



Federal Aviation Administration

3800 N. Central Avenue
Suite 1025, 10th Floor
Phoenix, AZ 85012

Mike N. Williams, Manager

March 12, 2024

TO:
OneSky
Attn: Jay Heublein
355 Richmond Rd.
Cleveland, OH 84143
jay@onesky.com

CC:
CITY OF SCOTTSDALE
3939 CIVIC CENTER PLAZA
SCOTTSDALE, AZ 85251
gmascaro@scottsdaleaz.gov

CC:
Larson Associates Architects
Attn: Brandon Miller
3807 North 24th street #100
Phoenix, AZ 85016
bmiller@larson-architects.com

RE: (See attached Table 1 for referenced case(s))
FINAL DETERMINATION

Table 1 - Letter Referenced Case(s)

ASN	Prior ASN	Location	Latitude (NAD83)	Longitude (NAD83)	AGL (Feet)	AMSL (Feet)
2024-AWP-1633-NRA		SCOTTSDALE,AZ	33-37-22.52N	111-54-50.22W	45	1513
2024-AWP-1634-NRA		SCOTTSDALE,AZ	33-37-20.81N	111-54-52.52W	45	1513
2024-AWP-1636-NRA		SCOTTSDALE,AZ	33-37-23.73N	111-54-51.80W	45	1513

Description: THE PROJECT CONSISTS OF A NEW HANGAR AND 2-STORY FBO/OFFICE BUILDING. THE PROJECT IS LOCATED ON AIRPORT PROPERTY, CURRENTLY OCCUPIED BY A PARKING LOT AND SMALL OFFICE BUILDING, CONNECTED TO A SERIES OF HANGARS. THE PROJECT INCLUDES DEMOLITION OF THE EXISTING OFFICE BUILDING, LEAVING THE EXISTING HANGARS INTACT. THE PROJECT IS BEING DEVELOPED BY ATLANTIC AVIATION FOR PROPOSED TENANT, FLEXJET AND DIRECTIONAL AVIATION. THE FLEXJET PASSENGER TERMINAL WILL OCCUPY THE GROUND FLOOR OF THE OFFICE PORTION OF THE BUILDING, AND THE SECOND FLOOR WILL HOUSE SEASONAL OFFICES FOR DIRECTIONAL AVIATION. THE BELOW-GRADE PARKING STRUCTURE WILL BE LOCATED DIRECTLY BENEATH THE AIRCRAFT HANGAR.

We do not object to the construction described in this proposal provided:

You comply with the requirements set forth in FAA Advisory Circular 150/5370-2, "Operational Safety on Airports During Construction."

As a condition to this Determination, the structure is marked and/or lighted in accordance with (Buildings, Structures, Antennas, etc.) Chapters 4 and 5 of Advisory Circular 70/7460-1M, Obstruction Marking and Lighting.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Air Missions (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

For current Advisory Circulars go to www.oiaa.faa.gov

A separate notice to the FAA is required for any construction equipment, such as temporary cranes, whose working limits would exceed the height and lateral dimensions of your proposal.

This determination does not constitute FAA approval or disapproval of the physical development involved in the proposal. It is a determination with respect to the safe and efficient use of navigable airspace by aircraft and with respect to the safety of persons and property on the ground.

In making this determination, the FAA has considered matters such as the effects the proposal would have on existing or planned traffic patterns of neighboring airports, the effects it would have on the existing airspace structure and projected programs of the FAA, the effects it would have on the safety of persons and property on the ground, and the effects that existing or proposed manmade objects (on file with the FAA), and known natural objects within the affected area would have on the airport proposal.

If you have any questions concerning this determination contact Tim Morrison (602) 792-1069 tim.morrison@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2024-AWP-1633-NRA.

Tim Morrison

ADO

Signature Control No: 613386170-615294721



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FINAL DETERMINATION

Table 1 - Letter Referenced Case(s)

ASN	Prior ASN	Location	Latitude (NAD83)	Longitude (NAD83)	AGL (Feet)	AMSL (Feet)
2024-AWP-1640-NRA		SCOTTSDALE,AZ	33-37-22.01N	111-54-53.94W	45	1513

Description: Also see 2024-AWP-1640-NRA THE PROJECT CONSISTS OF A NEW HANGAR AND 2-STORY FBO/OFFICE BUILDING. THE PROJECT IS LOCATED ON AIRPORT PROPERTY, CURRENTLY OCCUPIED BY A PARKING LOT AND SMALL OFFICE BUILDING, CONNECTED TO A SERIES OF HANGARS. THE PROJECT INCLUDES DEMOLITION OF THE EXISTING OFFICE BUILDING, LEAVING THE EXISTING HANGARS INTACT. THE PROJECT IS BEING DEVELOPED BY ATLANTIC AVIATION FOR PROPOSED TENANT, FLEXJET AND DIRECTIONAL AVIATION. THE FLEXJET PASSENGER TERMINAL WILL OCCUPY THE GROUND FLOOR OF THE OFFICE PORTION OF THE BUILDING, AND THE SECOND FLOOR WILL HOUSE SEASONAL OFFICES FOR DIRECTIONAL AVIATION. THE BELOW-GRADE PARKING STRUCTURE WILL BE LOCATED DIRECTLY BENEATH THE AIRCRAFT HANGAR.

We do not object to the construction described in this proposal provided:

You comply with the requirements set forth in FAA Advisory Circular 150/5370-2, "Operational Safety on Airports During Construction."

As a condition to this Determination, the structure is marked and/or lighted in accordance with (Buildings, Structures, Antennas, etc.) Chapters 4 and 5 of Advisory Circular 70/7460-1M, Obstruction Marking and Lighting.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Air Missions (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

For current Advisory Circulars go to www.oaiaa.faa.gov

A separate notice to the FAA is required for any construction equipment, such as temporary cranes, whose working limits would exceed the height and lateral dimensions of your proposal.

This determination does not constitute FAA approval or disapproval of the physical development involved in the proposal. It is a determination with respect to the safe and efficient use of navigable airspace by aircraft and with respect to the safety of persons and property on the ground.

In making this determination, the FAA has considered matters such as the effects the proposal would have on existing or planned traffic patterns of neighboring airports, the effects it would have on the existing airspace structure and projected programs of the FAA, the effects it would have on the safety of persons and property on the ground, and the effects that existing or proposed manmade objects (on file with the FAA), and known natural objects within the affected area would have on the airport proposal.

If you have any questions concerning this determination contact Tim Morrison (602) 792-1069 tim.morrison@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2024-AWP-1640-NRA.

Tim Morrison
ADO
Signature Control No: 613492727-615294908