



LAND USE APPLICATION

PROJECT NAME: Dawson Trails - Apartments - PAD; Tract F - Dawson Trails Amendment 6

PROPERTY ADDRESS / GENERAL LOCATION: Southwest Corner of Blanca Peak Pkwy & Dawson Trail Blvd.

LEGAL DESCRIPTION: TRACT F, DAWSON TRAILS FILING NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED

PROJECT DESCRIPTION: 324 Multifamily Units located in 6 buildings, 80 detached garages (4 buildings) & 26 tuck under garages, stand alone clubhouse with a gym, pool, games lawn, dog park and maintenance buildings

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 MF - Dawson Trails PD
Acreage 12.66
Current Use Vacant Land
Pre-Application Meeting Date and Staff Member Name (if known)
June 8, 2026 & Julie Kirkpatrick
Proposed Zoning MF - Dawson Trails PD

Proposed No. of Lots 1
Proposed No. of Dwelling Units or Buildings (if Commercial)
324
Proposed Building Sq.Ft. 425,885 Sq.Ft.
Additional Info. _____

PROPERTY OWNER INFORMATION:

Name Larry Jacobson
Company ACM Dawson Trails VII JV LLC
Address 8350 E. Crescent Pkwy. Suite 200
Greenwood Village, CO 80111
Phone 303-984-9800
Email ljacobson@westsideinv.com

Property Owner Signature (Required) _____

Date 6/16/26

REPRESENTATIVE INFORMATION:

Name Sean Reisman
Company The Garrett Companies, LLC
Address 1051 Greenwood Springs Blvd., Suite 101
Greenwood, Indiana 46143
Phone 720-434-9526
Email sreisman@thegarrettco.com

Sean Reisman

Representative Signature (Required) _____

Date _____

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

Name Martin Metsker
Company Terracina Design
Email mmetsker@terracinadesign.com

Name Aaron Posma
Company EDGE Design Group
Email aaron@edgedesigngrp.com

Achieving the Community Vision through Excellence, Dedication and Service