



September 10, 2025

Ms. Sandy Vossler
Town of Castle Rock
Development Services
200 S. Wilcox Street
Castle Rock, CO 80104

Re: Dawson Trails – PDP Major Amendment 03- Annexation

Ms. Vossler,

On behalf of ACM Dawson Trails VIII JV LLC, we are pleased to submit the Third Amendment to the Dawson Trails Planned Development Plan (PDP) as originally approved on September 6, 2022. This Third Amendment to the PDP is made in reference to and in continuation of the PDP as previously amended.

The Third Amendment incorporates changes resulting from the alignment of the Crystal Valley Interchange project (CVI) and related rights of way, including the annexation of Territorial Road (ANX24-0010). Territorial Road was the connector road from the I-25 Western Frontage Road to Twin Oaks Road and Clarkes Circle. The Territorial Road right of way has been vacated as part of CVI, with temporary access provided until the completion of the CVI to establish permanent access.

Territorial Road parcel ownership has been transferred to either the Town of Castle Rock or ACM Dawson Trails VIII JV LLC (ACM) (please refer to the attached annexation exhibit). The annexation process for Territorial Road (ANX24-0010) commenced in April 2025 and completed the substantial compliance hearings in July 2025. The next step in the process is to establish zoning for the annexed parcels, which ACM intends to accomplish through this amendment to the PDP.

This Third Amendment to the PDP updates the planning areas to reflect the ownership of the annexed parcels by either the Town of Castle Rock or ACM, allocates those parcels to Planning Area E-2, PL-2.06 and Right of Way (ROW), as applicable, and zones the annexed parcels to conform with such allocation (e.g. the parcel allocated to Planning Area E-2 is zoned the same as the rest of Planning Area E-2 under the PDP). Thus, the annexed parcel zoning designations are guided by the PDP as depicted in the PDP planning maps and the overall acreage summary is adjusted accordingly. The following summarizes the foregoing updates.

ACM Dawson Trails VIII JV LLC

- Total property acreage increases by 2.2 acres from 2,063.7 to 2,065.9 acres.
- Planning Area E-2 increases by 0.6 acres to a total of 62.4 acres.
- PL-2.06 increases by 1.3 acres to a total of 5.6 acres.
- ROW increases by 0.3 acres to a total of 49.5 acres.

Town of Castle Rock

The following Town acreage falls outside of the Dawson Trails property boundary per 1-PDP25-00XX-Ownership Annexation Overlay reference exhibit.

- ROW- 2.22 acres
- PL-1- 0.26 acres



The PDP includes an update to the planning boundary for Open Space Private Planning Area 8 (OSP-8) to accurately reflect the current planning for the southern portion of Planning Area D. The acreage for OSP-8 remains the same as originally approved, only the planning area boundary is modified.

We look forward to working closely with the Town during the review for this amendment application. Please do not hesitate to contact me at either sweaks@norris-design.com or 303-892-1166 if you have any questions or if you need additional information.

Sincerely,
Norris Design

A handwritten signature in black ink, appearing to read 'Stacey Weaks', enclosed within a circular stamp or seal.

Stacey Weaks
Principal