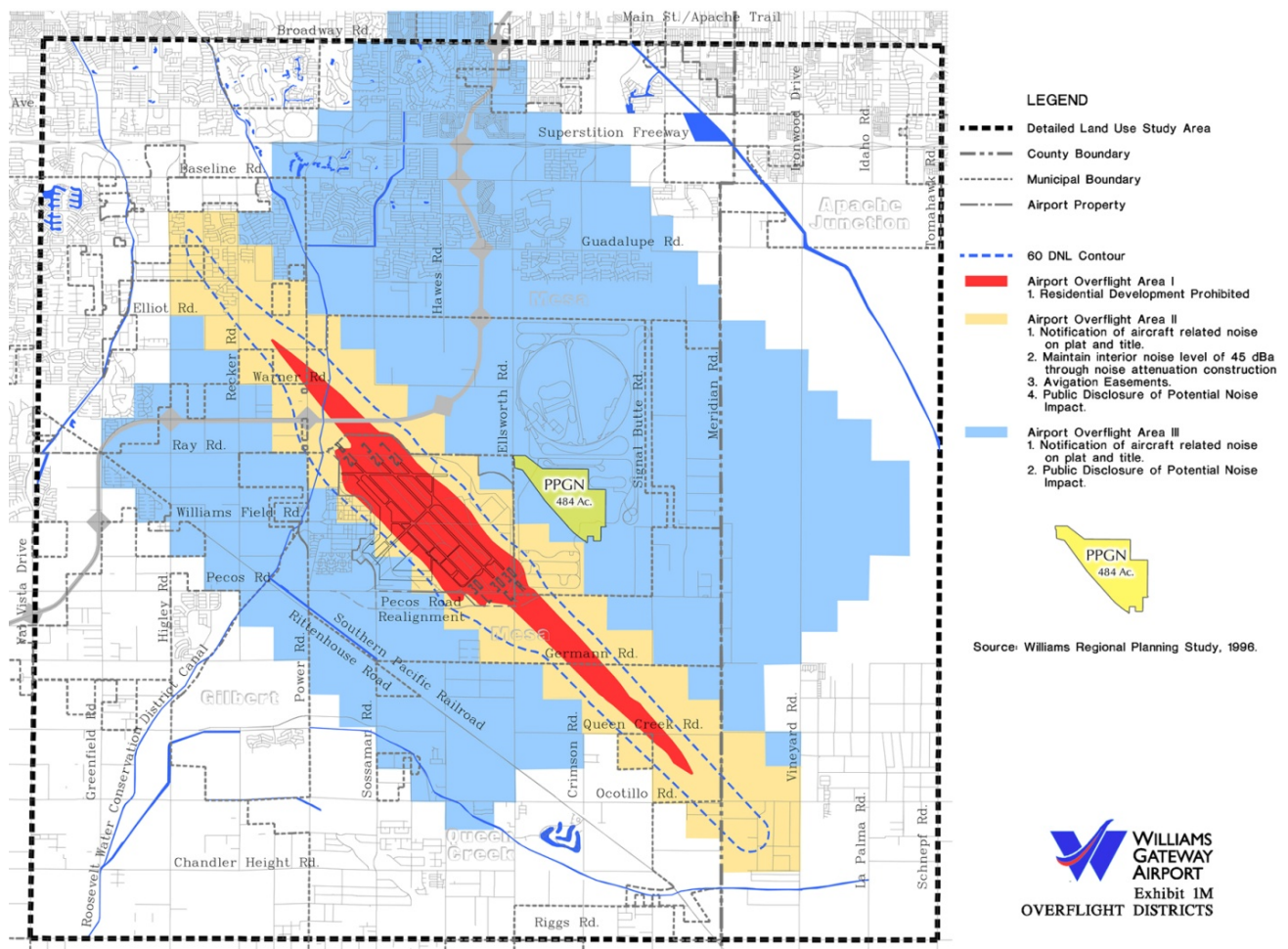


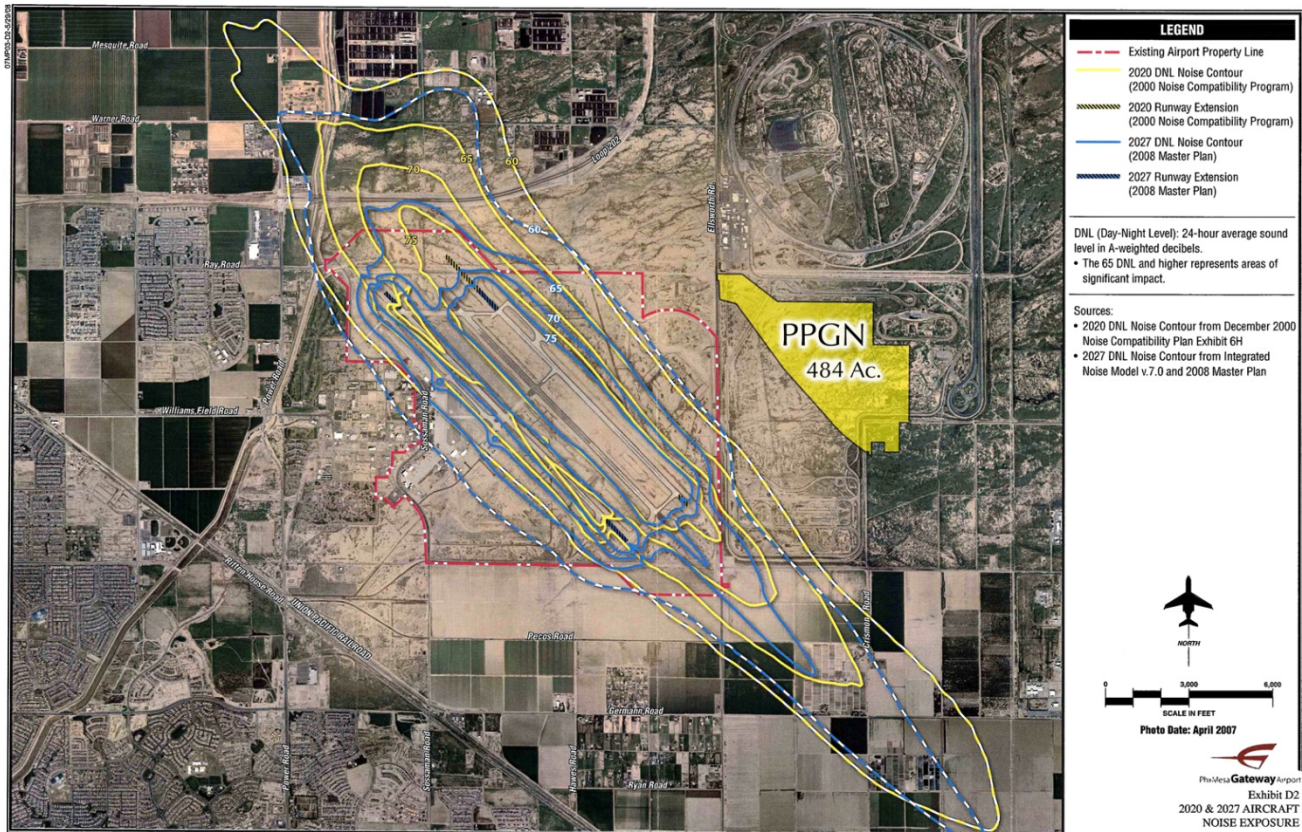
Chapter 11. Airport Compatibility Standards

The Phoenix–Mesa Gateway Airport is a prominent contextual feature that both guides and limits development within PPGN. Development of PPGN is specifically intended to compliment and support the current and planned operations at the Airport.

The PPGN property falls within the “territory in the vicinity of an airport” as established pursuant to ARS 24-8486, Public Airport Disclosure. Development of PPGN will comply with Title 14 of the Code of Federal Regulations, Part 77, Objects Affecting Navigable Airspace, which regulates heights and building encroachments into regulated airspace as well as the requirements set forth within the Phoenix-Mesa Gateway Airport Master Plan.

Further, within the 1999 FAR Part 150 Noise Compatibility Study, the Phoenix-Mesa Gateway Airport established recommended overflight districts that proscribe compatibility standards for development. The PPGN site falls within Airport Overflight Area III. There are no land use restrictions within Airport Overflight Area III. Further, PPGN is located outside the 2020 and 2027 DNL Noise Contours as outlined within the Phoenix-Mesa Gateway Airport Master Plan.





PPGN shall comply with the following Airport Compatibility Standards:

1. There shall be no residential uses south of the Williams Field Road alignment.
2. Compliance with the Supplementary Provisions for Airport Overflight Area III as outlined in the Mesa Zoning Ordinance. These standards are incorporated into the PPGN Community Plan and represent the Airport Overflight Area standards for all development within PPGN.
3. Dedication of an aviation easement for the entire PPGN Community Plan project area at the time of the first Development Unit Plan approval. The aviation easement shall be executed for the benefit of the City of Mesa and Phoenix-Mesa Gateway Airport in the form included in Appendix 19.2
4. Written notification to all buyers disclosing potential noise impacts resulting from Phoenix-Mesa Gateway Airport operations and notice that the property is within one mile of an airport, and including:
 - a. Acknowledgment form signed by buyer at the execution of a purchase contract, which discloses proximity to the Phoenix-Mesa Gateway Airport, and

- b. Notice of proximity to the Phoenix-Mesa Gateway Airport in the future Covenants, Conditions and Restrictions.
- 5. The following industry standards and construction techniques shall be used for all residential development within PPGN:
 - a. Exterior wall insulation equal to or greater than a value of R-13 where adjacent to livable areas.
 - b. Ceiling insulation equal to or greater than a value of R-30 over livable areas.
 - c. All exterior doors exiting from livable areas shall be solid core or insulated, with weather tight gaskets and thresholds, or gasketed glass.
 - d. All exterior windows adjacent to livable areas shall be double glazed / dual paned.
 - e. All sole plates of exterior walls adjacent to livable areas shall be caulked or sealed at the floor line.

