



LAND USE APPLICATION

PROJECT NAME: Dawson Trails, Tract V Construction Documents

PROPERTY ADDRESS / GENERAL LOCATION: Southeast of Gambel Ridge Blvd.

LEGAL DESCRIPTION: _____

PROJECT DESCRIPTION: The development of approx. 8.4 ac within Dawson Trails for the construction of 100 townhomes centered around an approximately .8 ac open area.

STATE PARCEL NO. 250522000055

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 PDP
Acreage 8.4 ac
Current Use Vacant
Pre-Application Meeting Date and Staff Member Name (if known)
September 24, 2024 BrieAnna Simons
Proposed Zoning Dawson Trails PDP

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

PROPERTY OWNER INFORMATION:

Name Jake Schroeder
Company ACM Dawson Trails VIII JV LLC
Address 8350 E. Crescent Pkwy, Suite 200
Greenwood Village, CO 80111
Phone 303-984-9800
Email jschroeder@westsideinv.com

[Signature] 1/8/2026
Property Owner Signature (Required) Date

REPRESENTATIVE INFORMATION:

Name Stacey Weaks
Company Norris Design Inc.
Address 1101 Bannock St
Denver Co 80204
Phone 303-892-1166
Email sweaks@norris-design.com

[Signature] 1/8/2026
Representative Signature (Required) Date

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

Name _____
Company _____
Email _____

Name _____
Company _____
Email _____