- **Name:** Aaron Clutter, PE
- **Firm:** JR Engineering
- **Email Address:** aclutter@jrengineering.com

Surveyor:

- **Name:** Tony Peall
- **Firm:** Aztec Consultants, Inc.
- **Email Address:** tpeall@aztecconsultants.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:

Name (Printed):

Title:

Date: 10.14.25

Company:

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):

Title:

Date: 10-14-2025

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: 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 October 14, 2025
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, Vice President 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)

10/03/2029
(Commission Expiration)

TAMRA M. HIRSCHMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174040957
MY COMMISSION EXPIRES 10/03/2029