



**Orsett**

**AIRGATE CENTER**  
**CASE: ZON19-00538**  
Parcel 304-30-038  
**NEIGHBORHOOD PARTICIPATION REPORT**  
Date: OCT 7, 2019

Owner Developer: Phx Mesa Gateway Airport 193, LLC  
c/o Orsett Properties Ltd

Applicant / Architect: Balmer Architectural Group inc  
2425 East Camelback, Suite 775  
Phoenix, AZ 85016  
602.954.6718; 602.468.9680 (fax)  
Email: [wbalmer@bag-inc.com](mailto:wbalmer@bag-inc.com)

Airgate Center took the following actions in a proactive attempt to contact and inform land owners, residents and Associations of the planned development. The following actions were taken:

- 28 May 2019 Staff advised applicant that there are no HOA's within 1/2 mile or registered neighborhoods within 1 mile.
- 23 Aug 2019 An email was sent to Tony Bianchi at Phoenix Mesa Gateway Airport with submittal documents to appraise him of the project.
- 26Aug2019 Tony responded via email, to inform us that design considerations would be handled through the city of Mesa, and standard FAA / Airport requirements would be required.
- 12 Sep 2019 Citizen Participation plans were sent to all property owners within 1000-feet of the project site. (See Exhibit 'A' for list and map) (See Exhibit 'B' for sample of the participation plan).
- 23 Sep 2019 An email was sent to Tony Bianchi at Phoenix Mesa Gateway Airport requesting a list of typical development requirements adjacent to the airport.
- 
- Tony responded via email with a typical list, noting that final requirements would be handled through the public hearing process. (See exhibit 'C').
- 07Oct 2019 As of this date there have been no inquiries, questions or responses from any property owners that were notified.

Sincerely;

Wesley R. Balmer  
President  
Balmer Architectural Group  
Attachments: Exhibits 'A', 'B' 'C'

304-30-053  
AEI ARIZONA OZ FUND LLC  
11100 SANTA MONICA BLVD STE 260  
LOS ANGELES, CA 90025-6695

304-30-054  
PHX-MESA GATEWAY AIRPORT 193 LLC  
5353 N 16<sup>TH</sup> ST  
PHOENIX, AZ 85016

304-30-055  
PHX-MESA GATEWAY AIRPORT 193 LLC  
5353 N 16<sup>TH</sup> ST  
PHOENIX, AZ 85016

304-30-045  
PHX-MESA GATEWAY AIRPORT 193 LLC  
5353 N 16<sup>TH</sup> ST  
PHOENIX, AZ 85016

304-30-044  
PHX-MESA GATEWAY AIRPORT 193 LLC  
5353 N 16<sup>TH</sup> ST  
PHOENIX, AZ 85018

304-30-043  
BV STRATEGIC MANAGEMENT LLC  
8475 S EMERALD DR  
TEMPE, AZ 85284

304-30-056  
PHX-MESA GATEWAY AIRPORT 193 LLC  
5353 N 16<sup>TH</sup> ST  
PHOENIX, AZ 85016

304-30-047  
RRCCN OWNERS ASSOCIATION  
2999 N 44<sup>TH</sup> ST STE 500  
PHOENIX, AZ 85018

304-30-058  
PHX-MESA GATEWAY AIRPORT 193 LLC  
5353 N 16<sup>TH</sup> ST  
PHOENIX, AZ 85016

304-30-059  
PHX-MESA GATEWAY AIRPORT 193 LLC  
5353 N 16<sup>TH</sup> ST  
PHOENIX, AZ 85016

304-30-057  
RAY II LLC  
P.O. BOX 1078  
HIGLEY, AZ 85236

304-30-042  
DREAM 11 LLC  
1962 N HIGLEY RD  
MESA, AZ 85205

304-30-039  
GATEWAY PROPERTIES OF AZ LLC  
675 HIGLEY RD NO 103-3  
GILBERT, AZ 85296

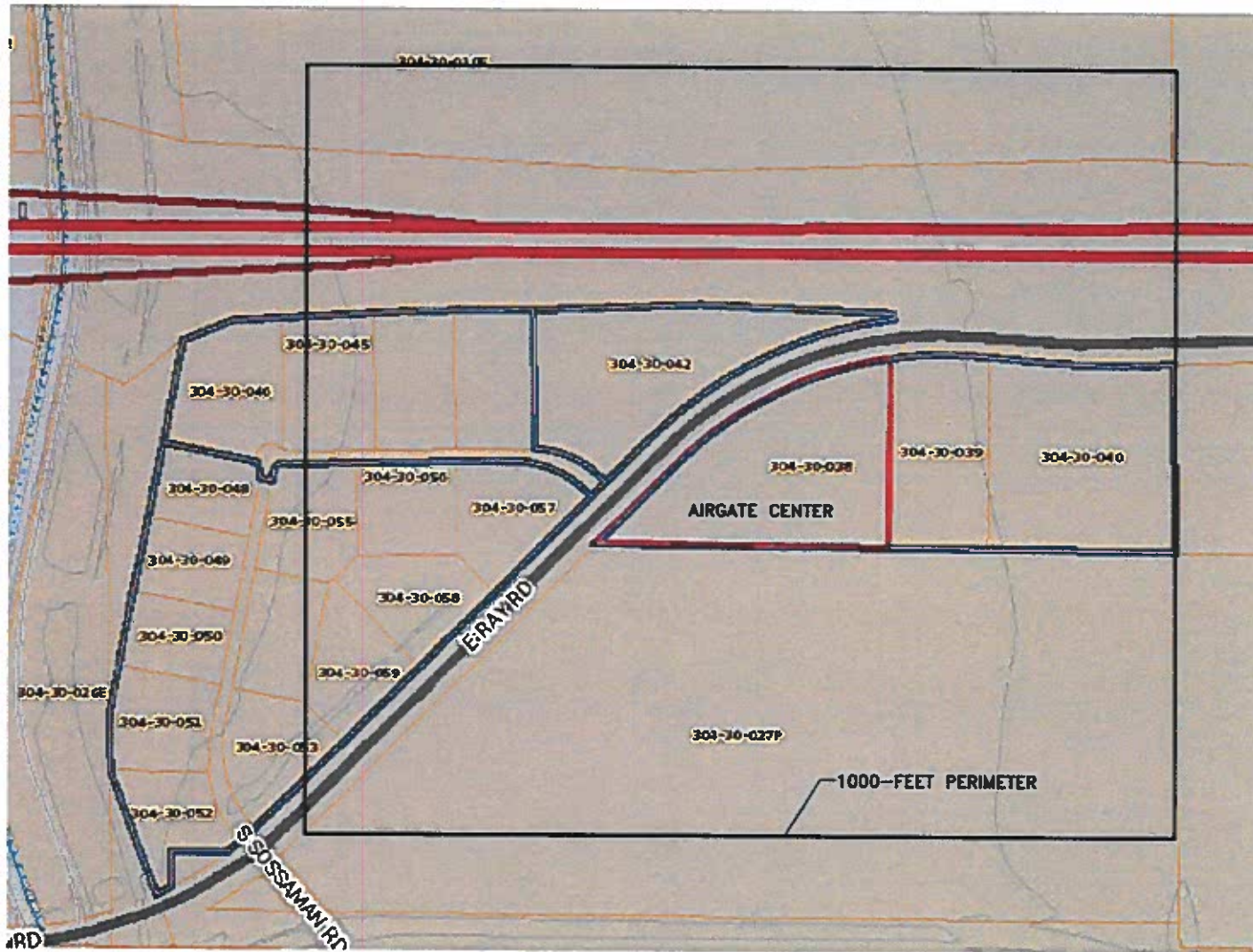
304-30-040  
GTCC VENTURES LLC  
5353 N 16<sup>TH</sup> STREET 105  
PHOENIX, AZ 85016

304-30-027P  
PHOENIX-MESA GATEWAY AIRPORT  
AUTHORITY  
600 S POWER RD BLDG 41  
MESA, AZ 85206-5219

304-30-010E  
GM GABRYCH FAMILY LIMITED  
PARTNERSHIP  
P.O. BOX 925  
TEMECULA, CA 92593

PROJECT: AIRGATE CENTER  
Address: 7353 E. Ray Road, Mesa, Az  
Parcel Number: 304-30-038  
Case No. DRB19-00521

EXHIBIT A



OWNER NOTIFICATION MAP





**Orsett**

**AIRGATE CENTER  
CASE #ZON19-00538**

Parcel 304-30-038

**Citizen Participation Plan**

Date: Sep. 11, 2019

Owner Developer: Phx Mesa Gateway Airport 193, LLC  
c/o Orsett Properties Ltd

Applicant / Architect: Balmer Architectural Group Inc  
2425 East Camelback, Suite 775  
Phoenix, AZ 85016  
602.954.6718; 602.468.9680 (fax)  
Email: [wbalmer@bag-inc.com](mailto:wbalmer@bag-inc.com)

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site of the application for the **Airgate Center**. This site is located at 7353 E. Ray Road, just north of the Mesa Gateway Airport and is an application for the Site Plan Approval of 5.0495 acres in the existing **LIAF District** for one flex-industrial multi-tenant building consisting of 48,460+/-sf.. This Citizen Participation plan shall ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

**General Plan Compliance**

This Project conforms with the Mesa General Plan and Light Industrial Zoning.

**Affected Neighbors**

Neighbors may contact Wesley R. Balmer, Balmer Architectural Group, Inc. for additional information or to register any comments via phone, fax or email at:

Wesley R. Balmer  
2425 East Camelback, Suite 775  
Phoenix, AZ 85016  
602.954.6718; 602.468.9680 (fax)  
Email: [wbalmer@bag-inc.com](mailto:wbalmer@bag-inc.com)

[All materials such as comments, and petitions received are copied to the City of Mesa]

**Pre-application meeting (PRS19-00341):**

A pre-application meeting with City of Mesa planning staff was held on May 28, 2019. Staff reviewed the application and recommended that adjacent property owners within 1,000 feet of the property be included in this participation plan. It was noted in this meeting that there are no HOAs within ½ mile and no registered neighborhoods within 1-mile of the proposed development.

**Action Plan:**

In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts their development that members of the community may have:

1. A contact list will be developed for citizens and agencies in this area including:  
Interested neighbors – focused on 1000 feet from the site, but may include more.  
(There are no registered neighborhood associations within 1 mile of the project.  
There are no Homeowners Associations within 1/2 mile of the project.)
2. All persons listed on the contact list will receive a letter describing the project, site plan and elevations.

[All materials such as comments, and petitions received are copied to the City of Mesa]

<b>Schedule:</b>	Pre-submittal meeting	May 28, 2019
	Application Submittal	July 22, 2019

Sincerely;



Wesley R. Balmer, AIA  
Balmer Architectural Group inc  
2425 E Camelback 775  
Phoenix Az 85016



38004  
23AUG19

City of Mesa

**Project Title: AIRGATE CENTER**

**Attn: PLANNING & ZONING**

**PROJECT DESCRIPTION:**

Airgate Center at Phoenix-Mesa Gateway proposes a new multi-tenant 48,400+/- s.f. Industrial / Showroom Building. The design character will maintain elements of the existing first phase Buildings 1 and 2.

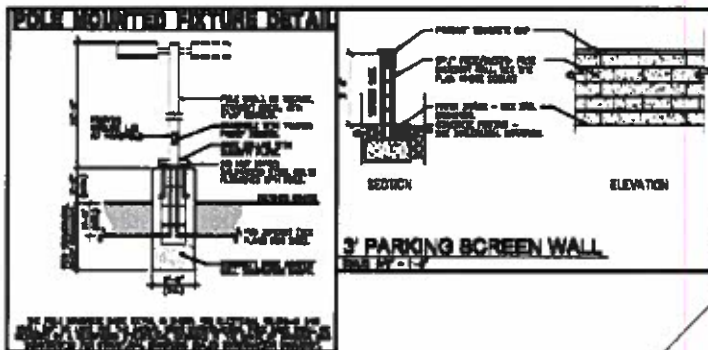
"Showroom uses" are included as a potential occupancy type as a placeholder pending marketing. We expect uses such as flooring, cabinets, furniture, paint etc. to be possible tenants. They may include product display and demonstration of various products & supplies".

The parking shown on the Site plan exceeds the City of Mesa maximum allowed. The owner will be submitting a request for an Administrative Use Permit to allow the added parking through a separate submittal.

Wesley R. Balmer AIA; President  
Balmer Architectural Group, Inc.

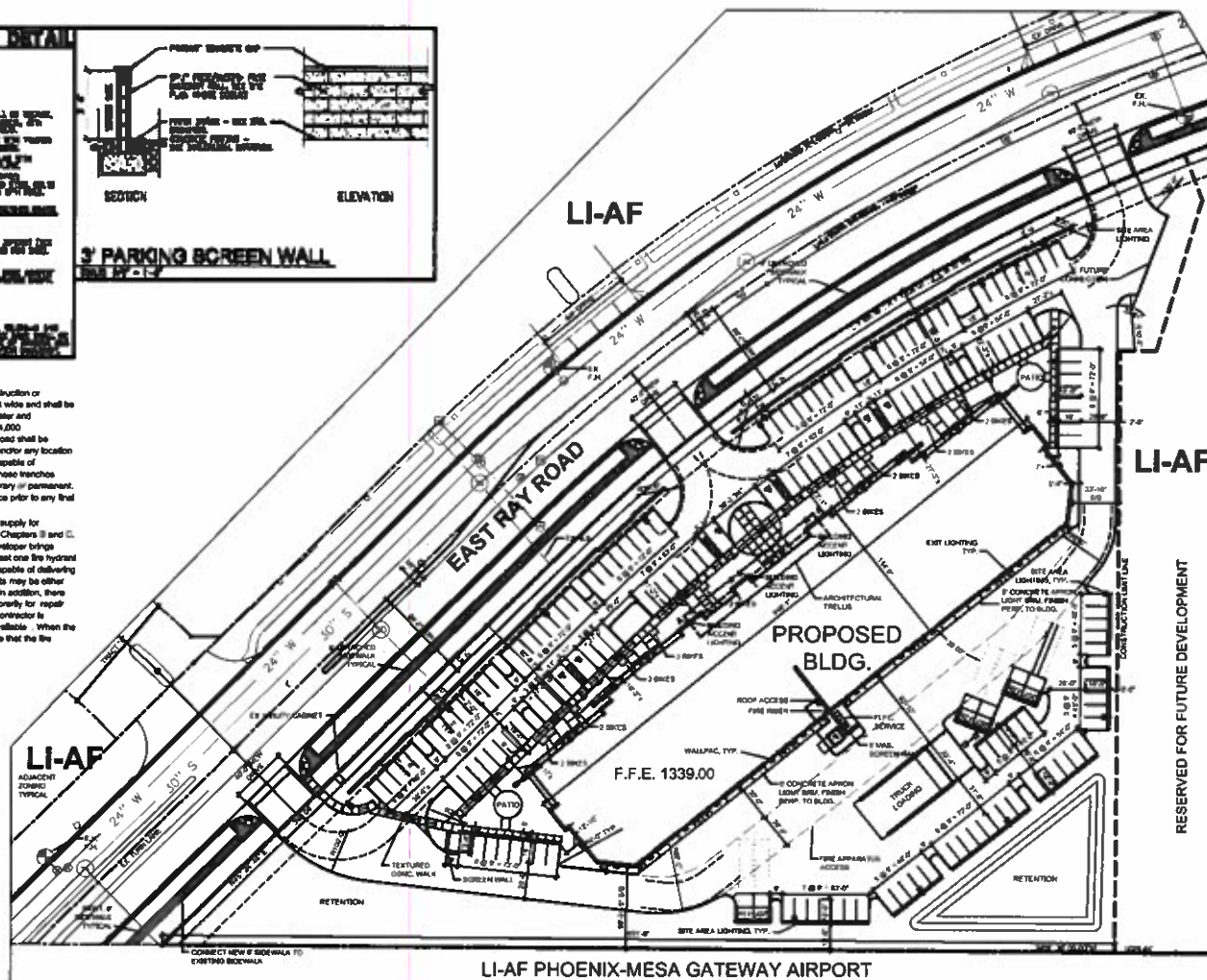
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#### MESA FIRE CODE NOTES

1. Required fire apparatus access road during construction or demolition. The access road shall be a minimum of 20 feet wide and shall be an all-weather driving surface, graded to drain standing water and engineered to bear the imposed loads of fire apparatus (74,000 lbs./24,000lbs per axle) when roads are wet. The access road shall be extended to within 200 feet of any combustible materials at any location on the job site. All open trenches shall have steel plates capable of maintaining the integrity of the access road design when those trenches cross an access road. These access roads may be temporary or permanent. Permanent access per the Mesa Fire Code shall be in place prior to any final inspection or certificate of occupancy.
2. Water supply for fire protection. Approved water supply for construction site shall meet the requirements of Appendix Chapters II and III. The minimum flow requirement when contractor or developer brings combustible materials on site is 1,500 gpm at 25 psi. At least one fire hydrant shall be within 500 feet of any combustible material and capable of delivering the minimum flow requirement. This hydrant or hydrants may be either temporary or permanent as the project schedule permits. In addition, there are times when hydrants and valves must be closed temporarily for repair work or construction of the water system. The developer/contractor is responsible for ensuring that the water supply is always available. When the work is complete, the developer/contractor shall make sure that the fire hydrants are active, and the valves are open.



LI-AF PHOENIX-MESA GATEWAY AIRPORT

#### SITE PLAN

SCALE 1" = 40'

#### MESA FIRE CODE NOTES

STREET SIDE, 20-FOOT AS SHOWN; INTERIOR AND REAR ADJACENT TO LI DISTRICT SETBACK IS 0 (ZERO), THEREFORE NO SETBACKS ARE SHOWN ON THE INTERIOR PROPERTY LINES.

#### EMERGENCY ACCESS

EMERGENCY ACCESS IS PROVIDED THROUGHOUT THE SITE.

#### ADA SITE ACCESS ROUTE

ADA ACCESS ROUTE IS DESIGNATED BY THE FOLLOWING LINE TYPE: EXIT—EXIT

#### MESA FIRE CODE NOTES

- 2018 International Building Code (IBC)
- 2018 International Existing Building Code (IEBC)
- 2018 International Residential Code (IRC)
- 2018 International Energy Conservation Code (IECC)
- 2018 International Fire Code (IFC)
- 2018 International Fuel Gas Code (IFGC)
- 2018 International Mechanical Code (IMC)
- 2018 International Plumbing Code (IPC)
- 2018 International Swimming Pool and Spa Code (ISPS)
- 2017 National Electrical Code (NEC)
- ARIZONA WITH DISABILITIES ACT ADAAG A.N.S.I. A117.1 CURRENT EDITIONS WITH CITY OF MESA AMENDMENTS

#### PROJECT DATA

**ZONING:** LI-AF - LIGHT INDUSTRIAL / AIRFIELD OVERLAY  
**CASE NO.:** DRB19-00538  
**PROPOSED USES:** 25% OFFICE/SHOWROOM, 35% MFG, 40% STORAGE, S.F. 1, 51  
**OCCUPANCY:** 219,956 S.F. (5,0495 AC.)  
**CONSTRUCTION TYPE:** 279,058 S.F. (6,4083 AC.)  
**NET SITE AREA:** (GROSS & NET SITE AREAS ARE BASED ON PORTION OF PARCEL UTILIZED FOR THIS PROJECT)  
**GROSS SITE AREA:** 48,480 S.F.  
**LOT COVERAGE:** 48,480 / 219,958 = 22%  
**GROSS FLOOR AREA:** 48,312 S.F. (INCLUDES FIRE RISER ROOM)

#### AREA INCREASE:

Section 508.3.3 Increase for Frontage:  
 $I = (F/P) \times 25941/30$   
 $F = \text{Perimeter Frontage} = (\text{south } 440' + \text{north } 440' + \text{west } 120' + \text{east } 120') = 1120'$   
 $P = \text{Building Perimeter} = 1120'$   
 $I = 20 \text{ max allowed } 508.3.2$   
 $I = (1120/1120) \times 25941/30$   
 $I = 1 - 25941/30$   
 $I = 17930/30$   
 $I = 22.3/30$   
 $I = 75$

#### Section 508.3.3 NON-SEPARATED OCCUPANCIES - Frontage:

EQUATION 5.1 FOR MOST RESTRICTIVE OCCUPANCY (F1)  
 $A_a = A_i + (N/S \times F) = \text{Allowable Area}$   
 $A_i = \text{Tabular area per Table 508.2} = 48000 \text{ S.F. (F1)}$   
 $N = \text{Increase factor for frontage (from calc above)} = 75$   
 $A_a = 48000 + (12000 \times 75)$   
 $A_a = 48000 + 9000$   
 $A_a = 57000 \text{ S.F. (ALLOWABLE)}$

#### EXTERIOR WALL RATING:

PER TABLE 602, FIRE SEPARATION DISTANCE IS <30' ON ALL SIDES THEREFORE FIRE RATING IS 0 (NOT RATED)

#### PARKING REQUIRED:

105 SPACES  
 (SHELL INDUSTRIAL)  
 25% @ 1:275 = 12115 / 375 = 32 SPACES  
 75% @ 1:500 = 36345 / 500 = 73 SPACES

ACCESSIBLE SPACES: 151:200 = 6 SPACES

#### PARKING PROVIDED:

150 SPACES  
 STANDARD SPACES:  
 ACCESSIBLE SPACES:  
 0  
 (NOTE: ALL ACCESSIBLE SPACES ARE UNIVERSAL TYPE)

#### BICYCLE PARKING REQUIRED:

16  
 1:10 CAR SPACES = 156 CAR SPACES / 10 = 16  
 BICYCLE PARKING PROVIDED: 16

#### OCCUPANT LOAD:

25% BUSINESS @ 1:150 = 12115 / 150 = 81 PEOPLE  
 75% INDUSTRIAL @ 1:100 = 36345 / 100 = 363 PEOPLE  
 TOTAL: 444 PEOPLE

#### EXITS PROVIDED:

2  
 EXITS PROVIDED: 22

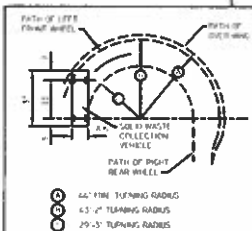
#### BUILDING HEIGHT:

NATURAL MEAN GROUND ELEV.: 1336.80  
 FINISHED FLOOR ELEV.: 1338.00  
 1338.00 - 1336.80 = 1.20  
 1378.33 = 38.53'

#### GBA = GROSS BUILDING AREA, DRIP LINE OF ROOF, (EXTERIOR FACE OF EXTERIOR WALLS)

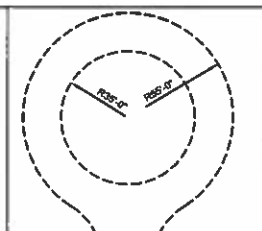
#### GFA = GROSS FLOOR AREA, INSIDE FACE OF EXTERIOR WALLS

APR 304-30-038



#### MESA FIRE CODE NOTES

THE TURNING RADIUS OF THE FIRE LANE IS LARGER THAN THE RADIUS FOR THE SOLID WASTE VEHICLES. THEREFORE ALL TURNING RADII HAVE BEEN DESIGNED FOR THE LARGER FIRE LANE ACCESS. SOLID WASTE VEHICLE ACCESS WILL FIT WITHIN THE FIRE TURNING RADIUS.



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0 20 40 80 120 160

#### SITE PLAN

SCALE 1" = 40'

#### MESA FIRE CODE NOTES

STREET SIDE, 20-FOOT AS SHOWN; INTERIOR AND REAR ADJACENT TO LI DISTRICT SETBACK IS 0 (ZERO), THEREFORE NO SETBACKS ARE SHOWN ON THE INTERIOR PROPERTY LINES.

#### EMERGENCY ACCESS

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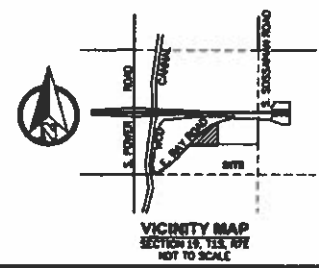
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APR 304-30-038



ARGATE CENTER  
 7888 E. RAY ROAD, MESA, AZ  
 PRELIMINARY SITE PLAN

APR 304-30-038

BALMER  
 architectural group



AIRGATE CENTER  
7300 E. RAY ROAD, MESA, AZ  
85205



**CONCRETE FORMERS**  
CONCRETE FORMER SHALL BE PATTERN 1710,  
CONNECTICUT FLUTE, 0.8" DEPTH, 2" PATTERN REPEAT  
AS MANUFACTURED BY SPEC FORMERS  
SET HORIZONTAL ON PANELS.

**METAL PANELS**  
METAL PANELS SHALL BE PATTERN CM8-1653 CF WALL,  
CONTEMPRA SERIES 7/8" DEPTH, AS MANUFACTURED BY  
METAL SALES MANUFACTURING CORP.  
SET HORIZONTAL.

**GLASS**

TINTED VISION GLASS: 1" INSULATED: 1/4" PPG SOLARCOOL  
PACIFICA; REFLECTIVE R2: 1/4" A.S.;  
1/4" CLEAR LOW-E R3; REFLECTANCE 10%  
U-FACTOR .17; SHGC .25  
T = TEMPERED GLASS

ALUMINUM FRAMES BY ARCADIA: SERIES AF0451; OR TC770;  
OR OTHER AS REQUIRED,  
CLEAR ANODIZED FINISH

**FINISH**

- SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER  
THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT  
SHALL SCREEN ALL GROUND MOUNTED MECHANICAL  
EQUIPMENT.
- COLORS SUBJECT TO ARCHITECT'S APPROVAL OF 4' X 4'  
BUILDING APPLIED SAMPLES. ADDITIONAL SAMPLES MAY BE  
REQUIRED PRIOR TO FINAL APPROVAL.
- ALL ROOF TOP MECHANICAL EQUIPMENT MUST BE FULLY  
SCREENED BY BUILDING PARAPET WALLS.  
SEE BUILDING SECTIONS ON SHEET A-301.
- CONCRETE TILT PANELS TO RECEIVE A SMOOTH UNIFORM  
FINISH.
- WINDOW WALL SYSTEM LATERAL DESIGN LOADS AS  
CALCULATED BY WINDOW SYSTEM MFR. & STRUCT. ENGR.
- ALL SIGNAGE REQUIRES SEPARATE REVIEW AND PERMIT  
PROCESS, EXCEPT ADDRESS NUMBERS

**PAINT**

**NOTE:** NO COLOR SHALL HAVE A LIGHT  
REFLECTIVE VALUE (LRV) IN EXCESS  
OF 75.

**COLOR SCHEDULE**

1) DET811 DUNN EDWARDS IRON&  
LRV 15

2) DET812 DUNN EDWARDS STEIGLITZ SILVER  
LRV 27

3) DET814 DUNN EDWARDS SO CHIC;  
LRV 61

4) DET467 DUNN EDWARDS HARRISON RUST;  
LRV 15

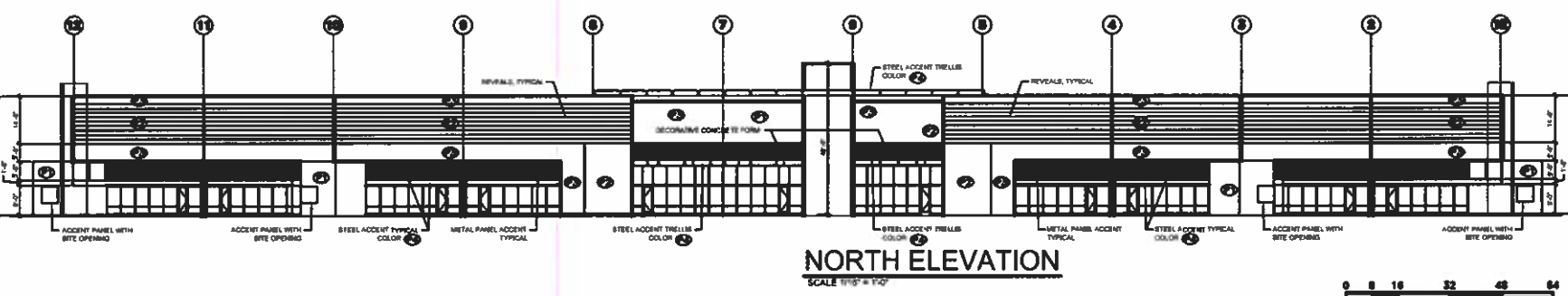
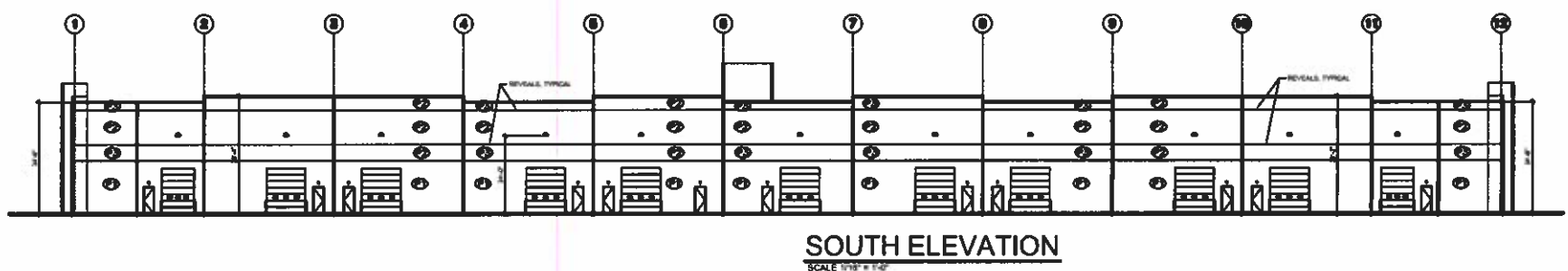
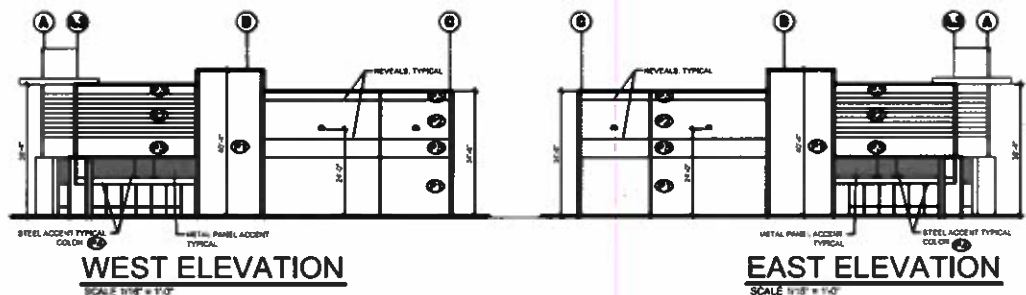
**PAINT APPLICATION**

ALL EXPOSED CONCRETE AND MASONRY SURFACES:

PRIMER: PPG PERMA-CRETE 4-603 ALKALI RESISTANT  
PRIMER

PAINT: 2 COATS PREMIUM EXTERIOR LATEX PAINT  
MINIMUM 1.2 DRY MILS PER COAT, APPLY PRIMER  
AND PAINT IN ACCORDANCE WITH MFR. PRINTED  
INSTRUCTIONS.

ALL EXPOSED METAL DOORS AND FRAMES SHALL MATCH  
COLOR P1 - SEMI-GLOSS LATEX ENAMEL WITH MFR.  
RECOMMENDED PRIMER





**From:** [Tony Bianchi](#)  
**To:** [Vic Kollasch](#)  
**Cc:** [Bob Draper](#)  
**Subject:** RE: PROPOSED AIRGATE CENTER DEVELOPMENT - ZON19-00538 & DRB19-00521  
**Date:** Monday, September 23, 2019 5:08:51 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Hi Vic:

As long as we're still ahead of the game on your development schedule the delayed response should not be an issue.

Typically, the City of Mesa will provide us with the case files once the public hearing on the case is approaching, and they'll ask us for our review and requested case conditions for consideration.

As mentioned, proposals off of the runways ends typically have additional requested conditions due to the location, noise, and overflight activity levels.

The FAA's 7460 process can all be submitted and handled online once you apply for an online account, which is free of charge. That website is: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>

Here is a list of conditions for light industrial proposals we typically request:

1. A fair disclosure agreement and covenant, which would include the following disclosure, should be recorded as a condition of development approval: "This property, due to its proximity to Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals. The mix of aviation activities and types of aircraft expected to be located and operate at the Airport now and in the future include: scheduled and unscheduled commercial charters, commercial air carriers and commercial air cargo operations, all of which are expected to use large commercial aircraft; general aviation activity using corporate and executive jets, helicopters, and propeller aircraft; aviation flight training schools using training aircraft; and military activity using high performance military jets. The size of aircraft and frequency of use of such aircraft may change over time depending on market and technology changes."
2. Any proposed permanent, or temporary, structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. An FAA determination notice of no hazard to air navigation shall be provided prior to building permit issuance.
3. An avigation easement should be recorded concurrently with or prior to the recordation of a subdivision plat or issuance of a building permit holding the City of Mesa, the public and the Phoenix-Mesa Gateway Airport Authority harmless from any damages caused by noise, vibration, fumes, dust, fuel, fuel particles, or any other effects that may be caused by aircraft landing, departing or operating at or near a designated Airport, not including the physical impact of aircraft or parts thereof. We suggest this Avigation Easement be prepared and executed in a form similar to the sample as Attachment 2.
4. The developer should be encouraged to incorporate features into the design and construction of

buildings where people are housed, work, or are otherwise received to achieve an outdoor-to indoor noise level reduction of 25 decibels.

Design review considerations that address airport compatibility include:

1. Due to the project's location, all permanent development, and temporary structures, such as cranes, will likely require an CFR Title 14 Part 77 (Form 7460) review to determine any impacts to navigable airspace and air navigation facilities. Maximum building height should include the height of all structures on top of the building, and not to top of the parapet.
2. Any building uses, design, or exhaust features which may obscure a pilot's vision in any way resulting in glare or flash blindness, or which involve raw materials, products or by-products that pose a potential large explosive hazard should not be permitted.
3. Avoid any lighting placement or systems that direct lighting toward the approach paths of aircraft, or that could be confused with airport identification or navigational lighting.
4. Ensure that landscape features and plant/tree varieties attractive to hazardous wildlife are not used. Vegetation should be properly maintained to control for height. Trash or debris collection containers shall close or be enclosed.
5. Sources of electromagnetic interference with aircraft instrumentation, ground-based radar, or navigational aids should be considered incompatible in the AOA I & AOA II and shall be considered through CFR Title 14 Part 77 (Form 7460) review.

We would extend an invite for you to come down to Gateway and meet to discuss the project more, or discuss on a conference call. That could be later this week or sometime next week as well. Take a look and let me know if you have questions.

Thanks,

Tony Bianchi, A.A.E., GISP  
Planning Manager  
Phoenix-Mesa Gateway Airport Authority  
5835 S Sossaman Rd  
Mesa, AZ 85212-6014  
Office: 480-988-7649  
[tbianchi@gatewayairport.com](mailto:tbianchi@gatewayairport.com)  
[www.gatewayairport.com](http://www.gatewayairport.com)



**Phoenix-Mesa Gateway Airport | 2019 Arizona Airport of the Year**

*Please be advised that our office hours are Monday - Thursday 7 a.m. to 6 p.m. We are closed Fridays.*