



Development Review Team Comments

Date: 5/23/2022

Project Number: VSP2022-00008

Project Name: Ascent Drive Resort Variance

Commenting Division: Planner Review

Name of Reviewer: Nick Eagleson

Date: 05/23/2022

Email:

Resubmittal Required

PLN01: A sound study is required to show any potential impacts to surrounding residential properties.

Commenting Division: Neighborhood Services Review

Name of Reviewer: Gail Moon

Date: 04/28/2022

Email: gmoon@adcogov.org

Complete

Code Compliance is concerned about the noise complaints that may come from this type of use being approved this close to a residentially zoned or used property.

Commenting Division: Development Engineering Review

Name of Reviewer: Matthew Emmens

Date: 04/28/2022

Email: memmens@adcogov.org

Complete

There are no engineering concerns for this variance request.

Commenting Division: Planner Review

Name of Reviewer: Nick Eagleson

Date: 04/27/2022

Email:

External Agencies Selected

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

From: [Kerrie Monti](#)
To: [Nick Eagleson](#)
Subject: Re: VSP2022-00008 Request for Comments
Date: Thursday, April 28, 2022 3:03:28 PM

Please be cautious: This email was sent from outside Adams County

Hi Nick,

We don't have any objection to this case. Thank you for asking!

Kerrie Monti
Planning Manager



1850 Egbert Street, Suite 140, Brighton, CO
80601
T 303.655.2984 F 303.655.2805
kmonti@sd27j.net
www.sd27j.org

On Wed, Apr 27, 2022 at 1:09 PM Nick Eagleson <NEagleson@adcogov.org> wrote:

Good Afternoon,

Please see the attached variance application and request for comments. Please have any comments returned by *Thursday, May 19th*.

Thanks,



Nick Eagleson

Senior Strategic Planner, *Planning & Development Division*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

O: 720.523.6878 | NEagleson@adcogov.org | www.adcogov.org

Adams County operating hours: Tuesday through Friday, 7 a.m. to 5:30 p.m.

From: [Bednarcik, Elizabeth](#)
To: [Nick Eagleson](#)
Subject: VSP2022-00008
Date: Saturday, April 30, 2022 11:48:55 AM
Attachments: [image001.png](#)

Please be cautious: This email was sent from outside Adams County

Nick,

After reviewing the submittal for the Ascent Drive Resort Variance, my only comment is to provide water supply information and a hydrant plan. I know the exact information may take time but I need to at least know they will have adequate water before I can give approval.

Thanks,

Elizabeth



Elizabeth Bednarcik

Division Chief of Prevention | Fire Marshal

Brighton Fire Rescue District

Brighton, Colorado

720.951.5951

www.brightonfire.org



Bennett-Watkins Fire Rescue

District Office: 303-644-3572 Fax: 303-644-3401

355 4th Street, Bennett, CO 80102

Email: LifeSafety@BennettFireRescue.org

"Striving to Preserve Life and Property"

April 28th, 2022

Nick Eagleson

Adams County Planning & Development

4430 South Adams County Parkway

1st Floor - Suite W2000A

Brighton, CO 80601-8216

Re: VSP2022-00008 - Ascent Drive Resort

Planner Eagleson,

In regards to the VSP2022-00008- Ascent Drive Resort request, Bennett –Watkins Fire Rescue (BWFR) is providing this letter of comments for Adams County as follows:

- BWFR has no specific objections or concerns with the proposed variance, however BWFR is still requesting that the applicant to contact the Fire District directly to address/discuss the previous round of comments provided in July of 2021. A copy of those comment response are provided below:
- BWFR recommends the applicant review the absence of current infrastructure to support commercial development in this geographic region. For example, there is currently no municipal or private water supply available in the area to supply potentially required fire suppression systems or firefighting water supplies required for structures. This will require the applicant to install a below grade firefighting/fire suppression system water supply. This water supply should be of an NFPA approved design and shall be reviewed and approved by BWFR prior to installation.
- Other facilities in the area have utilized similar water supplies successfully to meet current fire code requirements. It is recommended that the applicant onboard and consult with a qualified fire protection engineer to evaluate options and designs for required systems and water supplies. BWFR can assist with additional information on these systems and water supplies if needed.
- It is likely that one or more of the buildings on site will be required to be equipped with fire sprinklers, and all buildings will require private fire hydrant or firefighting water supply coverage.
- All aspects of this development must comply with Adams County Ordinance 4 adopting the 2018 International Fire Code.
- The applicant makes mention of partnering with local law enforcement entities to provide use of the facility for vehicle related training. BWFR is interested in entering into dialogue with the applicant to determine if a portion of the facility could be dedicated or utilized for fire department vehicle training, such as the set up and use of a cone course for slow speed maneuvering and parking training for fire apparatus. BWFR currently employs multiple Colorado Division of Fire Prevention and Control Driver/Operator State Testing Protectors and certifies staff members to operate fire apparatus through an internal state-approved training program. Finding appropriate practice and testing venues is difficult in this area, and this facility could potentially be a great asset to community public safety. We would appreciate if the applicant could consider this request and contact us to discuss this possibility in more detail.

- It is highly recommended that the applicant contact the Fire District directly to obtain more information on the Adams County fire code requirements for this project. We are here as needed to assist the applicant in understanding the applicant code and development requirements.

If you have any other questions or concerns, please feel free to contact me.

Thank You

A handwritten signature in black ink, appearing to read 'Caleb J. Connor', with a horizontal line underneath.

Caleb J. Connor
Battalion Chief - Fire Marshal
Life Safety Division
Bennett-Watkins Fire Rescue
303-644-3572 - Headquarters / 720-893-7672 - Direct
www.BennettFireRescue.org

From: [Brooks Kaufman](#)
To: [Nick Eagleson](#)
Subject: RE: VSP2022-00008 Request for Comments
Date: Friday, May 13, 2022 8:48:54 AM
Attachments: [image002.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Please be cautious: This email was sent from outside Adams County

Dear Mr. Eagleson;

We have received the above-referenced referral request. We have reviewed our records, and find that this property is not in our service territory.

Respectfully

Brooks Kaufman

Lands and Rights of Way Manager

800.332.9540 MAIN
720.733.5493 DIRECT
303.912.0765 MOBILE

www.core.coop.



The Energy to Thrive™



From: Nick Eagleson <NEagleson@adcogov.org>
Sent: Wednesday, April 27, 2022 1:10 PM
To: Nick Eagleson <NEagleson@adcogov.org>
Subject: RE: VSP2022-00008 Request for Comments

CAUTION:

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

Please see the attached variance application and request for comments. Please have any comments

returned by **Thursday, May 19th**.

Thanks,

Nick Eagleson

Senior Strategic Planner, *Planning & Development Division*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

O: 720.523.6878 | NEagleson@adcogov.org | www.adcogov.org

Adams County operating hours: Tuesday through Friday, 7 a.m. to 5:30 p.m.

From: [Martin, Philip P](#)
To: [Nick Eagleson](#)
Subject: AURRCOMB Under Review: VSP2022-00008 Request for Comments
Date: Monday, May 2, 2022 8:59:25 AM
Attachments: [image002.png](#)
[Utility Map 1.pdf](#)
[Utility Map 2.pdf](#)
[Variance Application.pdf](#)
[rfc.pdf](#)

Please be cautious: This email was sent from outside Adams County

Nick,

Thank you for your project notification. LUMEN has reviewed your utility notice dated 4/27/2022 regarding the **P-307612 CO** | VSP2022-00008 - Ascent Drive Resort Variance Project (Commerce City) ("Project"). In response to your inquiry please find the enclosed drawings indicating the approximate location of the LUMEN facilities (the "Facilities").

— **LUMEN Local/National** does not have facilities within your proposed construction area.

— **LUMEN Local/National** has facilities within your proposed construction area. Please find the enclosed drawings indicating the location of the LUMEN facilities. Once you have completed your review, please respond back if LUMEN facilities appear to be in conflict. A LUMEN engineer will be assigned when engineering plans are ready for review.

X **LUMEN Local/National** facilities are under review by our LUMEN Field Engineer(s) listed below. For questions concerning the details of this review, please contact them directly. Currently, the estimated completion date of review is **5/16/2022**.

— **LUMEN Local/National** is leasing facilities within your proposed construction Zone, which may have potential conflicts. Please verify that you have contacted all communications providers listed on your One Call Ticket.

— **LUMEN Local/National** - The information provided in your initial request is insufficient to determine if the location of your proposed construction will conflict with LUMEN facilities. Please provide additional detailed location maps, drawings (PDF preferred), and description for further conflict review.

— **LUMEN Local/National** has facilities within your proposed construction zone, but it has been determined that no relocation will be necessary. However, due to the proximity of your project to our facilities, a LUMEN representative will be required on-site when construction begins.

Please contact your [State One Call](#) prior to construction service (click link for state specific requirements).

Any changes or additions to the project plans or parameters should be submitted to [Network Relocations](#) for review of potential new impacts to the LUMEN facilities. **Note:** the location(s) of

facilities shown on these drawings you receive from us, are only approximate. LUMEN hereby disclaims any responsibility for the accuracy of this information. Please contact [Network Relocations](#) regarding the above mentioned project if you should have any questions. Please reference the file number **P-307612 CO** with any future communications.

Thank you for your cooperation!

Philip Martin
Relocation Analyst
Network Relocations

The logo for LUMEN, featuring the word "LUMEN" in a bold, sans-serif font. The letter "U" is stylized with a blue horizontal bar through its center. A registered trademark symbol (®) is located to the upper right of the word.

****We have combined!!** To better serve everyone, there is now a single email inbox for LUMEN. One team is monitoring both national and local network relocations & road moves. Please add relocations@lumen.com to your contacts list for inquiries, updates, and use it for all future notifications.**

LUMEN

E-mail: relocations@lumen.com

From: Nick Eagleson <NEagleson@adcogov.org>
Sent: Wednesday, April 27, 2022 2:10 PM
To: Nick Eagleson <NEagleson@adcogov.org>
Subject: RE: VSP2022-00008 Request for Comments

Good Afternoon,

Please see the attached variance application and request for comments. Please have any comments returned by **Thursday, May 19th**.

Thanks,

Nick Eagleson
Senior Strategic Planner, *Planning & Development Division*
ADAMS COUNTY, COLORADO
4430 South Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601
O: 720.523.6878 | NEagleson@adcogov.org | www.adcogov.org

Adams County operating hours: Tuesday through Friday, 7 a.m. to 5:30 p.m.

This communication is the property of Lumen Technologies and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

May 20, 2022

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 3rd Floor, Suite W3000
Brighton, CO 80601

Attn: Nick Eagleson

Re: Ascent Drive Resort Variance, Case # VSP2022-00008

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the variance for **Ascent Drive Resort** and has **no apparent conflict**.

The property owner/developer/contractor must complete the application process for any new electric service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document (i.e. transformer) – be sure to ask the Designer to contact a Right-of-Way Agent in this event.

No resubmittals necessary.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Benjie and Greg Blasé
36050 East 88th Ave
P.O. Box 458
Watkins, Colorado 80137
303-378-8542

5-10-2022

Community and Economic Development Department
Mr. Nick Eagleson
4430 South Adams County Parkway
Suite W2000A
Brighton, CO 80601-8216

Case Name: Ascent Drive Resort Racetrack Variance
Project Number: VSP2022-00008

Dear Mr. Eagleson:

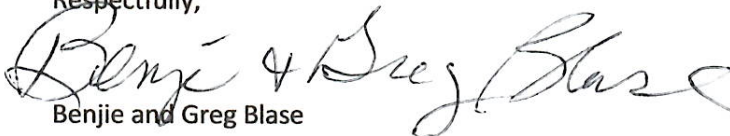
Thank you for your letter asking for comments regarding Ascent's request for variance. As I have said in previous letters (enclosed), this is the third proposed racetrack that we have fought against that would have been less than a mile of our home. It amazes me that the investors, some of which were involved with Altezza (one of the three proposed tracks in our area), continue to purchase farmland less than one mile from our home as well as other homes, for the purpose of a racetrack. Investors must think they can purchase land for any use and the Adams County Commissioners will approve. We appreciate that the commissioners have not approved racetracks in the past and we hope you will continue to deny tracks going forward by listening to the local home/landowners that will be affected by the track.

Things to consider regarding the variance request:

- I would think Ascent knew they would have to ask for a variance when they purchased the land. Did they assume they would get the approval from the Adams County Commissioners?
- Did Ascent research the land prior to purchase to assure they would not be within a mile from homes?
- How many if any, approved consents have been given by affected homeowners?
- Why would Adams County Commissioners give the right of way to a track if local homeowners have not given consent?
- Would you want to live next to a racetrack?

We continue to urge you to deny the variance request for Ascent Drive Resort Racetrack.

Respectfully,


Benjie and Greg Blasé

~~Decline~~
CONSENT TO USE OF PROPERTY FOR RACING FACILITY

This CONSENT TO USE OF PROPERTY FOR RACING FACILITY (“Consent”) is made on _____, 2022, by and between _____ (“Owner”), whose address is _____, and Tatonka Watkins LLC, a Colorado limited liability company (“Tatonka”), whose address is 518 17th Street, Ste. 1800, Denver, Colorado 80202, Sidetrack, LLC, a Colorado limited liability company (“Sidetrack”), whose address is 518 17th Street, Ste. 1800, Denver, Colorado 80202, and Warthog, LLC, a Colorado limited liability company (“Warthog”), whose address is 518 17th Street, Ste. 1800, Denver, Colorado 80202.

RECITALS

- A. Tatonka, Sidetrack and Warthog own certain real property in Adams County, Colorado (“Ascent Drive Resort Property”), legally described and depicted on **Exhibit A**.
- B. Tatonka, Sidetrack and Warthog are seeking approval from Adams County for an automobile racing facility on the Ascent Drive Resort Property.
- C. Adams County requires Tatonka, Sidetrack and Warthog to obtain consent from residents within one mile of the Ascent Drive Resort Property.
- D. Owner owns certain real property in Adams County, Colorado (“Owner’s Property”), legally described and depicted on **Exhibit B**, that is located within one mile of the Ascent Drive Resort Property.
- E. Owner consents to Tatonka, Sidetrack and Warthog’s use of the Ascent Drive Resort Property as a racing facility as provided herein.

CONSENT

NOW THEREFORE, in consideration of the covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

- 1. Consent. Owner consents to Tatonka, Sidetrack and Warthog’s use of the Ascent Drive Resort Property as an automobile racing facility. By this consent, Owner waives any right or cause of action it may have in the future against Tatonka, Sidetrack and Warthog, or their respective successors or assigns that arises from the lawful operation of a racing facility on the Ascent Drive Resort Property.
- 2. Term. The term of this Consent shall commence as of the date hereof and continue to and including the date that is the later of the 25th anniversary of the effective date hereof or the date upon which a racing facility is no longer operated on the Ascent Drive Resort Property.

Owner: Gregory Blase and Benjie Blase
Property Address: 36050 E 88th Ave, Watkins, CO 80137

From: [Erin Breen](#)
To: [Nick Eagleson](#)
Subject: Ascent Drive Resort Variance
Date: Wednesday, May 18, 2022 5:54:51 PM

You don't often get email from erinbreen6@gmail.com. [Learn why this is important](#)

Please be cautious: This email was sent from outside Adams County

Hello Nick,

The purpose of city/county planning and zoning as I see it is to provide land owners and prospective buyers with a high degree of commitment and certainty from their local government as to what the future of the area they choose to invest their time, capital and effort in will become. The planning department defines the shape of the canvas decades in advance to which the individual property owners later add their colors.

It is improper to change the shape of the underlying canvas after colors have already been applied.

I do not agree with the applicants assertion #2 that they are having their rights deprived by not being able to develop a race facility on property they obtained zoned as A3, agricultural /residential use. I am not disregarding the vision they have for their project or the underlying passion they have for motorsport. I do not feel that it is appropriate however to make a change which will impact the character and cohesiveness of the surrounding area after the fact without obtaining the express written consent of each and all affected landowners. As part of their due diligence the applicants would have made themselves aware of the zoning which applied to the property they purchased or obtained. The applicants are not precluded from realizing their vision in the surrounding area nearby. The county plan has provided large tracts of land which are to be mixed use and would be suitable for the facility. Currently there is 400+ acre site for sale and available just north of I-70 and to the west of Imboden in this area. The procurement cost of the site may not be as appealing to the applicants, but there is no shortage of space available.

I am of the opinion that this variance request is simply an effort by this project to obtain a site at a discounted price. The conversion of the property from A3 to their alternative use creates a potential windfall financial benefit for them. To entice the county to seeing things in their favor they are citing the all to common "area/community benefits" of increased tax revenue to the county coffers. The county should resist this sirens song and stand for and by the commitments they made to other landowners and to the plan they drafted and won approval for decades ago. The county and placed value on having space available for a rural / homestead lifestyle when the plan was created. The adoption of the entire plan may not have happened without those A3 areas being designated as a part of it.

The development of this project will have an impact on the surrounding area. In addition to noise, traffic will need to be accommodated, light pollution from street, signage and security lighting is also a legitimate concern. In my casual conversations with business partners, friends and relatives about this project it has been stated over and over " I wouldn't want to live next to that". It stands to reason that the sentiment they are expressing will result in a depreciation in value to my own land and that of surrounding A3 land owners.

If the applicants are able to obtain waivers from all the affected landowners and have them join in their vision that is appropriate. It is inappropriate however to change the use of the property by administrative means absent their consent .

Thank you for you consideration

Adams County Colorado
Attn: Nick Eagleson, Planner III
neagleson@adcogov.org

RE: Ascent Drive Resort Variance
Project # VSP2022-00008

May 10, 2022

Regarding the requested variance for Ascent Drive Resort's race track, we are very much opposed. We ask that Adams County deny this variance application. This race track is entirely too close to our neighborhood and some houses butt directly up to this proposed property. This distance is not okay!

See attached letter dated August 11, 2021 that I sent in opposing the Conditional Use Permit.

I have also attached the letter received last month from Ascent Drive Resort and/or Tatonka Watkins, LLC asking for my signature to Consent to Use of Property for Racing Facility, I have denied that request.

As a homeowner within such close proximity, I am opposed to this (or any other) race facility. This is my home, not a recreation spot. I very much enjoy our quiet atmosphere and do not want to hear constant noise associated with either the racing cars or the additional, down the line, expansion ideas and the traffic it will drive into our neighborhoods.

I do ask that this Variance be denied.

Sincerely,



Stacey and Michael Easterday
8585 Quail Run Road
Watkins, CO 80137
303-994-2702 cell
stacey@alpinesites.com



Ascent Drive Resort

518 17th Street, Suite 1800
Denver, CO 80202
Phone: 720-356-0148
info@ascentdriveresort.com

April 6, 2022

Michael and Stacey Easterday
8585 Quail Run Road
Watkins, CO 80137

PROPERTY ADDRESS: 8585 Quail Run Road, Watkins, CO 80137

This letter is to update you on the progress of the Ascent Drive Resort project, which was first brought to public notice on May 18th, 2021. As a brief recap, Ascent is a semi-private venue where members can store and drive their cars, and the public can enjoy go-karts and other vehicle-based entertainments. It is **not** a commercial racing venue, such as an Indy or NASCAR facility, and will not generate the sound, visual or traffic signatures that such places do.

At the meeting and afterwards, some neighbors expressed concerns about the potential impacts they thought our project would have on property and quality of life in the area. We have taken these concerns to heart, and they have been at the forefront of our planning and our communication with Adams County. The purpose of this letter is to let you know what changes we have made and ask for your continued input.

In direct response to the concerns expressed, the Ascent team has undertaken several major steps to minimize the impacts of the Ascent facility. Chief amongst them is to purchase additional land, farther away from your property, and to undertake a facility redesign that moves features that can create sound **an additional 1,000 feet further away from you**, dramatically lowering any sound you may hear. Other substantive changes were made as well, all to decrease any negative effects, including:

- Redesigned the Resort to re-locate the buildings and the track.
- Incorporated a sound berm along the southern boundary into the design.
- Continued to work with noise consultants to ensure compliance with all applicable noise standards.
- Confirmed that no activities will negatively affect ground water levels.
- Agreed not to operate the road courses after dark and to comply with County lighting standards.
- Verified that operations within the Resort will not be visible from any home due to the topography of the property and the sound berm that will be built along its southern border.
- Agreed to operational requirements that all vehicles be compliant with pollution regulations applicable to their type and use.
- Incorporated security measures to mitigate against any increase in crime or traffic incidents on surrounding roads, by working with local law enforcement agencies, who plan to train at ADR's facilities, along with fire and first responders.

We feel confident that these changes will help us be good neighbors. To ensure we are not overlooking concerns specific to **you**, we would like to meet. This can be done via phone, virtual meeting, or even in person—whatever is best for you. Please let us know which mode of meeting you prefer by emailing us at info@ascenddriveresort.com or calling 720-356-0148.

Finally, we would ask that you review the consent form included with this letter. The form asks for your permission to move forward with our plans. Signing this form does not in any way preclude you from exercising your rights in the future.

Sincerely,



Abigail Wenk
Director of Communications

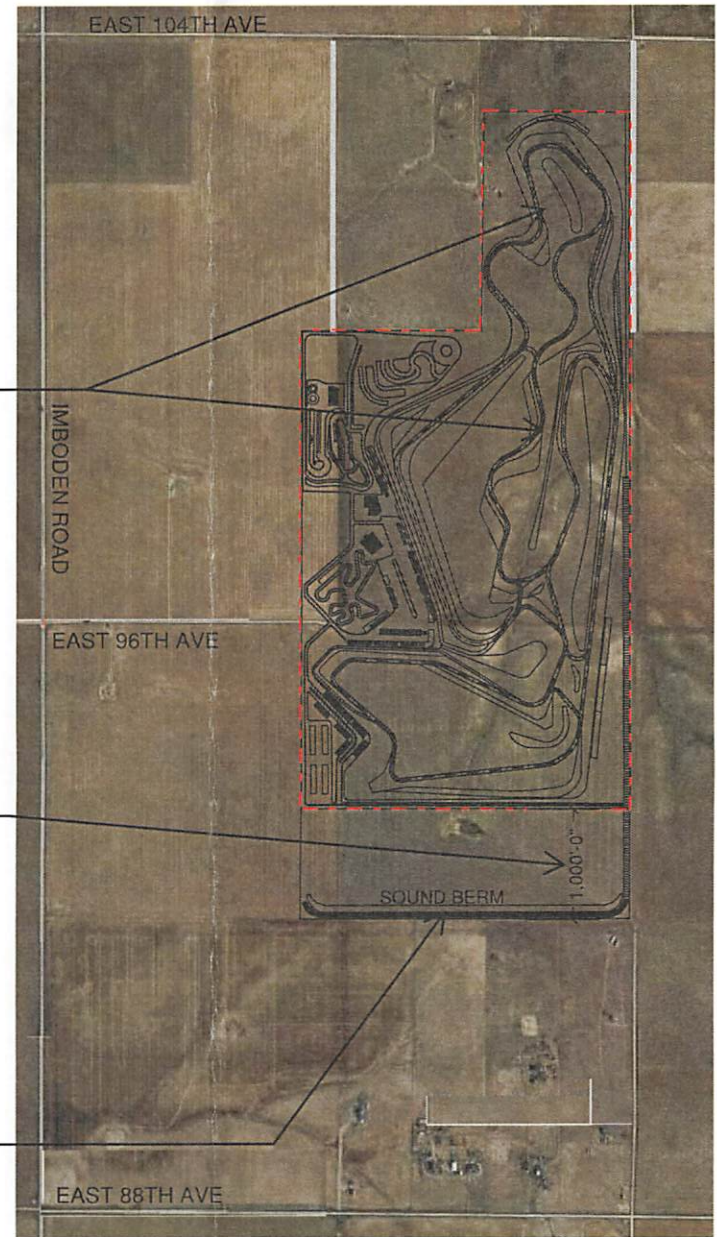


#1 RE-DESIGNED ROAD COURSE AFTER PROJECT SHIFTED NORTH 1,000 FT TO GIVE SOUND BUFFER TO SOUTHERN NEIGHBORS

#2 SHIFTED ENTIRE ROAD COURSE NORTH 1,000 FT TO GIVE SOUND BUFFER TO SOUTHERN NEIGHBORS

#3 ADDED SOUND BERM ALONG ENTIRE SOUTHERN EDGE OF ROAD COURSE TO GIVE SOUND BUFFER TO SOUTHERN NEIGHBORS

1 Previous Architectural Site Plan



2 Current Architectural Site Plan



CONSENT TO USE OF PROPERTY FOR RACING FACILITY

This CONSENT TO USE OF PROPERTY FOR RACING FACILITY ("Consent") is made on _____, 2022, by and between _____ ("Owner"), whose address is _____, and Tatonka Watkins LLC, a Colorado limited liability company ("Tatonka"), whose address is 518 17th Street, Ste. 1800, Denver, Colorado 80202, Sidetrack, LLC, a Colorado limited liability company ("Sidetrack"), whose address is 518 17th Street, Ste. 1800, Denver, Colorado 80202, and Warthog, LLC, a Colorado limited liability company ("Warthog"), whose address is 518 17th Street, Ste. 1800, Denver, Colorado 80202.

RECITALS

- A. Tatonka, Sidetrack and Warthog own certain real property in Adams County, Colorado ("Ascent Drive Resort Property"), legally described and depicted on **Exhibit A**.
- B. Tatonka, Sidetrack and Warthog are seeking approval from Adams County for an automobile racing facility on the Ascent Drive Resort Property.
- C. Adams County requires Tatonka, Sidetrack and Warthog to obtain consent from residents within one mile of the Ascent Drive Resort Property.
- D. Owner owns certain real property in Adams County, Colorado ("Owner's Property"), legally described and depicted on **Exhibit B**, that is located within one mile of the Ascent Drive Resort Property.
- E. Owner consents to Tatonka, Sidetrack and Warthog's use of the Ascent Drive Resort Property as a racing facility as provided herein.

CONSENT

NOW THEREFORE, in consideration of the covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Consent. Owner consents to Tatonka, Sidetrack and Warthog's use of the Ascent Drive Resort Property as an automobile racing facility. By this consent, Owner waives any right or cause of action it may have in the future against Tatonka, Sidetrack and Warthog, or their respective successors or assigns that arises from the lawful operation of a racing facility on the Ascent Drive Resort Property.

2. Term. The term of this Consent shall commence as of the date hereof and continue to and including the date that is the later of the 25th anniversary of the effective date hereof or the date upon which a racing facility is no longer operated on the Ascent Drive Resort Property.

Owner: Michael and Stacey Easterday
Property Address: 8585 Quail Run Road, Watkins, CO 80137

Consent
Denise D
Easterday 5/8/2022

EXHIBIT A TO CONSENT TO USE OF PROPERTY FOR RACING FACILITY:

Legal Description of Ascent Drive Resort Property:

The SE ¼, the easterly 300 feet of the SW ¼, the SE ¼ of the NE ¼ and the southerly 725 feet of the NE ¼ of the NE ¼ of Section 17, Township 2 South, Range 64 West of the 6th P.M., County of Adams, State of Colorado,

Together with:

The NE ¼ and the easterly 300 feet of the NW ¼ of Section 20, Township 2 South, Range 64 West of the 6th P.M., County of Adams, State of Colorado,

The Parcel ID numbers of the Site are 0172700000047, 0172700000164, 0172700000048, 0172717400004, 0172717400003, 0172717400002, 0172717400001, 0172717100003, 0172717100004. The Site is bounded by Quail Run Road on the East and bisected by undeveloped right-of-way for East 96th Avenue (on the section line between Sections 17 and 20, Township 2 South, Range 64 West of the 6th PM).

Consent Denied

EXHIBIT B CONSENT TO USE OF PROPERTY FOR RACING FACILITY:

Legal Description of Owner Property

SECT, TWN, RNG: 29-2-64 DESC: PARCEL C PT IN THE NE4 DESC AS FOLS BEG AT A PT ON W LN OF SD NE4 FROM WHENCE THE N4 COR OF SD SEC 29 BRS N 1205/34 FT TH E 2619/48 FT TO W ROW LN OF QUAIL RUN RD TH S 583/08 FT TH W 2618/20 FT TH N 583/10 FT TO THE POB 35/054A

*Consent
Denied*

From: [Kevin Flynn](#)
To: [Nick Eagleson](#)
Subject: Support of Ascent Drive Resort
Date: Thursday, May 19, 2022 2:52:57 PM

Please be cautious: This email was sent from outside Adams County

May 19, 2022

Nick Eagleson
Senior Strategic Planner, Planning & Development Division
Adams County, Colorado
4430 South Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601

Mr. Eagleson,

I was asked to author a letter of support for Ascent Drive Resort, a request that I have put considerable thought and reflection into. First, I feel it important to provide a brief bio for your edification, regarding my interest and knowledge on this matter for your Board's consideration. I am a recently retired Law Enforcement Officer and 50 year-plus resident of Adams County. During my nearly 35 year career with the Aurora Police Department I served in many roles as I was promoted through the ranks, culminating with becoming Division Chief. One of those roles was that of Division Chief in charge of the Departments' training section. This included our new officers in the Academy and the 700-plus veteran officers. A large piece of the training provided to our officers was that mandated by the State of Colorado POST (Peace Officers Standards in Training) Board. I won't go into detail on the curriculum, but will mention that it requires a full gambit of driving skills, from defensive driving to high-risk tactical maneuvers.

A challenge for Law Enforcement agencies across the Front Range conducting this essential training is finding the proper space and roads to safely teach and re-train officers. In particular a facility that provides the ability to train to real-life situations and circumstances. In my discussions with two of the founders of Ascent Drive Resort, they demonstrated how the resort will incorporate all of the requisite infrastructure to conduct the above-mentioned training, along with needed classroom space. Building a space with the roads, tracks, skid pads, and classrooms allows training to be completed in one location, limiting student travel time and allowing more to be spent on critical skills training; a beneficial investment for Public Safety agencies.

One element regarding the construction of Ascent Drive Resort I would like to see come to fruition, would be the ability to reach out and talk with some of what are now called "Street Racers". These are generally younger drivers associated with each other through social media. They often meet in large groups of over 100 vehicles, causing numerous problems for Law Enforcement, businesses and other drivers on

the road. The prospect of providing a safe space for these groups to meet could be a positive step in resolving a problem currently plaguing Law Enforcement officers and help resolve the challenges that arise from the limited resources and expertise officers have at the current time.

From my career in Law Enforcement, I am uniquely aware of neighborhood concerns on a myriad of issues. After my discussions with the Ascent Drive Resort founders, I came away with a strong sense that the group is willing to be good stewards of the community trust and a willing partner with the community.

For these reasons, and the potentially positive impact a driving resort can have on Public Safety, I am convinced a new driving training facility would be beneficial to many Public Safety needs. I appreciate time and attention on this pending matter,

Respectfully,

Kevin J. Flynn
Aurora P.D. (Retired)

May 16, 2022

VIA EMAIL

Nick Eagleson, Planner III
Community & Economic Development Department
4430 South Adams County Parkway
1st Floor, Suite W200B
Brighton, CO 80601-8218
Neagleson@adcogov.org

Re: Project Number: VSP2022-00008 Ascent Drive Resort Variance

Dear Mr. Eagleson,

I am a land owner and have received the request for comments sent on behalf of Tatonka Watkins, LLC requesting multiple variances but specifically with regard to the request to operate a Racing Facility within one mile of a residentially zoned or used property.

I represent Kalco Land, LLC. Kalco Land, LLC owns the south west quarter of the section. Specifically, Tatonka Watkins, LLC wants to build the race track in the north east quarter of the same section. Our quarter is divided into four parcels. Our parcels are 0172720300001, 0172720300002, 0172720300003, and 0172720300004. This property is currently zoned as A-3. A-3 zoned properties permit a number of uses of the property including accessory dwelling units, group living facilities of 1 to 5 persons, single family dwellings, vacation rentals, and bed and breakfast establishments. All of these permitted uses will be negatively impacted by granting this variance. This variance will degrade our land values, increase traffic and noise resulting in negative uses to our property in the future.

This area is in the Airport Noise Overlay area. As you are aware, this variance will have to be approved by the Board of County Commissioners and can not be approved by the Board of Adjustment since this is within the Noise Overlay Zone Districts. To grant this variance, Adams County Development Standards and Regulations require the Board of County Commissioners to find, at a minimum that the variance will not result in excessive traffic generation, noise, or inappropriate hours of operation. The Airport Noise Overlay is intended to provide for protection of residential and non-residential uses in areas which may be subject to noise levels of such duration and frequency which would constitute a nuisance to residential and other uses. A race track would certainly cause noise levels of such duration and frequency which would constitute a nuisance to residential and other uses.

In 2006, the Colorado National Speedway underwent major challenges due to the noise complaints. This was a nation-wide issue for motor-sports parks. In fact, noise and traffic concerns prevented Larry Miller, from building a motor sports park in Mead as the town of Mead denied the request because of noise and traffic issues. Bandimere Speedway closes at 9 p.m. on most nights and no later than midnight on the weekends but has caused a number of lawsuits and complaints for noise violations. A simple google search shows numerous articles regarding noise complaints related to moto-cross, or other racing facilities.

The installation of this Ascent Drive Resort will degrade our property values, be a noise concern for residential buildings and result in increased traffic. As an owner of land in the area, the zoning regulations limiting a racetrack within one mile of a residential area are protections to ensure residential properties are not impacted by these types of noise issues. Kalco Land LLC requests that the Board of County Commissioners, and the Community and Economic Development Department deny this request for a variance.

If you have any additional questions, please do not hesitate to contact me at Kent.kalcevic@kalcevicfarms.com or by phone at 303-910-5734.

Sincerely,

Kent Kalcevic



May 18th, 2022

To Whom it May Concern,

I write on behalf of Ascent Drive Resort regarding some very exciting opportunities this project represents for underprivileged youth in the greater Denver metro area. I've worked in the education and nonprofit sector for about 20 years, currently serving as Director of Educational Programs for a nonprofit providing education in developing countries (Development Associates International). Additionally, I've been a volunteer mentor with Big Brothers and Big Sisters of Colorado for the past seven years. I have served as Executive Director of a local inner-city nonprofit in one of Denver's poorest neighborhoods, and continue to teach and write on the most effective strategies for seeing young people's lives lifted out of poverty. Very simply, this amounts to mentoring. When we can introduce young people to mentoring relationships that give them access to a world much wider than they would ever otherwise encounter, and focus on modeling both the thinking and behavior that have served successful people well, we tend to see rapid and dramatic results.

This project represents a tremendous opportunity to expose underserved youth to a very exciting world, and potentially life-changing relationships. When we can get young people out of their familiar context, and into one radically different, we are able to foster the kind of reflection and curiosity that can spark life-course altering change in a young person. Moreover, the interactions that occur, the relationships that develop, and the skills that can be learned are the building blocks necessary for a person to do and be what would otherwise be unknown and unimaginable. I have greatly enjoyed working with my "little brother", going on adventures, meeting new people, finding and pursuing new interests, and perhaps most importantly, *making new plans* for the future. That the leadership of Ascent Driving Resort are alert to the tremendous opportunity their project represents to underprivileged youth is very exciting indeed, and I will be very happy to serve as a liaison between Ascent and the nonprofit world which could so greatly benefit from access to it.

Best regards,

Ryan Patrick Murphy, PhD

Director of Educational Programs, Development Associates International

18MAY22

To Whom It May Concern,

I am writing today in support of the Ascent Drive Resort project proposed in Adams County. I write as an automotive industry professional who would directly benefit from such a facility, and as a near-by homeowner in North Range Commerce City.

In my role as General Manager at Automotive Media Solutions, one of the largest automotive public relations firms in the Rockies, I am directly responsible for working with over 25 different automotive manufacturers. I also routinely interface with local and national journalists, media outlets, influencers, celebrities, and high-profile clients to bridge the gap between our car makers and the people who showcase their products. Outlets ranging from the Denver Post to the supremely popular global TV show Top Gear. Ascent Drive Resort would be the perfect facility to bring today's vehicle manufacturers together with the top media from around the world into an environment that would showcase new ideas, technology, and capabilities of the latest automotive products. It would also bring journalists, not just automotive but travel and lifestyle, into the Front Range area to explore and highlight our amazing State.

As a resident of Commerce City who is very active in the community, not only as our HOA President and Prairie Farm Metro District Director, but as a community leader, such a facility would have a great impact on our local area. This would give local residents more recreational facilities that are lacking in the Reunion area. It can give our younger residents an outlet to gain valuable skills, work experience, and would responsibly foster a passion for an industry and culture they already have. The myriad of uses would drive traffic and support through northern Commerce City and help this area expand with much needed complimentary businesses, such as lodging and restaurants. All of which would benefit our community greatly.

Overall, such a facility would provide economic opportunities for me personally and for my community. Provide much needed recreation, job growth, and development opportunities. I strongly believe this would be an asset to the growing community around Denver International Airport, providing economic and cultural growth opportunities for my local neighborhood.

David Polley

General Manager

[Automotive Media Solutions](#) | NAVS Denver | Ignition Events

3240 West 71st Avenue, Unit 8, Westminster, CO 80030

Office: (303) 292-1178 | Cell: (720) 491-9010

Commerce City Resident - East Point HOA President – Prairie Farm Metro District Director

18029 E. 99th Place

Commerce City, CO 80022

Personal Cell: 303-993-9200

dipolley@comcast.net

Lisa and Roger Trublet de Nermont
8661 Quail Run Road
Watkins, Colorado 80137
(720) 217-1318 cell
trublet@live.com

Community and Economic Development Department
Mr. Nick Eagleson, Planner III
4430 South Adams County Parkway
Suite W2000A
Brighton, CO 80601-8216

Subject: Variance to operate a Racing Facility within one mile of a residentially or used property
Parcel Number 0172700000047, 0172700000048, 0172700000164, 0172717100003,
0172717100004, 0172717400001, 0172717400002, 0172717400003, 0172717400004

Projection Number: VSP2022-00008

Owner Information: TATONKA WATKINS LLC
518 17th Street Suite 1800
Denver, Colorado 80202-4117
May 19, 2022

Dear Mr. Eagleson,


Thank you for allowing us to communicate our objections and fears to having the Ascent Drive Resort, or any racetrack, in our neighborhood. We say fear, because there is a very real fear of death. Racing is a dangerous sport in any aspect, but we feel that allowing it to be done in such a setting is not only dangerous, but reckless. Speaking for myself, I saw the results of speeding first hand when I worked as a Paramedic in Tennessee. Loss of limbs, paralysis, death is some of the misfortunes that are permanent. Accidents have a profound impact on the individual, families, and communities in emotional and financial ways. We have already had multiple vehicular deaths in our area, one of which included law enforcement and another happened at the corner of Imboden and 88th Avenue. We fear that when the patrons of the racing facility leave the premises, they would not leave behind their recent ability to speed, and excessive speed is not something that our rural roads need, or any road, for that matter. In our opinion, we need things to encourage us to slow down on our roads, such as signage warning us of wildlife in the area. One of the things we love about Colorado is that it is a free-range state allowing its animals unfettered access to the land where they were born and live. Unfortunately, we do not see antelope and deer roaming freely; what we see are animals that are slaughtered daily by careless drivers on our roads.

Another fear that we have is the environmental impact in our area. The variance states that any, or all, of the 15 neighbors could be allowed to build racing facilities on their land. Using that variance, we should all be allowed to build a nuclear reactor on our land. We do not feel it would be appropriate to build one in a neighborhood just as we do not feel it is appropriate to build a racetrack in a neighborhood. Boulder County has recently had a huge wildfire decimate not only open land, but residential neighborhoods. Several people, as well as countless animals lost their lives in that inferno. Our farming area is very dry, and when the wheat is ready to be harvested there is a lot of ignitable fuel in our fields as well as near our homes. There would be many dangerous factors for our neighborhood in or around the racetrack if it were allowed to be built. Highly flammable fuel, combustible engines, cigarettes, unpredictable nature of people who are not trained experienced racing professionals, etc.... We need to be protecting our lands, not pouring concrete over fertile farm land that has been cultivated for growing crops. We should all consider the impact of losing farmland to development. The food in the grocery stores doesn't just magically appear on the shelves. Ingredients are needed to bake bread. The eggs, milk, wheat, etc... come from farmers. Pollution is another serious threat, and we all have to do our part to reduce Pollution. The EPA is proposing downgrading Denver's air quality from serious to severe. Denver's pollution has an effort on our air quality, as well as smoke from forest fires. Governor Polis is contemplating regulations to change from polluting cars to more environmentally friendly cars such as hybrids and electric. Smog and ground level ozone is a serious threat. Pollution causes not only a health risk, but also contributes to lose of crops and climate change. Forward thinking will contribute to a better life for all instead of backward thinking to try and remedy the problems arising from our apathy. Farmers are pulling Fruit trees from their fields to try and save their crops. In the long run that does more harm than good. The trees provide shade to lower the temperature and also emit oxygen into our atmosphere. Yes, it may save enough water to rescue this year's crop, but what about next year's crop? It will take years to get seedling trees back up to the growth those trees had before they were ripped from the earth. When we find ourselves in a dire situation, we can all make the wrong choice, but we must consider the present as well as the future before making decisions. That's why these options allowing us to write our thoughts and make known our objections are vital in the decisions making of this application. How this race track will affect us is important even if it adversely effects only one. It is still one resident of Watkins that has been impacted by an outside source. We all need clean air and clean water. These things are not infinite, and allowing them to be squandered is disastrous to us and the next generation. Don't let Watkins be a place that was once a great place to live. Don't let America have to beg other countries for food. Change starts small with the first step. Where those changes lead is up to us, whether it is going towards indifference and destruction, or rescue and reclamation of our planet, our country, our state, our community, our neighborhood.

Not every law that is written should be broken. We don't understand how an outside consortium can come into our neighborhood and pick apart and vary the laws we have here to suit their financial needs. We have no problem with anyone in our agricultural area exercising his or her right to use their agricultural land in an agricultural way, but we do have an objection to Agricultural Land being destroyed. We would like to think that anyone buying farmland was going to grow crops. We are not objecting just for the sake of objecting we have real safety concerns for us, our neighbors, and for future generations.

Obviously, we are not lawyers. We are Farmers and Ranchers. We are constituents who call Watkins, Colorado home. We appreciate Adams County allowing us to speak out against reckless development, and the ability to protect our livelihood, our way of life, and our homes.

Sincerely,

Lisa Trublet de Nermont


Lisa and Roger Trublet de Nermont
8661 Quail Run Rd
Watkins, Colorado 80137
(720) 217-1318



May 20, 2022

To: Mr. Nick Eagleson, Senior Strategic Planner, Community & Economic Development, Adams County Colorado

Subject: Solid Power's Support of Ascent Drive Resort

Dear Mr. Eagleson-

The purpose of this letter is to pledge my heartfelt support for the Ascent Drive Resort project proposed for construction in Adams County. As I shared with the audience as a panelist at this week's Adams County Regional Economic Partnership event in Northglenn, Solid Power chose Adams County as the site for its second and when completed, largest manufacturing facility due to the highly business friendly environment within Adams County and the City of Thornton. As you are no doubt well aware, vehicle electrification is having a profound upending impact on the transportation industry, which serves as an excellent economic opportunity for regions that have not historically had a significant role in the transportation industry. To this end, I am delighted to see the Colorado Front Range, and Adams County in particular, emerge as a focal point for next-generation transportation companies.

While the Ascent Drive Resort itself is not a transportation hardware product company, it does contribute to the overall advanced transportation ecosystem that has developed along Colorado's Front Range over the past decade. I am highly confident that the existence of this facility within Adams County will be viewed as highly attractive to automotive enthusiasts, current and next-generation automotive companies and the general public at large, thus serving as a strong economic catalyst in an area that is projected for explosive growth in the coming decades and beyond.

I understand that this project requires a variance from the County's Board of Adjustment, which I strongly encourage the approval of. I have no doubt that this will develop into a key asset for the Adams County community. I have known members of this project's development team for several years and have found them to operate at the highest ethical standards. Feel free to contact me at the undersigned should additional information regarding support letter be needed.

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Campbell".

Doug Campbell
CEO, Solid Power, Inc.
Doug.Campbell@solidpowerbattery.com
720 300-8167