CITY OF LONE TREE
COMMUNITY DEVELOPMENT

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

DEVELOPMENT APPLICATION

PROJECT DESCRIPTION

Site Address: 9070 MAXIMUS DR
LONE TREE, CO 80124

State Parcel ID Number(s): 2231-033-06-016

Legal Description: LOT 13A1, PARK MEADOWS NO. 2, 15TH AMENDMENT, SOUTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY

Proposed Project Name: Truck Yard

Summary of the Proposed Project:

Site Improvement Plan for Truck Yard Lone Tree, a single-story food, beverage, and entertainment destination on a 3.36-acre infill parcel within the Westbrook Entertainment and Sports District PD. The project includes an 8,361 SF conditioned metal building and a 7,237 SF conditioned glass enclosure (15,598 SF total interior conditioned space), plus outdoor trellis, food-truck court, games/play yard, fire-pit lounges, a 44' Ferris wheel, and corten-steel land art, with

APPLICANT INFORMATION

Name: Alyssa Wood

Company: Truck Yard (Brain Storm Shelter)

Mailing Address: 5601 Sears Street Ste B Dallas, TX 75206

Phone Number(s): 4698664514 **Email Address:** alyssa@brainstormshelter.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:** Tim Green
- **Firm:** Jeddak Project Management
- **Email Address:**

Planner:

- **Name:** Alyssa Wood
- **Firm:** Truck Yard (Brain Storm Shelter)
- **Email Address:** alyssa@brainstormshelter.com

Architect:

- **Name:** Robert Romano
- **Firm:** Hub City Productions
- **Email Address:**

Landscape Architect:

- **Name:** Justin Hay
- **Firm:** StackLot
- **Email Address:** justinhay@stacklot.com

Engineer:

- **Name:** Jason DeYoung
- **Firm:** Proof Civil
- **Email Address:** jdeyoung@proofcivil.com

Surveyor:

- **Name:** Randy Fortuin
- **Firm:** CBM Surveys
- **Email Address:** cbmsurveys@comcast.net

Other (include additional parties as needed):

- **Name:** Jeff Holwell
- **Firm:** City of Lone Tree
- **Email Address:** jeff.holwell@cityoflonetree.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: Alyssa Wood Digitally signed by Alyssa Wood Date: 2026.06.30 13:13:37 -05'00' **Date:** 6/30/26
Name (Printed): Alyssa Wood
Title: Senior Director **Company:** Truck Yard/ Brain Storm Shelter

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: Seth H **Date:** 11/10/2026
Name (Printed): Seth Hoffman
Title: City Manager **Company:** City of Lone Tree

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 Douglas
This record was acknowledged before me on November 10, 20 26
by Seth Hoffman as City Manager (type of authority, such as officer or trustee) of
City of Lone Tree (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 _____ (state or place of incorporation) corporation, on behalf of the corporation.

_____
(Notary's official signature)

City Clerk
(Title of office)

November 14, 2026
(Commission Expiration)

AHNJOULIE MONET DEBOYES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154045511
MY COMMISSION EXPIRES NOVEMBER 14, 2026