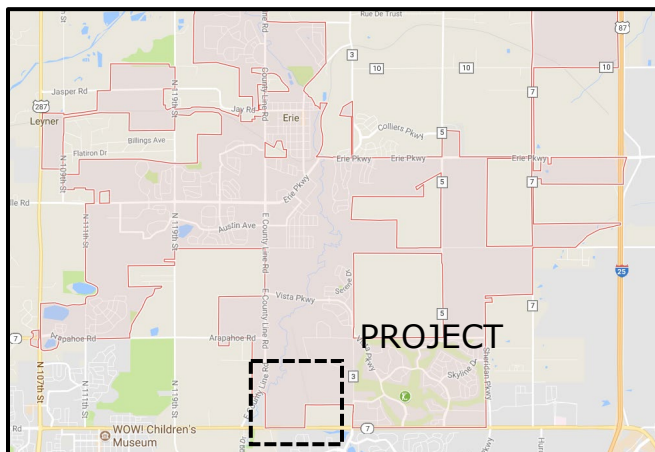


# NEIGHBORHOOD MEETING NOTICE

**DATE:** Tuesday March 25, 2025  
**TIME:** 6:00 p.m. to 8:00 p.m.  
**PLACE:** **Nassar Development**  
3000 Airport Drive, Unit #203  
Erie, Colorado 80516

Nassar Development will be conducting a neighborhood meeting regarding a land use application that is located near a property you own; and, currently under review with the Town of Erie. The meeting is an opportunity for you to hear about the land use application; and, to have the opportunity to provide comments or concerns to Nassar Development.

**APPLICATION TYPE:** Site Plan Review  
**PROJECT NAME:** SP-001595-2023 Erie Air Park Tract E2 Site Plan  
**PROJECT LOCATION:** Vacant Parcel, 2800 Airport Drive, Erie, Colorado



## PROJECT DESCRIPTION:

The 10.4 acre tract is currently undeveloped. The site will consist of a mix of light industrial and hangar buildings, with principal access off Airport Drive. The proposed Minor Subdivision and Planned Unit Development (PUD) Rezoning submittals were approved by the Town in the Spring of 2023. The Applicant has recently constructed a similar development directly to the east of the subject property.

**ADDITIONAL INFORMATION:**

For additional information, to request copies of application materials, or to comment on the land use application, please contact:

Mr. Donald P. Ash, P.E.  
SiteWorks  
303.918.7859  
Dash@SiteWorksStudio.com

A public copy of the land use application materials is available for viewing on the Town's website by accessing the Development Activity Map at <https://town-of-erie-co-new-site-erieco.hub.arcgis.com/apps/2f2f822f322b48eca7ea9c778d300a03/explore>.

A public copy of the land use application materials is also available for viewing in the Planning & Development office of Town Hall at 645 Holbrook Street, Erie, CO by appointment. Please call 303-926-2770 for inquiries or to schedule an appointment.



**TOWN OF ERIE**  
**AFFIDAVIT OF NEIGHBORHOOD MEETING NOTICE POSTING**

Erie Air Park Replat D – Site Plan Review

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Airport Drive – South side of site



I, DONALD P. ASH, ATTEST THAT NOTICE WAS POSTED IN ACCORDANCE WITH THE ERIE MUNICIPAL CODE, TITLE 10.7.2 D. NOTICE WAS POSTED ON MARCH 3, 2025, FOR THE NEIGHBORHOOD MEETING ON MARCH 25, 2025, WHICH IS AT LEAST 15 DAYS BEFORE THE SCHEDULED NEIGHBORHOOD MEETING. THE PHOTOS, ABOVE, ARE A TRUE AND CORRECT REPRESENTATION OF THE NEIGHBORHOOD MEETING NOTICE SIGNS THAT HAVE BEEN POSTED.

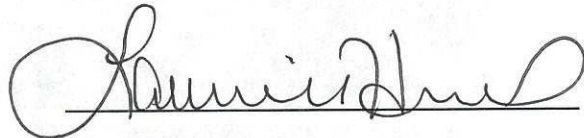


DONALD P. ASH, P.E.  
PARTNER – SITEWORKS

STATE OF COLORADO )  
COUNTY OF Weed ) ss.

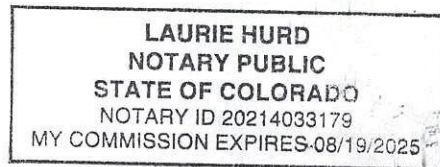
ACKNOWLEDGED BEFORE ME THIS 18 DAY OF April, 2025 BY DONALD P. ASH AS PARTNER OF SITEWORKS.

WITNESS MY HAND AND OFFICIAL SEAL



NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/19/25



## Neighborhood Meeting Minutes

### Lot 1 Erie Air Park Replat D

Erie, CO 80516

Site Plan (SP) Submittal

03/25/2025 – 6pm

### ATTENDEES

Zach Nassar – Nassar Development  
Donald Ash – SiteWorks  
Paul Houghtaling – Unit Owner  
Dan Clegg – Unit Owner  
Wendy Clegg – Unit Owner  
Ken Scott – Hangar Rental at Schofield Hangars  
Phyllis Scott – Hangar Rental at Schofield Hangars

### DISCUSSION

1. The meeting started at 6pm.
2. Zach Nassar presented the project. The site plan was displayed, as was the overall building plans.
3. Zach discussed changes since the last neighborhood meeting on 03/21/2024. Mainly the addition of the traffic signal at SH7 and Airport Drive.
4. Paul talked about cross wind runway, land use at the airport, future hangars, and potential access road to Arapahoe Road.
5. Zach discussed some of the existing users that are located in Flight Park. The proposed building designs are similar to Phase 1.
6. Dan asked about the unit design, floor areas, etc.
7. Ken asked about the status of the Schofield Hangars. This is not part of the current project. Ken also asked about hangars in the project.
8. Paul asked about sanitary sewer main extensions, connection to Town mains.
9. Meeting adjourned at 7pm

### ATTACHMENTS

1. Meeting Notice
2. Meeting sign in form





Name	Address	Telephone #	Email
Donald P. Ash SiteWorks	5649 Pennsylvania Avenue Boulder, CO 80303	303.918.7859	Dash@SiteWorksStudio.com
Zach Nassar Nassar Development	3000 Airport Drive, Unit 203 Erie, CO 80516	303.775.8522	zach@nassardevelopment.com
Paul Houshtaddin	11 11 UNIT 204	202-422-7568	Paulhoushtaddin@politicalechoes.com
DAN CLEGG WINDY CLEGG	<del>11 11</del> UNIT 204		
Ken Scott PayLis SCOTT	30030 CHERRY EUREKA, CO	303 263 9208	KENSCOTT@yahoo.com