



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

DEVELOPMENT APPLICATION

PROJECT DESCRIPTION

Site Address: NOT AVAILABLE

State Parcel ID Number(s): 2231-233-10-005

Legal Description: LOT 320 RIDGEGATE SW VILLAGE 2 4.496 AM/L

Proposed Project Name: THRIVE TOWNHOMES AT RIDGEGATE, FILING 2

Summary of the Proposed Project:

This project is to construct duplex townhomes on an existing Lot (Lot 320) within the Ridgeway SW Village Filing 2 development. Re-plat has been submitted to further subdivide the existing lot to accommodate the townhome development. Proposed improvements include the townhome buildings, associated parking, drive, sidewalk, and landscaping areas.

APPLICANT INFORMATION

Name: BRODIE SMITH

Company: THB LYRIC, LLC

Mailing Address: 1200 17th Street, Suite 660
Lone Tree, CO 80124

Phone Number(s): 208.757.7168

Email Address: bsmith@thrivehomebuilders.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:** Brodie Smith
- **Firm:** Thrive Home Builders
- **Email Address:** bsmith@thrivehomebuilders.com

Planner:

- **Name:** Nathaniel Roney
- **Firm:** Valerian
- **Email Address:** nathaniel@valerianllc.com

Architect:

- **Name:** Darren Rutledge
- **Firm:** Godden Sudik
- **Email Address:** drutledge@goddensudik.com

Landscape Architect:

- **Name:** Nathaniel Roney
- **Firm:** Valerian
- **Email Address:** nathaniel@valerianllc.com

Engineer:

- **Name:** Rob Hansen
- **Firm:** JR Engineering
- **Email Address:** rhansen@jrengineering.com

Surveyor:

- **Name:** Derek Vagias
- **Firm:** JR Engineering
- **Email Address:** dvagias@jrengineering.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: **Brodie Smith** Digitally signed by Brodie Smith
Date: 2026.05.27 10:12:47 -06'00' **Date:** 5/27/2026
Name (Printed): Brodie Smith
Title: Manager of Acquisitions and Entitlements **Company:** THB Lyric 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: *SEE SIGNATURE PAGE* **Date:**
Name (Printed):
Title: **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):

SH LYRIC, LLC, a Colorado limited liability company

By: Shea Homes Limited Partnership, a California limited partnership, its Manager

By: Tom Schrieff
Name: TOM SCHRIEFFER
Title: ASSNT. SECRETARY

By: Ryan W. McDermid
Name: RYAN W. MCDERMID
Title: ASSISTANT SECRETARY

STATE OF COLORADO)
) ss
COUNTY OF Douglas)

The foregoing instrument was acknowledged before me this 27 day of MAY, 2026, by TOM SCHRIEFFER, as ASSISTANT SECRETARY, and RYAN W. MCDERMID, as ASSISTANT SECRETARY, of Shea Homes Limited Partnership, a California limited partnership, manager of SH Lyric, LLC, a Colorado limited liability company.

Witness my hand and official seal:

My commission expires:

9/7/2029



Jennifer Hepp
Notary Public