



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

DEVELOPMENT APPLICATION

PROJECT DESCRIPTION

Site Address: TBD - Northwest corner of South Yosemite Street and State Highway C-470.

State Parcel ID Number(s): 2231-032-09-001

Legal Description: NW¼ of Section 3, Township 6 South, Range 67 West of 6th P.M., County of Douglas, State of CO. NW of S Yosemite St and Highway C-470 within Parkway Subdivision Filing No. 3, 4th Amend.

Proposed Project Name: Fidelity Investor Office Building / AVG

Summary of the Proposed Project:

This 10,900 SF single-story, build-to-suit office for a national investment brand pairs efficient staff workspace with dedicated client meeting areas. A prominent Yosemite Drive entrance ensures clear wayfinding, while south- and west-facing conference rooms capture natural light and mountain views. The project will activate the site, boosting visitation, supporting adjacent businesses, and enhancing overall parcel value.

APPLICANT INFORMATION

Name: BEL LARIMER LLC

Company: BEL LARIMER LLC

Mailing Address: 9595 Wilshire Blvd., Suite 700
Beverly Hills, CA 90212

Phone Number(s): 408-821-7027

Email Address: HMAHAN@AVGPARTNERS.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:** Heidi Mahan
- **Firm:** AVG PARTNERS
- **Email Address:** HMAHAN@AVGPARTNERS.COM

Planner:

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

Architect:

- **Name:** Lorne Bourdo
- **Firm:** 4SITE ADVISORS
- **Email Address:** Lorne@4siteadvisors.com

Landscape Architect:

- **Name:** Troy Noser
- **Firm:** TN DESIGN LLC
- **Email Address:** troy.noser@tndesignllc.com

Engineer:

- **Name:** Bruce Jones
- **Firm:** Ashley & Vance Engineering
- **Email Address:** bruce@ashleyvance.com

Surveyor:

- **Name:** Gregory A. Clark
- **Firm:** Boundary Boys, LLC
- **Email Address:** boundaryboys@reagan.com

Other (include additional parties as needed):

- **Name:** Stuart Smith
- **Firm:** Colorado Geoscience & Design, Inc.
- **Email Address:** stuart@cogeodesign.com

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): Heidi Mahan
Title: Project Manager

Date: 4/24/2026

Company: BEL LARIMER LLC / AVG PARTNERS

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): Arnold Schiesinger
Title: Owner

Date: 4/23/26

Company: BEL LARIMER LLC / AVG PARTNERS

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 _____

County of _____

This record was acknowledged before me on _____, 20____

by _____ as _____ of
(type of authority, such as officer or trustee)

(name of party/entity on behalf of whom record was executed)

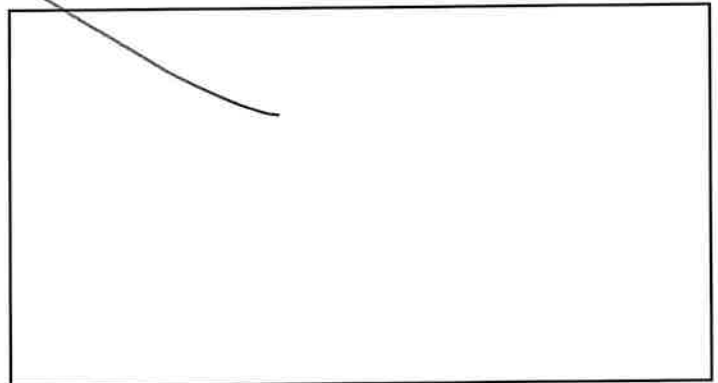
(name of officer or agent, title of officer or agent) of _____
(name of corporation acknowledging)

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

(Notary's official signature)

(Title of office)

(Commission Expiration)



(SEE ATTACHED)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS ANGELES

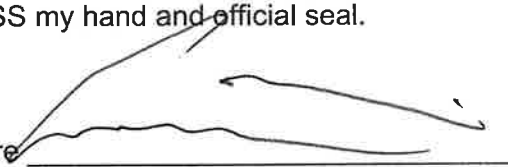
On 4/23/26 before me, ENOCH MILLER : NOTARY PUBLIC
(insert name and title of the officer)

personally appeared ARNOLD SCHLESINGER
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

