



# Planning Commission

## *Erie Air Park Lot 1 Planned Development*

May , 2025

# ABOUT US

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Nassar Development is a design-build company that specializes in responsibly developing commercial properties, homes, & communities in the mountains of Colorado and the greater Boulder area. Beyond our superior build quality, we prioritize building relationships with, and opportunities for our clients.

Avocet Lane,  
Lafayette, Colorado





# ABOUT US

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Our long-standing partnerships with exceptional architects, engineers, and designers allow us to create and build one-of-a-kind assets that seamlessly blend classic styles with unique touches inspired by the Mountain West. Our properties are known for their superior build and finish qualities, creative and singular decorative and structural steel work, and unique and desirable locations.



CESSNA DR,  
ERIE





# We are Mixed-Use

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Proven success in merging  
multiple, unique uses in a  
seamless, successful  
developments





# Flight Business & Air Park

Planned Development and Minor Subdivision Timeline

## Phase 1

Planned Development and  
Minor Subdivision Approval.

2015

## Phase 2

Planned Development and  
Minor Subdivision Submittal.  
Work through access and  
utility issues.

2019

2020

2022

2025

## Phase 2

DA Amendment approved  
for public infrastructure  
upgrade

## Phase 1

Buildings B, D and F  
substantially complete.

## Phase 1

Minor Subdivision and PD  
approved





An aerial photograph of the Flight Business & Air Park in Erie. The image shows several large, modern industrial buildings with light-colored siding and dark roofs. Some buildings have multiple stories and large windows. There are parking lots with several vehicles, including cars and vans. The surrounding area is mostly flat, open land with some sparse vegetation. In the background, there are more buildings and a road. The sky is clear and blue.

# Flight Business & Air Park Erie

Flight Business & Air Park Phase I delivered on its mission to bring a new, dynamic community of creative businesses to Erie. Structurally, the development consists of five buildings with two pure warehouse/aviation hangers and three buildings with warehouse/aviation space and attached mezzanine offices, with access to Erie Municipal Airport via taxiways. The park is home to a diverse group of owners and tenants from custom furniture and steel fabricators to state-of-the-art laboratories and design firms.



# Flight Business & Air Park Erie

Phase I of the Flight Business & Air Park's 126,000 SF of leasable space is home to a community of **21 businesses**, creating dozens of jobs and significant tax base to Town of Erie & Weld County





# Current Business at Flight

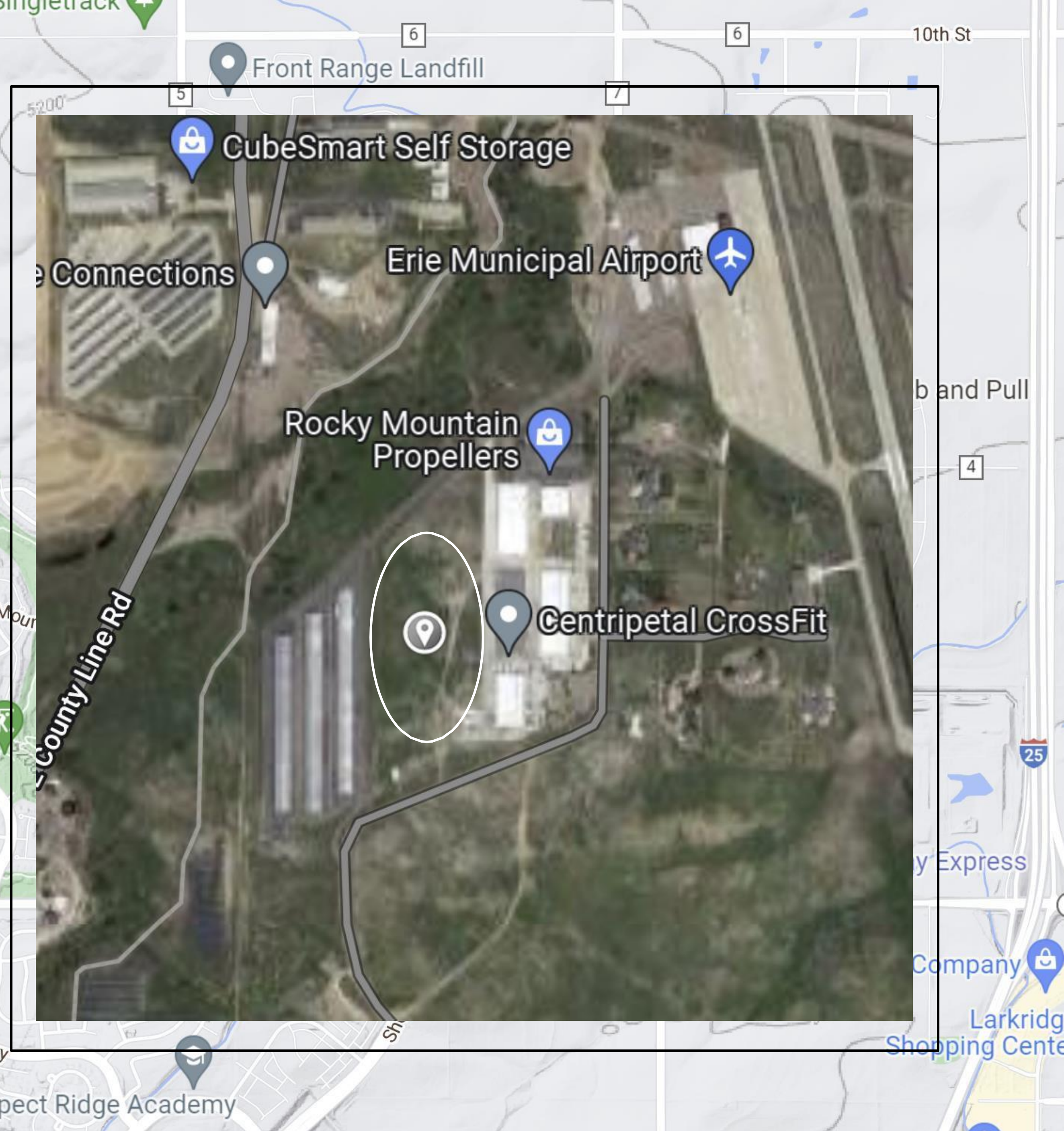
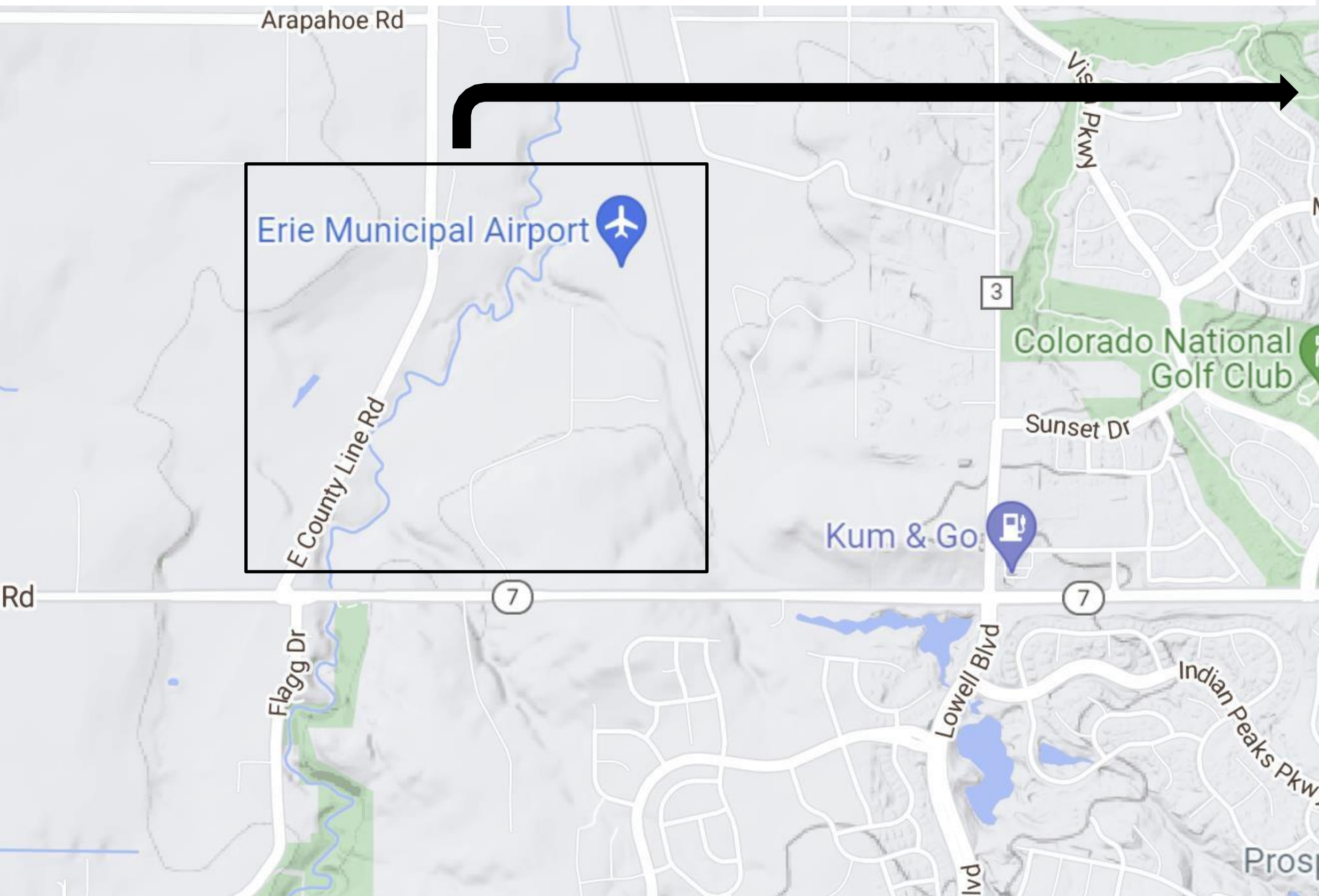
- Annuity Alliance
- Magnus Anderson Hardwood
- D&D Metals
- Robotics
- Front Range Designs
- Alex Shelby Automotive
- Allen Scientific
- CrossFit Mafia
- Strange Group Reality
- Nuff Said Advertising
- Front Range Design Center
- 40 North Designs
- Serius Aircraft
- Nassar Development
- Flying Lady Winery
- Political CFO's
- Centripetal CrossFit
- Apex Fabrication
- Serve Pro
- Flight Fabrication
- Gemini Extraction
- Tiny Home Builder



# Flight PHASE II

Erie Air Park Tract E

Area = 10.340 Acres





# Proposed SITE PLAN







Parkdale

WWTP

Erie Hangars

Site

Phase 1

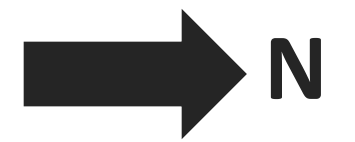
Erie Air  
Park

Erie  
Municipal  
Airport

Erie Municipal Airport



# Site Plan



## Phase 2 Metrics

10.4 acres

5 buildings–28 Units

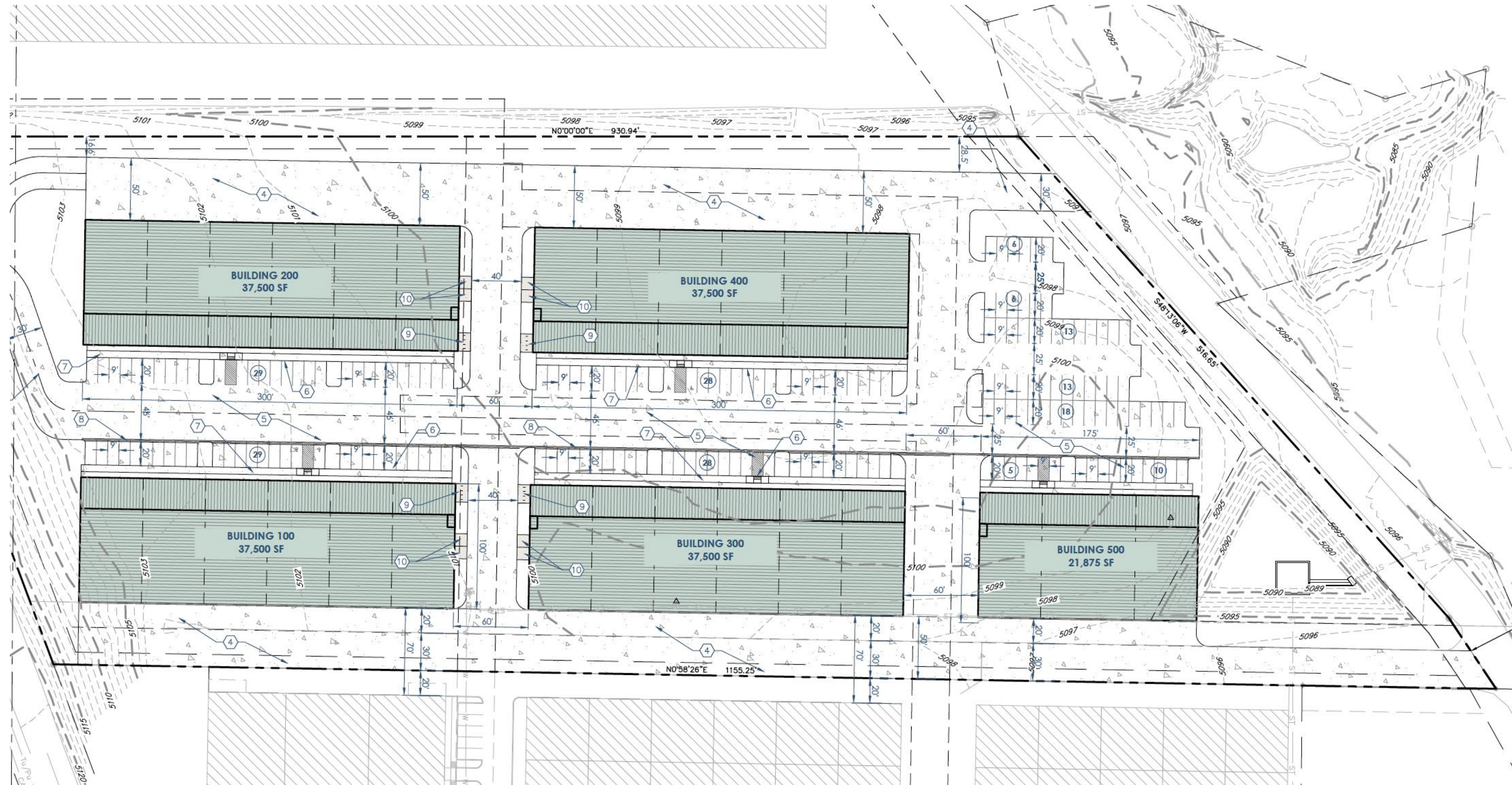
175k Square Feet

210 Parking Spaces

Bike Parking

New Town Water &  
Sewer

70' taxiway



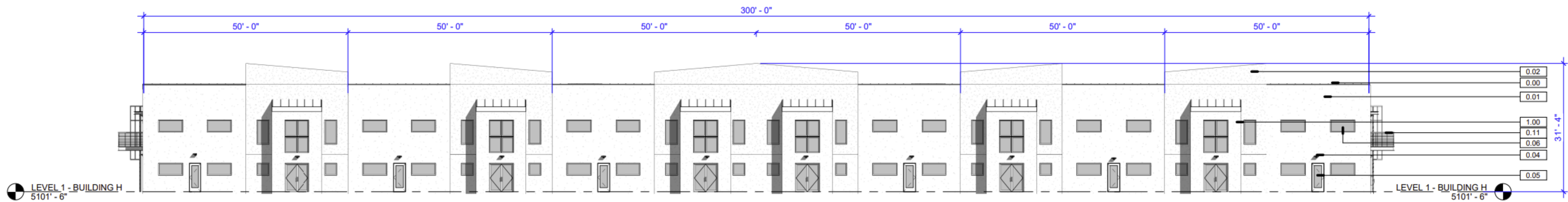
### **Lot 1 Erie Air Park Replat D**

2800 Airport Drive  
Erie, CO 80516

#	Date	Description
1	05/22/23	Initial Submittal



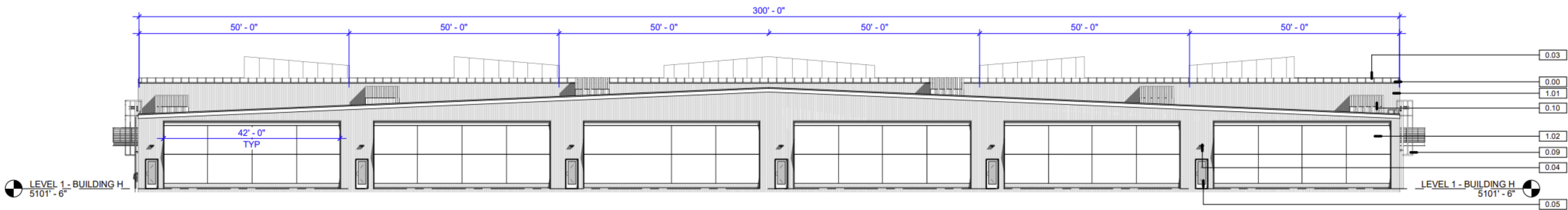
# Front Elevation



3 WEST ELEVATION - BUILDING H  
1/16" = 1'-0"



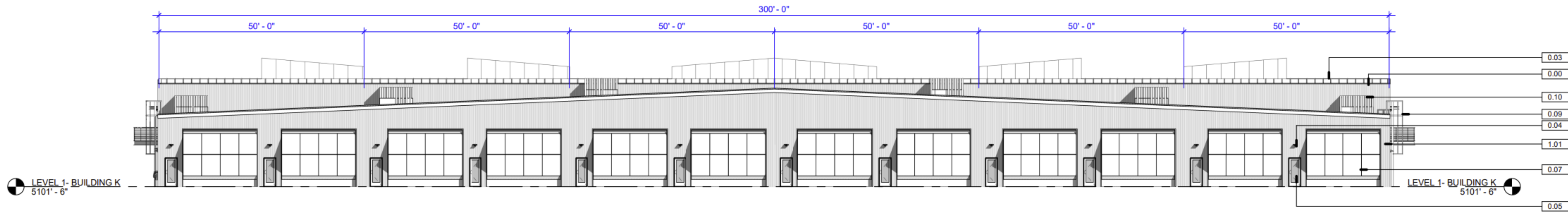
# Rear Elevation



1 EAST ELEVATION - BUILDING H  
1/16" = 1'-0"



# Rear Elevation



**1 EAST ELEVATION - BUILDING K**  
1/16" = 1'-0"



# Front Elevation



Medium Bronze  
SR:0.19 E:0.85 SRI:15

**0.03 - MEDIUM BRONZE**



Surrey Beige

**0.01 - SURREY BEIGE**



Sandstone

**0.02 - SANDSTONE**



Dakota Bronze

**1.00 - DAKOTA BRONZE**







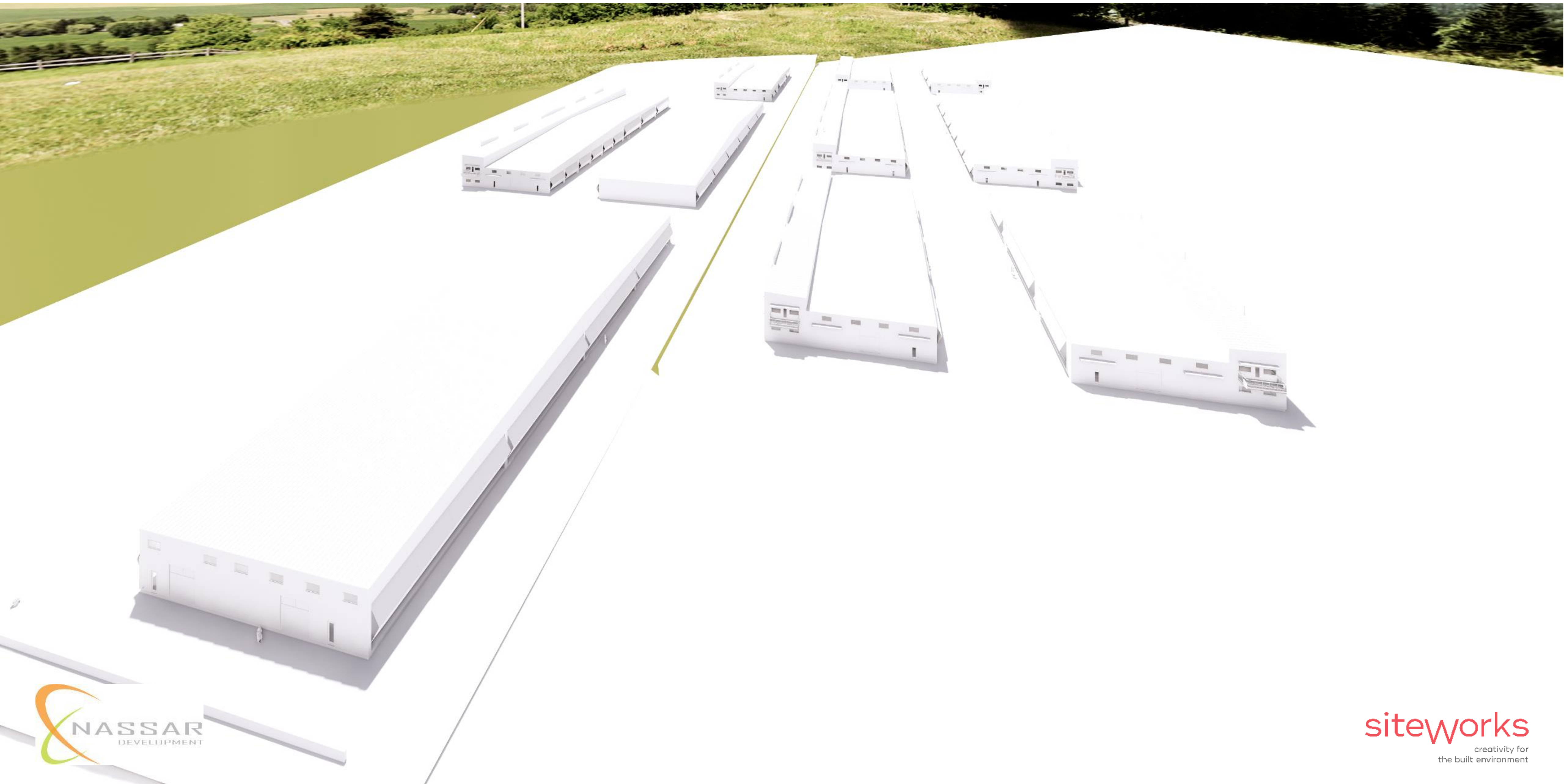














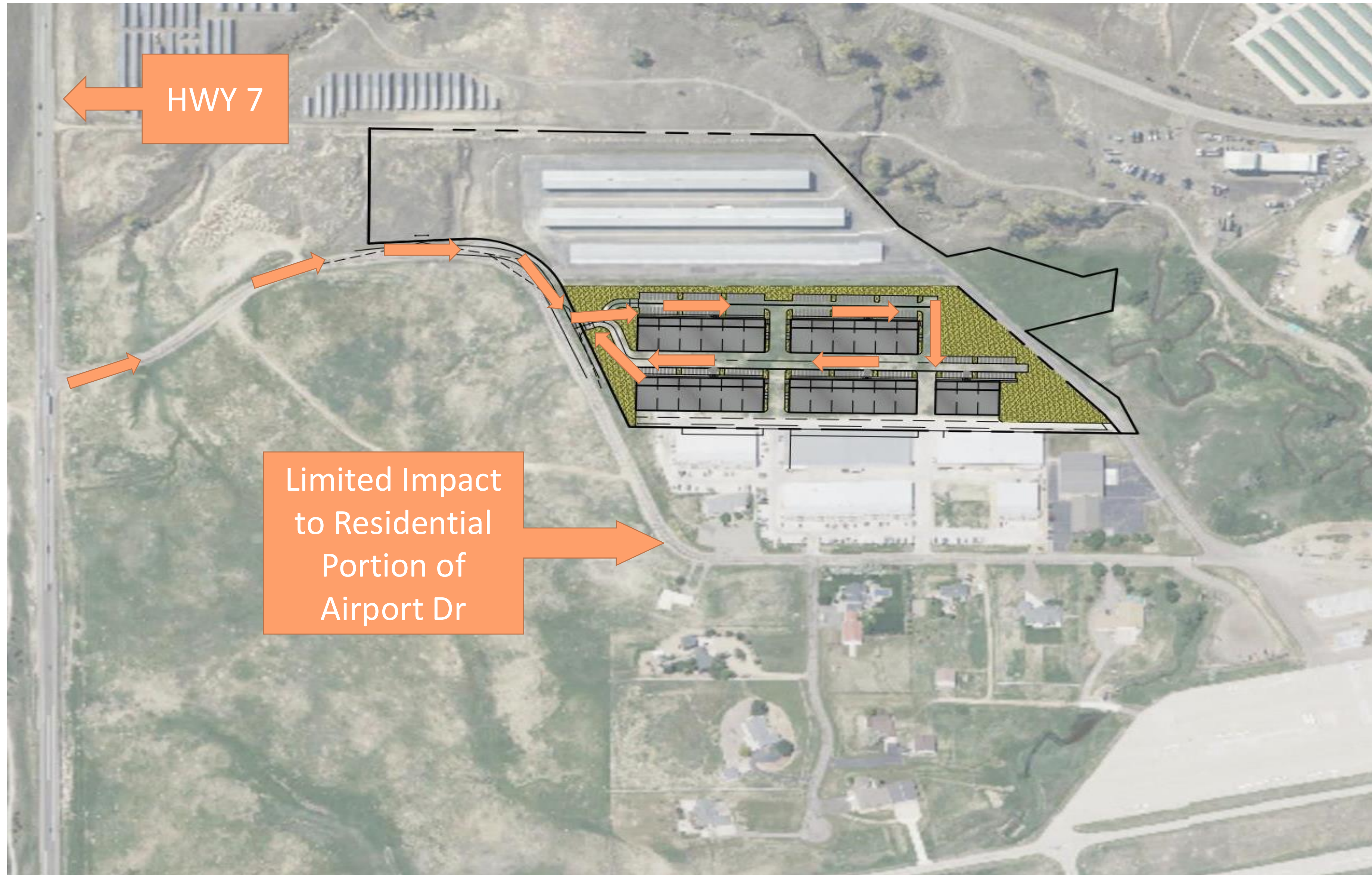






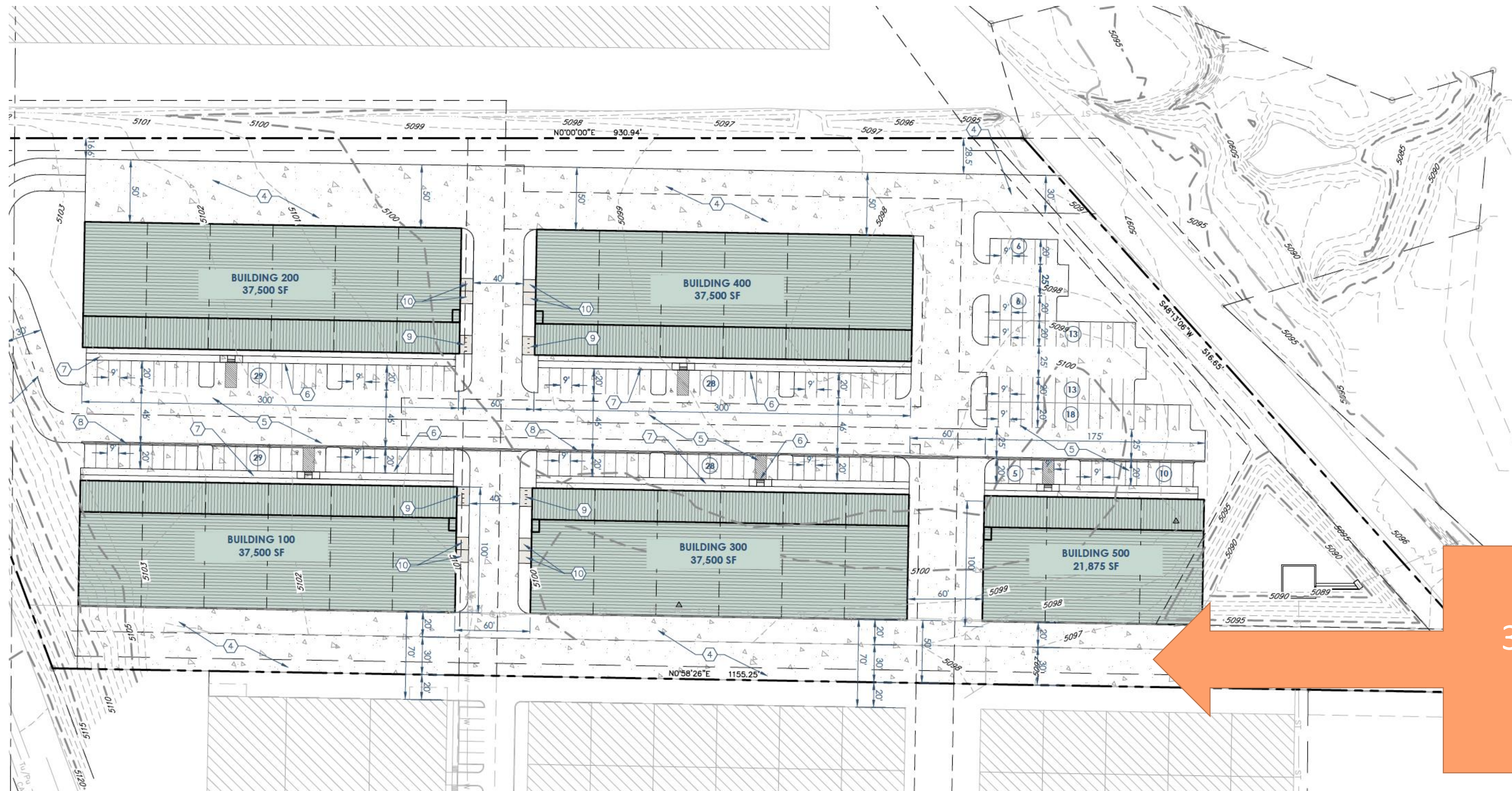


# New Traffic Circulation





# Aircraft Operations



For  
Submittal

Lot 1

30' Taxiway Easement + 20'  
setback to new building



# Aircraft Operations

- 70' of total taxi way width between buildings
- 70' is adequate for just about all aircraft that can be serviced by KEIK runways
- Largest aircraft currently at KEIK, Pilatus PC-12
  - Wingspan of 53'





# Current and Proposed Uses

## Current AP Zone District - Allowed Use by Right

Airport and related Uses  
Heliport/Helistop  
Government Office  
Bar/Tavern (Including outdoor)  
Restaurant  
Office, Business or Professional  
Convenience Store  
General Retail  
Pharmacy



## Requested PD Zone District - Allowed Uses

Aviation Museum  
Repair Shop  
Contractor's Shop – Interior Only  
Light Industrial  
Light Manufacturing, General  
Light Equipment Sales, Service and Rental  
**Special Review Use**  
Museum  
Commercial Amusement, Indoor  
Contractor's Shop with Exterior Storage or Storage Yard





## Proposed PD Uses

**Proposed uses  
added to the PD  
were hand  
selected, with  
consideration  
from Town of  
Erie to:**

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Minimize traffic impacts

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Maximize economic impact  
to the Town and community

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Create a zoned districted to  
cater to small business and  
owner/users

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Enhance the overall  
prosperity of the Airport

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# Planning Commission

Review Presentation:

*Erie Air Park Lot 1 Planned Development*

May, 2025