

Development Application

Planning Division
 9220 Kimmer Drive, Lone Tree, CO 80124
 303.708.1818 | www.cityoflonetree.com



CITY OF LONE TREE

Instructions: All sections must be completed and typed or legibly printed. All required attachments must be included. This application does not cover Building Division and Public Works submittal requirements and fees.		
Application Type		For Planning Division Use
Presubmittal	Final Plat	Project Name:
SIP	Re-Plat	Job #
SIP Amendment	Rezoning	Application Fee:
Preliminary Plan	Variance	Check/Transaction #:
Other		Date: Staff Initials:

Project Information	
Project Name:	Project Address:
State Parcel ID:	Subdivision:
Acreage:	Lot #:
Existing Zoning:	Block #:
Proposed Rezoning:	Filing #:
Project Description (submit additional sheets if necessary):	

Owner and Representative Information	
Property Owner Information	Applicant Information if Different than Owner
Name (Individual or Organization):	Name (Individual or Organization):
Mailing Address:	Mailing Address:
Phone:	Phone:
Email:	Email:

RidgeGate East Filing No. 2

Narrative

The current plat proposed consists of two lots, one tract and public right of way. The two lots will be sold for future development. One lot for a multifamily for sale project and the second lot for an undetermined mixed-use project which is allowed per the RidgeGate Planned Development District, 6th Amendment. Sale of the multifamily for sale lot is anticipated in late 2020 with development occurring in 2021. Development of the second lot is unknown. The tract on this plat sets aside land for a storm drainage pond. The right of way on this plat is for the development of a public street. Both the drainage pond and public street will be constructed concurrently with the multifamily for sale development.

The proposed plat is bounded to the north by RidgeGate Parkway, to the south by a vacant Parker Water and Sanitation District well site, to the west by Havana Street and to the east by Happy Canyon Creek. The sites are bisected by an overhead Xcel powerline. Xcel will begin work in February to reroute and underground the overhead line. Once that work is complete, the overhead lines will be removed. The eastern plat boundaries are located outside of the 100-year flood plain. To the west, the lots are within view of the Regional Transportation District parking garage and end of line Light Rail station.

Platting does not have an impact on cultural, archaeological or historic resources, nor impacts on wildlife habitat areas. Future developments will address their impacts through the City's Site Improvement Plan process.

RIDGEGATE EAST FILING NO. 2

PLANNING AREA C/M-U NO. 7 CITY CENTER
 LOCATED IN THE SOUTH HALF OF SECTION 14, AND THE NORTHWEST QUARTER OF SECTION 23,
 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 25.31 ACRES, 2 LOTS, 1 TRACT AND ROAD RIGHT-OF-WAY
 #SB20-04R
 FINAL PLAT

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 14 AND THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED UPON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23, AS BEARING N89°40'20"E A DISTANCE OF 2636.38 FEET BETWEEN THE WEST QUARTER CORNER OF SAID SECTION 23, BEING A FOUND 1-1/2" BRASS CAP, SET IN A 6" DIAMETER CONCRETE POST AND THE CENTER QUARTER CORNER OF SAID SECTION 23 BEING FOUND 6" X 10" STONE WITH A CHISELED + ON THE TOP.

COMMENCING AT SAID WEST QUARTER CORNER OF SECTION 23;
 THENCE N34°20'59"E A DISTANCE OF 2359.73 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH HAVANA STREET AS DESCRIBED IN THAT CORRECTIVE DEED RECORDED AT RECEPTION NO. 2007037631 IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 29°56'01", A RADIUS OF 1298.00 FEET, A CHORD BEARING N26°48'13"E A DISTANCE OF 670.44 FEET, AND AN ARC DISTANCE OF 678.13 FEET TO A SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH HAVANA STREET AS DESCRIBED IN THAT SPECIAL WARRANTY DEED AT RECEPTION NO. 2010035810;

THENCE ALONG THE SOUTHERLY AND EASTERLY RIGHT-OF-WAY LINE OF SOUTH HAVANA STREET THE FOLLOWING FOUR (4) COURSES:
 1. S78°09'37"E NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 27.01 FEET;
 2. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 14°26'15", A RADIUS OF 1325.00 FEET, A CHORD BEARING N04°37'15"E A DISTANCE OF 332.99 FEET, AND AN ARC DISTANCE OF 333.88 FEET;
 3. THENCE N02°35'52"W TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 80.92 FEET;

4. THENCE N13°31'48"E A DISTANCE OF 165.17 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ROW PARCEL NUMBER 1 AS DESCRIBED IN THAT SPECIAL WARRANTY DEED AT RECEPTION NO. 2018078218 IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER;
 THENCE N46°04'54"E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 21.65 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF RIDGEGATE PARKWAY AS DESCRIBED IN THAT SPECIAL WARRANTY DEED AT RECEPTION NO. 2006075141 AND THAT CORRECTIVE DEED AS DESCRIBED AT RECEPTION NO. 2006091818, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG THE SOUTHERLY AND EASTERLY RIGHT-OF-WAY LINE OF SAID RIDGEGATE PARKWAY THE FOLLOWING TWO (2) COURSES:
 1. N87°24'08"E A DISTANCE OF 53.22 FEET;
 2. THENCE N02°35'52"W A DISTANCE OF 9.80 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ROW PARCEL NUMBER 2 AS DESCRIBED IN SAID RECEPTION NO. 2018078218;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:
 1. THENCE N87°24'08"E A DISTANCE OF 300.26 FEET;
 2. THENCE N02°35'52"W A DISTANCE OF 9.75 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF RIDGEGATE PARKWAY AS DESCRIBED IN SAID RECEPTION NO. 2010035810;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:
 1. THENCE N87°24'08"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 439.20 FEET;
 2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 12°29'32", A RADIUS OF 2316.00 FEET, A CHORD BEARING S86°21'06"E A DISTANCE OF 503.96 FEET, AND AN ARC DISTANCE OF 504.96 FEET;

THENCE S09°03'38"W NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 149.62 FEET;
 THENCE S87°46'47"W A DISTANCE OF 134.01 FEET;
 THENCE S67°36'20"W A DISTANCE OF 42.82 FEET;
 THENCE S42°38'06"W A DISTANCE OF 232.92 FEET;
 THENCE S68°39'37"W A DISTANCE OF 120.54 FEET;
 THENCE S80°17'49"W A DISTANCE OF 143.19 FEET;
 THENCE S09°18'42"W A DISTANCE OF 231.91 FEET;
 THENCE S47°11'52"E A DISTANCE OF 79.84 FEET;
 THENCE S02°20'12"E A DISTANCE OF 89.87 FEET;
 THENCE S42°31'28"W A DISTANCE OF 146.82 FEET;
 THENCE S46°13'36"W A DISTANCE OF 132.79 FEET;
 THENCE N78°42'29"W A DISTANCE OF 75.34 FEET;
 THENCE N29°45'20"W A DISTANCE OF 22.96 FEET;
 THENCE N60°42'14"W A DISTANCE OF 59.61 FEET;
 THENCE S56°32'09"W A DISTANCE OF 61.15 FEET;
 THENCE N63°32'55"W A DISTANCE OF 80.39 FEET;

THENCE S26°27'05"W NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 110.50 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 18°24'59", A RADIUS OF 1717.90 FEET, A CHORD BEARING S32°19'43"W A DISTANCE OF 549.84 FEET, AND AN ARC DISTANCE OF 552.01 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2014064760 IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE N49°12'44"W ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 420.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 25.314 ACRES, MORE OR LESS.

DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACT AND RIGHTS-OF-WAY AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF RIDGEGATE EAST FILING NO. 2. THE RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE CITY OF LONE TREE, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES. THE SIGNATURE OF ANY REPRESENTATIVE OF ANY PARTNERSHIP OR CORPORATE ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.

SIGNATURE OF OWNER:

RIDGEGATE INVESTMENTS, INC.

BY: _____
 KEITH D. SIMON, VICE PRESIDENT

ATTEST: _____

STATE OF COLORADO }
 COUNTY OF _____ } ss.

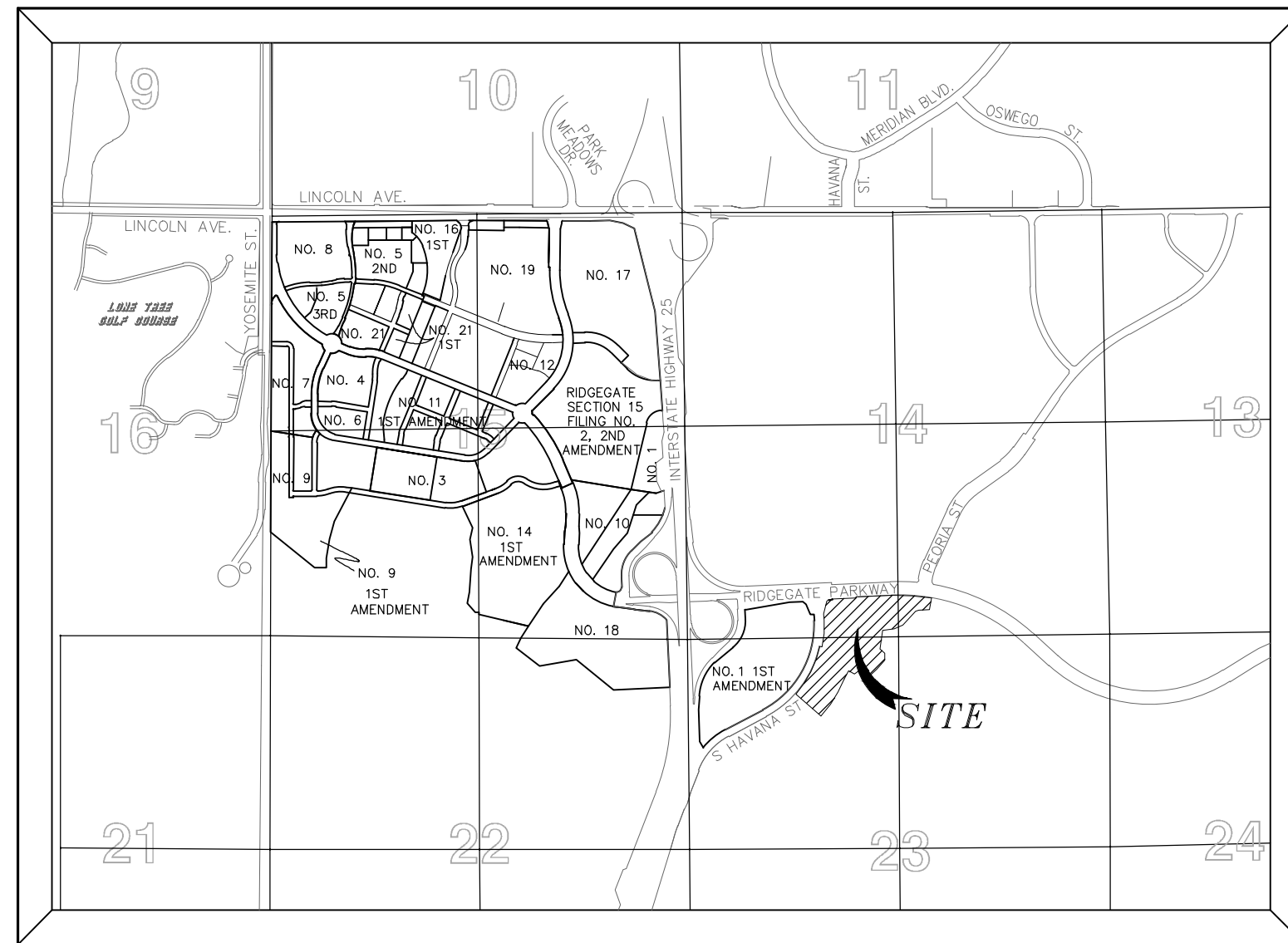
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2020, BY KEITH D. SIMON, VICE PRESIDENT OF RIDGEGATE INVESTMENTS, INC.

AND BY _____ OF RIDGEGATE INVESTMENTS, INC.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____



VICINITY MAP
 SCALE: 1" = 2000'

NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- BEARINGS ARE ASSUMED AND ARE BASED UPON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23, AS BEARING N89°40'20"E BETWEEN THE WEST QUARTER CORNER OF SAID SECTION 23, BEING A FOUND 1-1/2" BRASS CAP, SET IN A 6" DIAMETER CONCRETE POST AND THE CENTER QUARTER CORNER OF SAID SECTION 23 BEING FOUND 6" X 10" STONE WITH A CHISELED + ON THE TOP.
- THE UNIT OF MEASUREMENT USED IN THIS SURVEY IS U.S. SURVEY FEET.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MERRICK & COMPANY TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, AND TITLE OF RECORD MERRICK & COMPANY RELIED UPON REPORT NUMBER N0024763-010-T02-ES PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE: OCTOBER 29, 2019.
- THE CITY OF LONE TREE REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVIDER'S AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE CITY OF LONE TREE SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
- LOTS AS PLATTED HEREIN MAY BE REQUIRED TO CONVEY SURFACE DRAINAGE FROM OTHER LOTS IN THIS FILING, IN ACCORDANCE WITH CITY OF LONE TREE REQUIREMENTS AND THE APPROVED DRAINAGE PLAN FOR THIS FILING. NO ALTERATIONS TO THE GRADING OF THE LOTS MAY BE MADE THAT WOULD DISRUPT THE APPROVED DRAINAGE PLAN, WITHOUT PRIOR APPROVAL FROM THE CITY OF LONE TREE. ALL NATURAL AND IMPROVED DRAINAGE WAYS OR DRAINAGE SYSTEMS IN SAID LOTS SHALL BE MAINTAINED BY THE LOT OWNER IN ACCORDANCE WITH CITY OF LONE TREE CRITERIA. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE CITY OF LONE TREE SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE OF THE DRAINAGE WAYS OR DRAINAGE SYSTEMS. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
- THE OWNER/DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF ALL ROADWAY SIGNAGE, INCLUDING NO PARKING/FIRE LANE SIGNAGE, AS REQUIRED BY THE CITY PUBLIC WORKS DEPARTMENT AND FIRE DISTRICT.
- TRACT A DEDICATED FOR DRAINAGE PURPOSES.

CLERK AND RECORDER:

STATE OF COLORADO
 COUNTY OF DOUGLAS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 2020 A.D., AT _____ A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER _____.

CLERK AND RECORDER _____

TITLE VERIFICATION:

WE, _____ OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

BY: _____

TITLE: _____

DATE: _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2020.

BY: _____, TITLE _____ OF FIDELITY NATIONAL TITLE INSURANCE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION:

THIS FINAL PLAT WAS REVIEWED BY THE PLANNING COMMISSION.

BY: _____
 KELLY FIRST, COMMUNITY DEVELOPMENT DIRECTOR,
 ON BEHALF OF THE PLANNING COMMISSION

CITY COUNCIL:

THIS PLAT WAS APPROVED FOR FILING BY THE CITY COUNCIL OF THE CITY OF LONE TREE, COLORADO, ON THE ____ DAY OF _____, 2020, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATION AND CONVEYANCE OF THE STREET RIGHTS-OF-WAY TO THE CITY ARE HEREBY ACCEPTED.

THE POND 3 EASEMENT GRANTED BY THE EASEMENT AGREEMENT FOR DRAINAGE FACILITIES RECORDED IN THE OFFICE OF THE CLERK AND RECORDER AT RECEPTION NO. 2007037633, IS HEREBY VACATED THIS ____ DAY OF _____, 2020. ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE CITY.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT OR SEWAGE DISPOSAL PERMIT CAN OR WILL BE ISSUED.

 JACKIE MILLET, MAYOR, CITY OF LONE TREE

SURVEYOR'S CERTIFICATE:

I, KENNETH G. QUELLETTE, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE 16th DAY OF OCTOBER 2019, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE CITY SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS _____



 KENNETH G. QUELLETTE, PLS 24673
 DATE: MARCH 4, 2020
 JOB NO. 65120326
 FOR AND ON BEHALF OF
 MERRICK & COMPANY

DEVELOPER

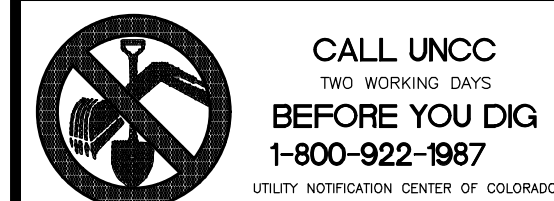
COVENTRY DEVELOPMENT CORPORATION
 10270 COMMONWEALTH STREET
 LONE TREE, COLORADO 80124
 KEITH SIMON, VICE PRESIDENT
 (720) 279-2581

OWNER/APPLICANT

RIDGEGATE INVESTMENTS, INC.
 C/O COVENTRY DEVELOPMENT CORPORATION
 1041 THIRD AVENUE, 2ND FLOOR
 NEW YORK, NY 10021

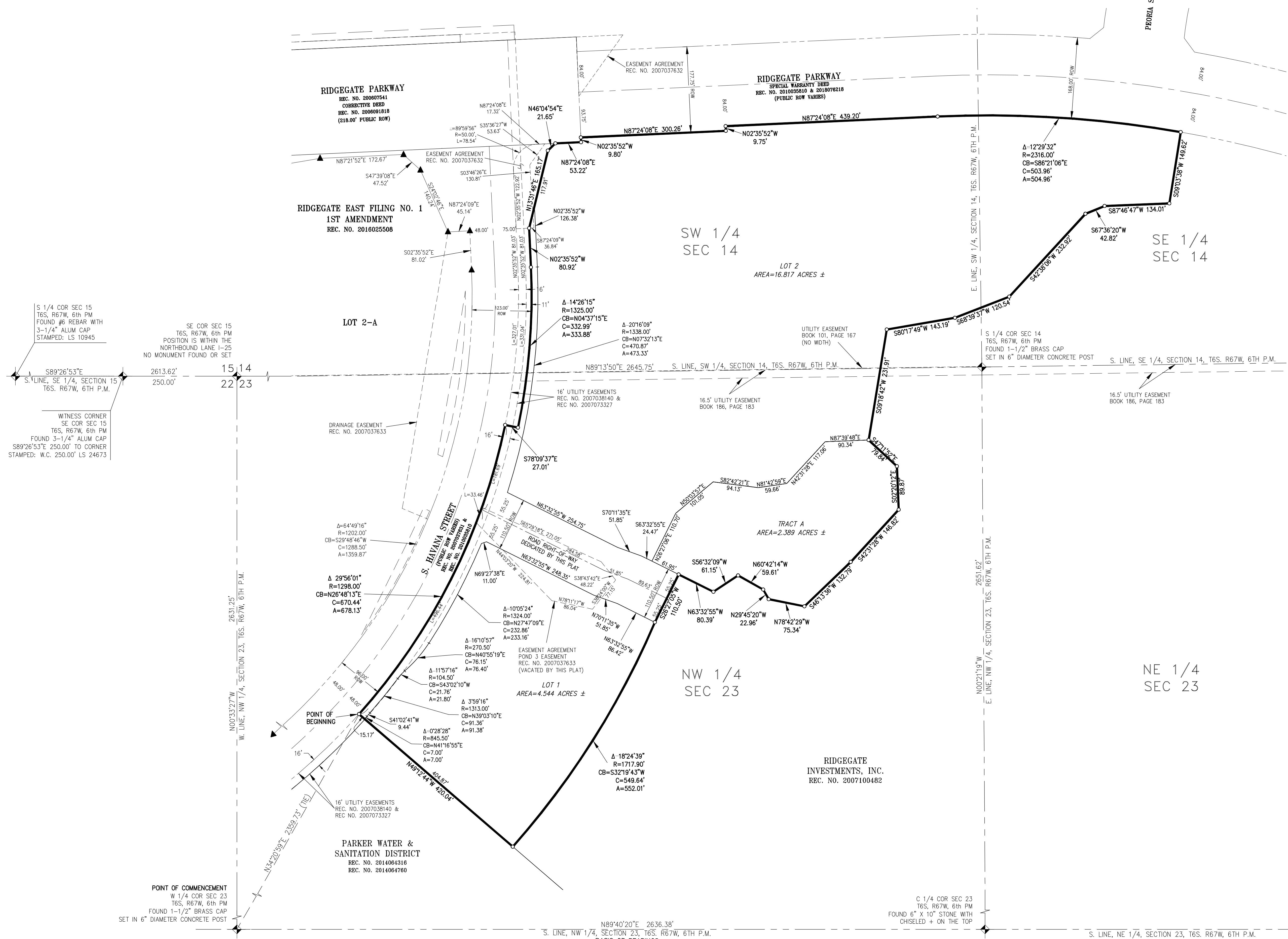
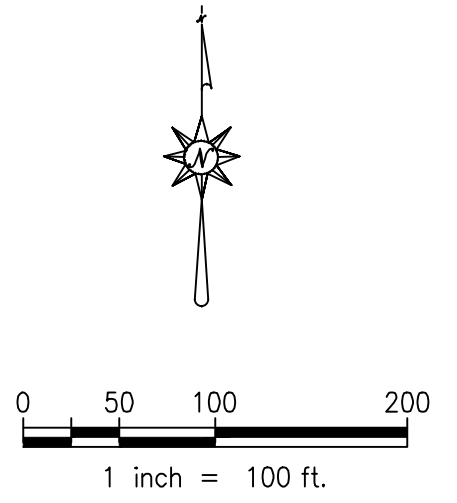
PRELIMINARY

SCALE	N/A	<p>5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111 Phone: 303-751-0741</p>
DRAWN	KGO	
CHECKED	JAW	
APPROVED	KGO	
JOB 65120326		DATE 3/4/20 SH 1 OF 2



RIDGEGATE EAST FILING NO. 2

PLANNING AREA C/M-U NO. 7 CITY CENTER
 LOCATED IN THE SOUTH HALF OF SECTION 14, AND THE NORTHWEST QUARTER OF SECTION 23,
 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 25.31 ACRES, 2 LOTS, 1 TRACT AND ROAD RIGHT-OF-WAY
 #SB20-04R
 FINAL PLAT



MONUMENT LEGEND

- ◆ ALIQUOT CORNER AS DESCRIBED
- ▲ FOUND #5 REBAR WITH 2" ALUM CAP STAMPED: PLS 24673
- SET #5 REBAR WITH 2" ALUM CAP STAMPED: PLS 24673
- SECTION LINE
- BOUNDARY LINE
- - - LOT LINE
- - - ROW LINE



KENNETH G. DOELLETTE, PLS 24673
 DATE: MARCH 14, 2020
 JOB NO. 65120326
 FOR AND ON BEHALF OF
 MERRICK & COMPANY

PRELIMINARY

SCALE	1"=100'	<p>MERRICK 5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111 Phone: 303-751-0741</p>
DRAWN	KGO	
CHECKED	JAW	
APPROVED	KGO	