

July 13, 2022

Mr. Chris LaRue  
Town of Erie  
645 Holbrook Street  
P.O. Box 750  
Erie, CO 80516

Reference: Neighborhood Meeting Summary Letter  
Minor Subdivision/Planned Development  
Lot 1 Erie Airpark Replat D Minor Subdivision and PD  
MS-001121-2019 & PUD-001122-2019

Dear Mr. LaRue:

This letter has been prepared in response to our recent correspondence regarding the above referenced site. As you are aware, we held a Neighborhood Meeting on Tuesday, May 17, 2022, at the office of Nassar Development. Virtual accommodations were also made for people who could not join in person. The purpose of the meeting was to discuss the nature of the project with the neighborhood and general interested parties.

The required Neighborhood Meeting Notice was sent to all of the property owners within 500' of the subject property. Mailings were sent on Friday, April 29, 2022, 18 days before the scheduled meeting. See the attached Weld County Buffer Report and Neighborhood Meeting Notice.

Two public notice signs were posted. One was placed at the northwest corner of Airport Drive and Baron Court. A second sign was placed along Airport Drive, at the south side of the site. The signs were posted on Friday, April 29, 2022, 18 days before the scheduled meeting. See attached Affidavit of Posting for photo documented locations of the two signs.

The meeting was attended by roughly 10-12 people from various areas of the airport neighborhood. See the attached sign in sheet for specific attendee details.

The following is a brief summary of the items discussed at the meeting:

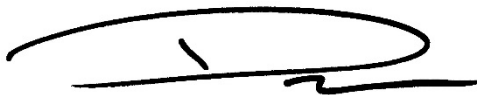
1. Project was presented by Donald P. Ash, P.E. with SiteWorks, and David Nassar with Nassar Development. The site plan was presented along with building floor plans and elevations.
2. After the presentation, there was some discussion about gates securing taxiway. Some attendees wanted to make sure taxiway was secure and separated from the non-aviation areas.
3. There were some questions about the proposed PD zoning. What is included with PD zoning? We run down the allowed uses proposed under

the Planned Development. These are the same uses that are allowed at the existing Flight Business & Air Park.

4. Mr. Ash discussed the scope of the utility mains extensions associated with the project.
5. There were some questions of the sewer mains and how the proposed buildings would be provided sewer service. HOA was interested if they could connect the existing buildings.
6. Some discussion around the operations of the existing Flight Business & Air Park. Many of the attendee's own units in the existing business park.
7. The Airport Manager discussed the desire for consistency between the two different developments with respect to signage and taxiway access.
8. Discussion with taxiway width. 54' wingspan Pilatus. 48' on DA-62. The proposed taxiway is 60' clear.
9. Some general discussion around aircraft operations, foreign object debris, thru the fence fees, snow removal, uses, hangar rent, length of runway, grants, future entrance roads and parking.

This was our summary of the neighborhood meeting. Should you have any questions or comments concerning this letter, kindly give us a call.

Sincerely,

A handwritten signature in black ink, appearing to be 'Donald P. Ash', with a stylized flourish at the end.

Donald P. Ash, P.E.  
Principal – SiteWorks

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

Erie Air Park Replat D – Planned Development and Minor Subdivision



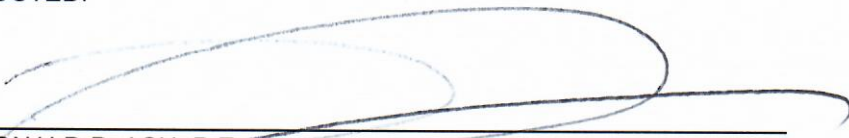
Airport Drive – South side of site





Airport Drive and Baron Court – Northwest Corner

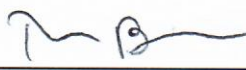
I, DONALD P. ASH, ATTEST THAT NOTICE WAS POSTED IN ACCORDANCE WITH THE ERIE MUNICIPAL CODE, TITLE 10.7.2 D. NOTICE WAS POSTED ON APRIL 29, 2022, FOR THE NEIGHBORHOOD MEETING ON MAY 17, 2022, WHICH IS AT LEAST 15 DAYS BEFORE THE SCHEDULED NEIGHBORHOOD MEETING. THE PHOTOS, ABOVE, ARE A TRUE AND CORRECT REPRESENTATION OF THE NEIGHBORHOOD MEETING NOTICE SIGNS THAT HAVE BEEN POSTED.

  
DONALD P. ASH, P.E.  
PRINCIPAL - SITEWORKS

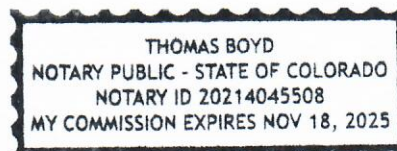
STATE OF COLORADO       )  
                                          ) ss.  
COUNTY OF Boulder       )

ACKNOWLEDGED BEFORE ME THIS 13<sup>th</sup> DAY OF July, 2022 BY DONALD P. ASH AS  
PRINCIPAL OF SITEWORKS.

WITNESS MY HAND AND OFFICIAL SEAL

  
\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/18/25





**DATE:** Tuesday May 17, 2022

**TIME:** 6:00 p.m. to 8:00 p.m.

**PLACE:** **Nassar Development**  
3000 Airport Drive, Unit #203  
Erie, Colorado 80516

**APPLICATION TYPE:** Minor Subdivision/Planned Development

**PROJECT NAME:** MS-001121-2019 & PUD-001122-2019  
Lot 1 Erie Airpark Minor Subdivision and PD

**PROJECT LOCATION:** Vacant Parcel, 2800 Airport Drive, Erie, Colorado



The 10.4 acre tract is currently undeveloped. The proposed Minor Subdivision would subdivide the tract into a lot, suitable for future development. The Minor Subdivision submittal has been submitted concurrently with a Planned Unit Development (PUD) Rezoning submittal. The Applicant has recently constructed a similar development directly to the east of the subject property. The site would consist of a mix of light industrial and hangar buildings, with principal access off Airport Drive.

**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.

