

June 17, 2025

Dear Neighboring Property Owner:

Our firm represents Mr. Patrick Nikitenko who owns and operates Marana Tactical Flight, LLC, a parachuting instruction and training program serving U.S. and allied military personnel (the "Training Program"). Mr. Nikitenko has successfully operated the Training Program at Marana Regional Airport ("MRA") for several years, but recently rising demand for airport facilities at MRA has made operating in the winter/spring months challenging. Therefore, Mr. Nikitenko now desires to construct a small private airfield (the "Project") on approximately 410 acres of undeveloped land he owns, located north of Manville Rd. as shown on the back of this letter. The Project will serve as a backup facility to support the Training Program when access to MRA is limited due to increased traffic. This project requires a Conditional Use Permit ("CUP") approval from Pima County ("County").

The Project will feature a single dirt runway, oriented north-south, with a small hangar at the runway's north end. The hangar will include an airplane staging area, group instruction space, an office, restrooms, and secure storage for equipment. The Project will only be used for the Training Program and will not be open to the public or any other flight activity. Importantly, the Project has been designed with care to ensure safety for surrounding areas and minimize impacts on neighboring properties in and around Avra Valley. Programs are highly structured, with small class sizes (typically 10 to 30 participants daily), and all transportation coordinated via shared carpool/vans. Access to the Project will be from Red Feather Ln. via Reservation Rd. and Manville Rd. Sessions will occur primarily on weekdays during the winter and spring, beginning early in the morning and concluding by midday.

The Federal Aviation Administration ("FAA") has reviewed and approved the proposed flight paths, confirming that they will not affect operations at MRA or any other nearby airports. The runway will be located over a quarter mile away from the nearest residence on Lone Owl Tr. The runway and flight paths have been carefully designed so that aircraft take off and land in directions that naturally carry sound away from nearby homes. Given the small size of the aircraft, coordinated flight paths, favorable wind patterns and ample separation from nearby properties, noise impacts are expected to be minimal and brief.

We invite you to join us for a meeting to learn more about this Project. At the meeting, we will describe the proposal in detail, review the County's CUP process, and answer any questions you may have. The meeting will be held as follows:

Tuesday, July 1, 2025 @ 6:00pm
Skydive Marana at Marana Regional Airport
11700 W. Avra Valley Rd. #301, Marana, AZ 85653

If you cannot attend the meeting, please reach out to Rory Juneman or Jackson Cassidy at **(520) 207-4464**, or via email at **RJuneman@LSLawAZ.com** or **JCassidy@LSLawAZ.com**. We would be happy to answer your questions and/or set up a separate time to discuss the Project.

Sincerely,
Rory Juneman & Jackson Cassidy
Lazarus & Silvyn, P.C.

