LAND USE APPLICATION

PROJECT NAME: Dawson Trails - Apartments - PAD - Plat

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 MARCH

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

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 units

Proposed Building Sq.Ft.: 425,885 sq.ft.

Additional Info.:

PROPERTY OWNER INFORMATION:

Name: Lawrence Jacobson

Company: ACM Dawson Trails VIII 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: 10/14/26

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 — Digitally signed by Sean Reisman, DN: C=US, E=sreisman@thegarrettco.com, CN=Sean Reisman, Date: 2026.10.13 16:29:52-06'00'

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: Justin Connor

Company: Engineering Service Company

Email: JustinC@engineeringserviceco.com