



LAND USE APPLICATION

PROJECT NAME: Twin Oaks Road

PROPERTY ADDRESS / GENERAL LOCATION: Twin Oaks Road and Gambel Ridge Boulevard

LEGAL DESCRIPTION: Part of the Southwest Quarter of Section 22 & Northwest Quarter of Section 27, Township 8 South, Range 67

PROJECT DESCRIPTION: The re-alignment of Twin Oaks Road

STATE PARCEL NO. _____

PLEASE CHECK APPLICATION TYPE:

- | | | |
|---|--|--|
| ☐ AGREEMENT | ☐ PLAT | ☐ WIRELESS COMMUNICATION FACILITIES |
| ☐ ANNEXATION | ☐ PLAT CORRECTION | ☐ OTHER: _____ |
| ☒ CONSTRUCTION DOCUMENTS | ☐ SITE DEVELOPMENT PLAN | _____ |
| ☐ DOWNTOWN FAÇADE/VARIANCE | ☐ SITE DEVELOPMENT PLAN AMENDMENT | _____ |
| ☒ TESC (EROSION CONTROL) | ☐ SKETCH PLAN | _____ |
| ☐ LOT LINE ADJUSTMENT/VACATION | ☐ STRAIGHT ZONING | _____ |
| ☐ PLANNED DEVELOPMENT PLAN | ☐ TEMPORARY USE PERMIT | _____ |
| ☐ PLANNED DEVELOPMENT PLAN AMENDMENT | ☐ USE BY SPECIAL REVIEW | _____ |

SUMMARY DATA:

Current Zoning N/A
Acreage 0.13
Current Use Open space and roadways
Pre-Application Meeting Date and Staff Member Name (if known) _____
Proposed Zoning _____

Proposed No. of Lots 0
Proposed No. of Dwelling Units or Buildings (if Commercial) 0-
Proposed Building Sq.Ft. 0
Additional Info. _____

PROPERTY OWNER INFORMATION:

Name Lawrence Jacobson
Company ACM Dawson Trails VIII JV LLC
Address 8350 E. Crescent Parkway, Ste 200
Greenwood Village, CO 80111
Phone 303-948-9800
Email ljacobson@westsideinv.com

Property Owner Signature (Required) _____ Date _____

REPRESENTATIVE INFORMATION:

Name Gary A. Walter
Company EMK Consultants, Inc.
Address 7006 S. Alton Way, Bldg. F
Centennial, CO 80112
Phone 303-694-1520 x114
Email gwalter@emkc.com

Gary A. Walter Digitally signed by Gary A. Walter
Date: 2026.01.26 07:13:52-0700 01/26/2026
Representative Signature (Required) _____ Date _____

Additional names and contact information to send project comments to (e.g., engineer, architect):

Name Lawrence Jacobson
Company ACM Dawson Trails VIII JV LLC
Email ljacobson@westsideinv.com

Name Gary A. Walter
Company EMK Consultants, Inc.
Email gwalter@emkc.com

Achieving the Community Vision through Excellence, Dedication and Service