

# **Citizen Participation Report**

## **Eastmark RV & Boat Storage**

### **10630 E. Pecos Road**

**Date:** May 25, 2021

**Purpose:** This report provides results of the implementation of the Citizen Participation Plan for the Eastmark RV & Boat Storage. The site is located at 10630 E. Pecos Road at the northeast corner of Pecos Road and 222<sup>nd</sup> Street and the application is for site plan review to allow for the development of an RV Storage Facility. This report provides evidence that citizens, neighbors, public agencies and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application, and applicable materials are attached.

**Contact:**

Adam Baugh, Withey Morris PLC  
2525 E. Arizona Biltmore Cir. Suite A-212  
Phoenix, AZ 85016  
(602) 230-0600  
[adam@witheymorris.com](mailto:adam@witheymorris.com)

**Pre-submittal Meeting:**

The pre-submittal meeting with City of Mesa planning staff was held on April 21, 2020. Staff reviewed the application and recommended we send notice letters to property owners, HOAs, and neighborhood associations as defined in the Citizen Participation Plan. Staff is not requiring a neighborhood meeting. However, adjacent property owners will receive notification letters that have contact information for the project should they have any questions regarding the project.

**Correspondence and Calls:**

- 1) Initial mailing sent to contact list, including HOAs, and property owners on 8/20/20. (See the attached list and example of materials mailed)
- 2) 2<sup>nd</sup> mailings sent to contact list, including HOAs, and property owners on 5/21/21. (See the attached list and example of materials mailed)
- 3) Sign posted on the Property regarding the upcoming hearings on 5/25/21.

**Concerns:**

We did not receive any correspondence or calls from adjacent property owners or the public and therefore did not hear any concerns regarding the request.

August 19, 2020

Notice of Project

Dear Property Owner or Resident:

Our firm represents Mad Aim Investments, LLC, who owns a property at 10630 E. Pecos Road, Mesa, Arizona (the "Property"), as shown on the enclosed map. The site is currently vacant and zoned Light Industrial (LI). Our client is proposing to develop an outdoor RV and boat storage facility on the Property, which is permitted by right in the LI zoning district.

We have filed Site Plan and Design Review applications with the City of Mesa. No new buildings, canopies, lighting, or permanent structures are proposed at this time. The character and image of the development will be established by the decorative perimeter fence and streetscape landscaping. Access to the site will be from 222nd Street with a gated entrance and electronic keypad. The conceptual site plan is attached to this letter.

When hearing dates are scheduled, we will send out another mailing notifying you of those dates and times. If you have any questions or would like to meet with the applicant or the development team, please feel free to contact me at 602-230-0600 or hannah@withey-morris.com.

Thank you for your courtesy and consideration.

Sincerely,

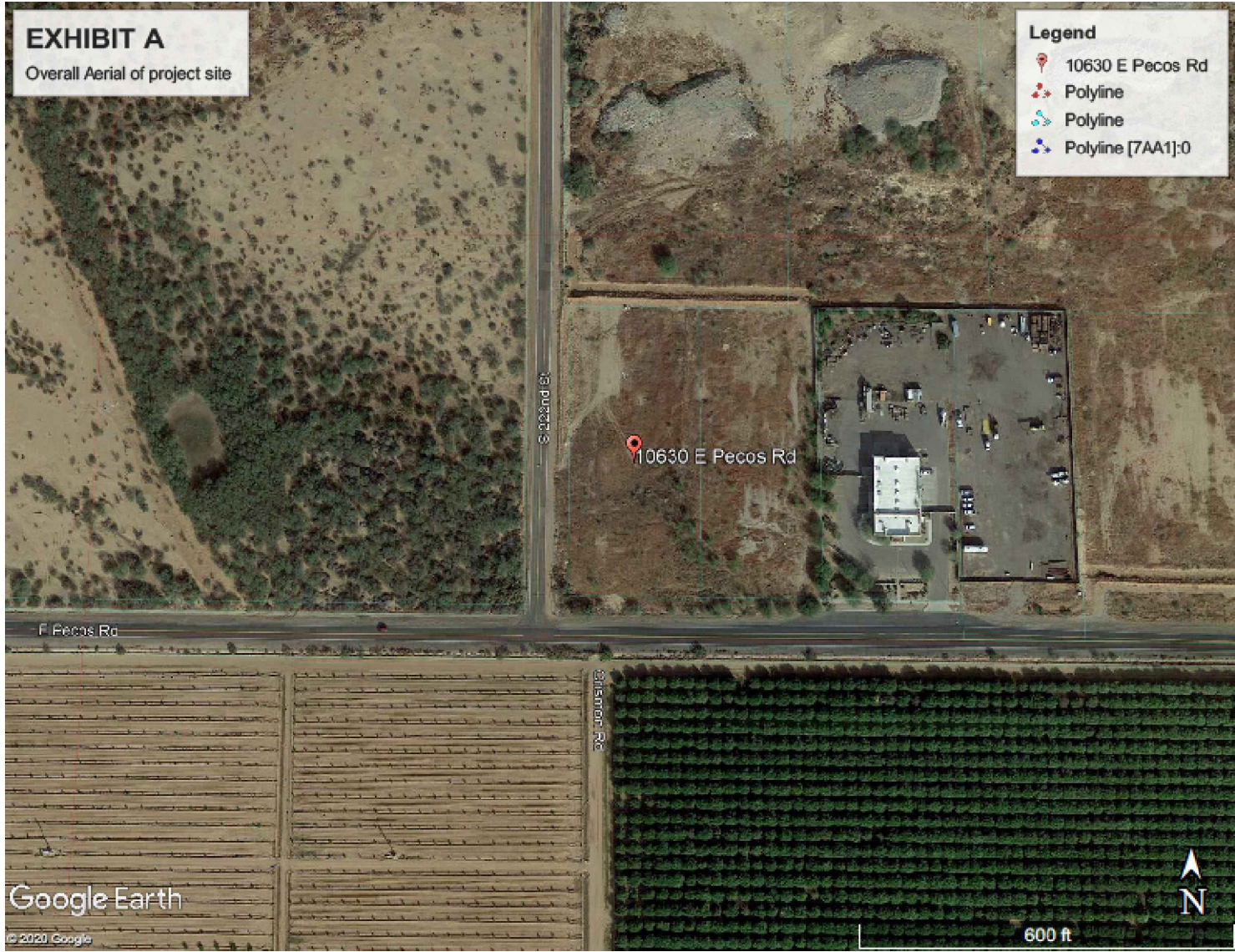
WITHEY MORRIS P.L.C.



By

Hannah Bleam

Enclosures



**RPA**

**RITOCH-POWELL  
& Associates**  
 602-263-1177  
[WWW.RPAENG.COM](http://WWW.RPAENG.COM)

**EASTMARK RV & BOAT STORAGE**  
  
**EXHIBIT A**

MARICOPA COUNTY    MESA, ARIZONA

SHEET	DRAWN BY:	JB
	DATE:	4/2/20
	SCALE:	N.T.S.
	JOB NO:	220038
1		
OF 6		

Parcel Number	Owner	Mailing Address
304-34-015D	TUCKER PROPERTIES LTD	4010 E GROVE CIRCLE MESA AZ 85206
304-34-015E	TUCKER PROPERTIES LTD	4010 E GROVE CIRCLE MESA AZ 85206
304-34-016Q	SIGNAL BUTTE GATEWAY LLC	2251 N 32ND ST STE 30 MESA AZ 85213
304-34-016T	SIGNAL BUTTE GATEWAY LLC	2251 N 32ND ST STE 30 MESA AZ 85213
304-34-016V	YBL LLC	8525 N 75TH AVE PEORIA AZ 85345
304-34-016Y	YBL LLC	8525 N 75TH AVE PEORIA AZ 85345
304-34-016Z	VAN CO PROPERTIES LLC	4502 E UNIVERSITY PHOENIX AZ 85034
304-34-019C	SIGNAL BUTTE 20 DJB LLC	2251 N 32ND ST NO 30 MESA AZ 85213
304-34-019E	SIGNAL BUTTE 20 DJB LLC	2251 N 32ND ST NO 30 MESA AZ 85213
304-34-020D	SIGNAL BUTTE 10 LLC	2251 N 32ND ST UNIT 30 MESA AZ 85213
304-34-931	VAN CO PROPERTIES LLC	4502 E UNIVERSITY PHOENIX AZ 85034
304-34-933	SIGNAL BUTTE GATEWAY LLC	2251 N 32ND ST STE 30 MESA AZ 85213
304-34-934	SIGNAL BUTTE GATEWAY LLC	2251 N 32ND ST STE 30 MESA AZ 85213
304-34-935	SIGNAL BUTTE GATEWAY LLC	2251 N 32ND ST STE 30 MESA AZ 85213
304-36-003	HOME REAL ESTATE INVESTMENTS LLC	1465 E MOTORPLEX LOOP STE 200 GILBERT AZ 85297
304-63-005	TRW VEHICLE SAFETY SYSTEMS INC	11202 E GERMAIN RD QUEEN CREEK AZ 85242-9361
304-63-016	BYNER CATTLE COMPANY	333 N CENTRAL AVE PHOENIX AZ 85004-2121

Eastmark HOA, 6263 N. Scottsdale Road, Suite 330, Scottsdale AZ 85250







City of Mesa Planning Division

## AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by \_\_\_\_\_, 2021

Date: May 25th, 2021

I, Maria Hitt, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to ZON20-00447(case number), on the 25th day of May, 2021. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

**SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.**

Applicant's/Representative's signature: Maria Hitt

SUBSCRIBED AND SWORN before me this 25th day of May, 2021

Mary Beth Conrad  
Notary Public





May 21, 2021

RE: Notice of Hearing  
ZON20-00447 & DRB20-00446  
10630 E Pecos Road

Dear Property Owner or Resident:

Our firm represents Mad Aim Investments, LLC, who owns a property at 10630 E. Pecos Road, Mesa, Arizona (the "Property"), as shown on the enclosed map. The site is currently vacant and zoned Light Industrial (LI). Our client is proposing to develop an outdoor RV and boat storage facility on the Property, which is permitted by right in the LI zoning district.

This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. We have filed Site Plan and Design Review applications with the City of Mesa (Case Nos ZON20-00447 & DRB20-00446). No new buildings, canopies, or permanent structures are proposed at this time. The character and image of the development will be established by the decorative perimeter fence and streetscape landscaping. Access to the site will be from 222nd Street with a gated entrance and electronic keypad. Enclosed for your review is a copy of the site plan and elevations of the proposed development.

There will be two separate hearings for each case, Design Review and Zoning, as described below:

**Design Review Board (DRB20-00446)**

This application will be scheduled for consideration by the Mesa Design Review Board at their meeting held on June 8, 2021, in the Lower Level of the City Council Chambers. The meeting will begin at 4:30 p.m.

Because of the current public health emergency, the Lower Level of the City Council Chambers is closed for Design Review Board Meetings. However, the live meeting may be listened to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts.

Public participation will be available electronically and telephonically. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card at <https://www.mesaaz.gov/government/advisory-boards-committees/board-of-adjustment/online-meeting-comment-card> at least 1 hour prior to the start of the meeting. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

Planning & Zoning Commission (ZON20-00447)

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on June 9, 2021 in the City Council Chambers. The meeting will begin at 4:00 p.m.

Because of the current public health emergency, the City Council Chambers is closed for Planning and Zoning Meetings. However, the live meeting may be watched on local cable Mesa channel 11, online at [Mesa11.com/live](http://Mesa11.com/live) or [www.youtube.com/user/cityofmesa11/live](http://www.youtube.com/user/cityofmesa11/live), or listened to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts.

Public participation will be available electronically. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card at <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at least 1 hour prior to the start of the meeting. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.


The City of Mesa has assigned these cases to Evan Balmer of their Planning Division staff. He can be reached at 480-644-3654 or [evan.balmer@mesaaz.gov](mailto:evan.balmer@mesaaz.gov), should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

If you have any questions or would like to meet with the applicant or the development team, please feel free to contact me at 602-230-0600 or [adam@witheymorris.com](mailto:adam@witheymorris.com).

Thank you for your courtesy and consideration.

Sincerely,

WITHEY MORRIS P.L.C.

By  for  
Adam Baugh

Enclosures



# LEGAL DESCRIPTION:

PARCEL NO. 1 APN 304-34-015E  
A PORTION OF PARCEL A, OF THE LAND SPLIT MAP RECORDED IN BOOK 686, PAGE 6, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35, SAID POINT BEING A 2 INCH MARICOPA COUNTY ALUMINUM CAP STAMPED L.S. #35955;

THENCE WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1069.00 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 228.83 FEET, TO A POINT ON THE EXISTING 30 FOOT EAST RIGHT-OF-WAY LINE OF 22ND STREET, AS RECORDED DOCUMENT NO. 03-1096365, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 00° 56' 32" WEST, ALONG THE EXISTING 50 FOOT EAST RIGHT OF WAY LINE OF 22ND STREET, A DISTANCE OF 660.08 FEET; THENCE EAST, A DISTANCE OF 231.28 FEET;

THENCE SOUTH 00° 48' 17" EAST, A DISTANCE OF 560.05 FEET, TO THE POINT OF BEGINNING.

PARCEL NO. 2 APN 304-34-933E

A PORTION OF PARCEL A, OF THE LAND SPLIT MAP RECORDED IN BOOK 686, PAGE 6, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35, SAID POINT BEING A 2 INCH MARICOPA COUNTY ALUMINUM CAP STAMPED L.S. #35955;

THENCE WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 882.00 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 200.00 FEET; THENCE NORTH 00° 48' 17" WEST, A DISTANCE OF 580.05 FEET;

THENCE EAST, A DISTANCE OF 200.00 FEET;

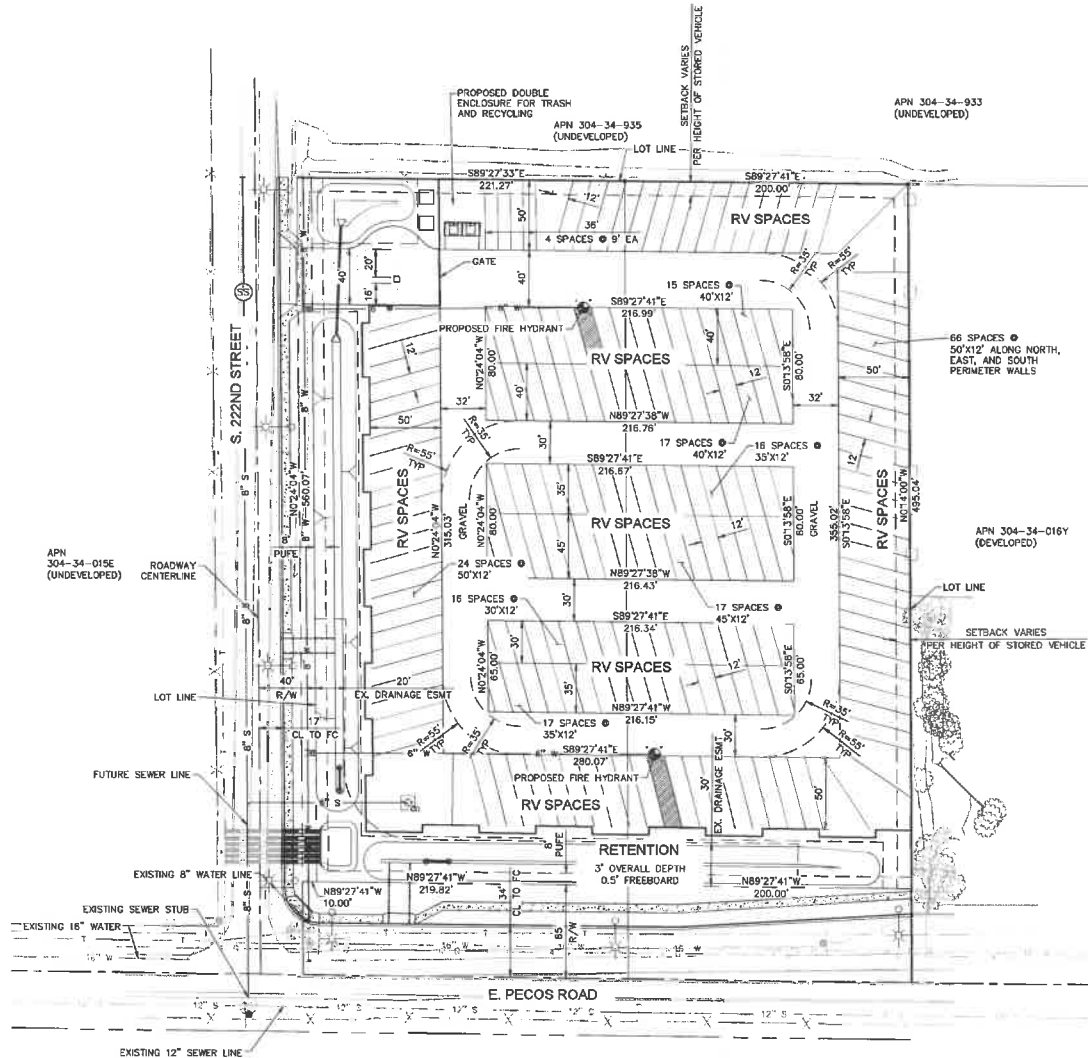
THENCE SOUTH 00° 48' 17" EAST, A DISTANCE OF 560.05 FEET TO THE POINT OF BEGINNING.

## LEGEND

- SAWCUT LINE
- PROPERTY LINE
- EASEMENT/BUILDING SETBACK LINE
- SECTION LINE
- RIGHT OF WAY
- EXISTING OVERHEAD ELECTRIC
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING STORM DRAIN
- EXISTING TELEPHONE SERVICE
- EXISTING GAS LINE
- PROPERTY CORNER
- EXISTING WATER METER
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING PEDESTAL
- EXISTING POWER POLE
- EXISTING SIGN
- EXISTING OVERHEAD LIGHT

## SITE PLAN FOR EASTMARK RV & BOAT STORAGE

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



**OWNER/DEVELOPER:**  
MAD AM INVESTMENTS, LLC  
ATTN: ALISON AVALOS  
PO BOX 13006  
CHANDLER, AZ 85248  
PHONE: 480-610-1484  
ALIAVALOS@GMAIL.COM

**CONTRACTOR:**  
FLEMING COMPLETE  
ATTN: ROBERT RHAGGARD  
1736 S. NEVADA WAY  
MESA, ARIZONA 85204  
PHONE: 480-237-0765  
RHAGGARD@FLEMINGWEST.COM

**ENGINEER:**  
RITCHIE-POWELL & ASSOCIATES  
ATTN: JOHN BISHOP, PM  
63 E. MAIN ST., STE 502  
MESA, AZ 85201  
PHONE: 480-539-7497  
JBISHOP@RPAHQ.COM

**PROJECT DESCRIPTION:**  
DESIGN BUILD PROJECT TO CONSTRUCT  
AN RV & BOAT STORAGE FACILITY.

### SITE INFORMATION AND PROJECT DATA:

ADDRESS: 10830 E. PECOS ROAD, MESA, AZ 85212

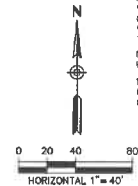
ASSESSOR'S NUMBER(S): APN# 304-34-016Z (2.963 ACRES)  
APN# 304-34-933 (2.571 ACRES)

GROSS AREA: 257,848.26 SF (5.916 ACRES)  
NET AREA: 213,120.47 SF (4.893 ACRES)  
LOT COVERAGE: 174,853.62 SF (82%)  
ZONING: U (LIGHT INDUSTRIAL)  
MINIMUM LOT DEPTH: 100 FEET  
MINIMUM LOT WIDTH: 100 FEET  
MAXIMUM LOT COVERAGE: 90%  
MAXIMUM HEIGHT: 40 FEET

FRONT AND STREET FACING SETBACK:  
ARTERIAL: 15 FEET  
COMMERCIAL/INDUSTRIAL/LOCAL: 20 FEET  
INTERIOR SIDE AND REAR: 0 (NONE)

NOTE: A SETBACK WILL BE PROVIDED FOR VEHICLES STORED ON THIS SITE AT A RATIO OF 1:1 FROM ALL LOT LINES FOR STORED VEHICLES WITH A HEIGHT GREATER THAN THE 8 FOOT SCREEN WALL.  
NOTE: THERE ARE NO BUILDINGS PLANNED FOR THIS SITE.

NOTE: SCALE FACTOR EXAGGERATED FOR CLARITY ON APPURTENANCES IDENTIFIED ON THIS PLAN.



**RITCHIE-POWELL & Associates**  
602-263-1177  
www.ritchiepowell.com

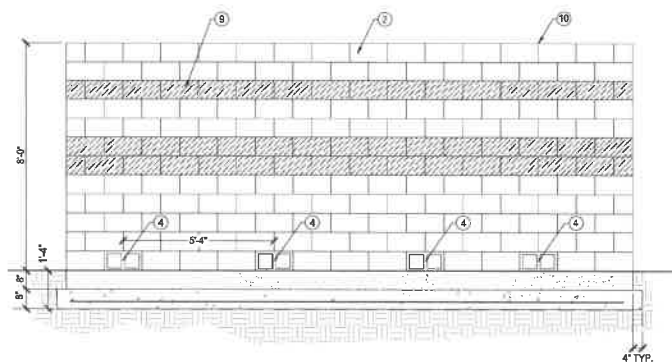


EASTMARK RV & BOAT STORAGE  
SITE PLAN

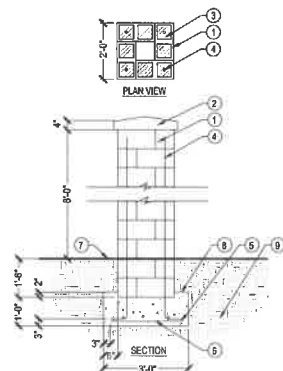
DWG. JOB NO. 220035  
SP01 DESIGN BY: JB  
SHEET 1 DRAWN BY: JB  
1 CHECKED: JC  
DATE: 4/20/2021  
OF 1





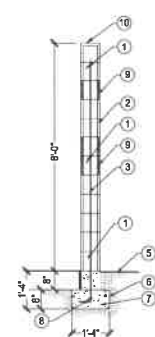


**1 SITE WALL 8 FT TALL - CMU**  
SCALE: N.T.S.

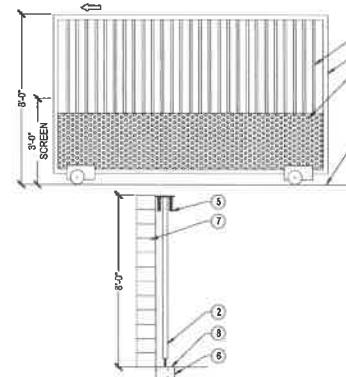


**3 CMU COLUMN**  
SCALE: N.T.S.

- 1 CMU BLOCK, 8"X8"X16", 8" X 8" X 16" CMU. SCREEN WALL, STANDARD SMOOTH BLOCK FINISH, INTEGRAL COLOR - DAVIS COLOR "BAYOU" (6130) OR APPROVED EQUAL
  - 2 PRECAST CONCRETE CAP, 2'X2'X4", EPOXY REF. NOTES FOR FINISH
  - 3 GROUT FILL ALL BLOCK CELLS SOLID
  - 4 REBAR #4 VERTICAL AT EACH CORNER BEND IN FOOTING AS SHOWN
  - 5 REBAR #4 HORIZONTAL BAR EACH WAY, 4
  - 6 REBAR #2 HORIZONTAL BAR TIES @ 8" O.C. MAX OR PER CIVIL / STRUCTURAL
  - 7 FINISH GRADE.
  - 8 CONCRETE FOOTING 2000 PSI @ 28 DAYS OR PER CIVIL / STRUCTURAL
  - 9 COMPACT SUBGRADE, 95% MIN. PROCTOR OR PER CIVIL / STRUCTURAL
- NOTES:  
1. GROUT COLOR TO MATCH BLOCK FINISH.  
2. CONCAVE TYPE JOINT.  
3. PRECAST CONCRETE CAP MANUFACTURE: PHOENIX PRECAST PRODUCTS  
SKU: CCLP2708  
FINISH: SMOOTH  
COLOR: TAMP  
4. CONFIRM REINFORCEMENTS WITH CIVIL / STRUCTURAL IF AVAILABLE.



- 1 #4 HOR. CONT. REBAR.
  - 2 8" X 8" X 16" CMU. SCREEN WALL, STANDARD SMOOTH BLOCK FINISH, INTEGRAL COLOR - DAVIS COLOR "BAYOU" (6130) OR APPROVED EQUAL
  - 3 #4 VERT. REBAR @ 36" O.C.
  - 4 CMU DRAIN BLOCK @ 5'-4" O.C.
  - 5 FINISHED GRADE.
  - 6 95% COMPACTED SUBGRADE.
  - 7 CONCRETE FOOTING.
  - 8 #4 HOR. CONT. REBAR.
  - 9 8" X 8" X 16" CMU. SCREEN WALL, SPLIT FACE BLOCK, INTEGRAL COLOR - DAVIS COLORS "KAILUA" (677) OR APPROVED EQUAL
  - 10 8" X 8" X 16" CMU. INVERTED SOLID BOTTOM LINTEL AS CAP, INTEGRAL COLOR - DAVIS COLORS "BAYOU" (6130) OR APPROVED EQUAL
- NOTES:  
1. DETAIL PROVIDED FOR REFERENCE ONLY.  
2. CONTRACTOR TO PROVIDE SHOP DRAWING OF FOOTING FOR DEFERRED SUBMITTAL.  
3. DAVIS COLORS, (322) 265-8323, <https://www.daviscolors.com/>



**2 ROLL GATE - 8FT**  
SCALE: N.T.S.

- 1 PICKETS 1", PLACE 4" O.C.
  - 2 GATE FRAME 2"
  - 3 PERFORATED METAL. SEE NOTES FOR SIZE
  - 4 V-GROOVE WHEEL
  - 5 PINCH ROLLER BRACKET
  - 6 CONCRETE RIBBON
  - 7 EXISTING WALL
  - 8 FINISH GRADE
- NOTES:  
1. DETAIL PROVIDED FOR REFERENCE ONLY  
2. GATE MANUFACTURER: AMERICAN FENCE CO. PRODUCT: HOLDMAN SERVICE GATE WEBSITE: <https://www.americanfenceco.com/>  
3. PERFORATED SCREEN MANUFACTURER: MC NICHOLS CO. ITEM #: 1614121141 WEBSITE: <https://www.mcnichols.com/>  
4. OVERALL WIDTH TO BE FIELD VERIFIED.  
5. GATE & SCREEN TO BE PAINTED DUNN EDWARDS TREASURE CHEST (D65224).  
6. SHOP DRAWING TO BE PROVIDED BY MANUFACTURER.  
7. POWER SOURCE TO BE COORDINATED BY CONTRACTOR.



**EASTMARK RV & BOAT STORAGE**

10630 E PECOS ROAD  
Mesa, Arizona 85212

REV.	COMMENT	DATE
1st Prelim Submittal		04.29.21
2nd Prelim Submittal		02.24.21
Preliminary Submittal		04.24.20
193/06		DATE

LANDSCAPE PACKAGE

April 29, 2021  
DRAWN BY: JPH  
CHECK BY: JPH  
PROJ. NO.: 2020-021  
CARE NO.:

PRELIMINARY WALL DETAILS



**L1.1**  
2 of 2



Parcel Number	Owner	Mailing Address
304-34-015D	TUCKER PROPERTIES LTD	4010 E GROVE CIRCLE MESA AZ 85206
304-34-015E	TUCKER PROPERTIES LTD	4010 E GROVE CIRCLE MESA AZ 85206
304-34-016Q	SIGNAL BUTTE GATEWAY LLC	2251 N 32ND ST STE 30 MESA AZ 85213
304-34-016T	SIGNAL BUTTE GATEWAY LLC	2251 N 32ND ST STE 30 MESA AZ 85213
304-34-016V	YBL LLC	8525 N 75TH AVE PEORIA AZ 85345
304-34-016Y	YBL LLC	8525 N 75TH AVE PEORIA AZ 85345
304-34-016Z	VAN CO PROPERTIES LLC	4502 E UNIVERSITY PHOENIX AZ 85034
304-34-019C	SIGNAL BUTTE 20 DJB LLC	2251 N 32ND ST NO 30 MESA AZ 85213
304-34-019E	SIGNAL BUTTE 20 DJB LLC	2251 N 32ND ST NO 30 MESA AZ 85213
304-34-020D	SIGNAL BUTTE 10 LLC	2251 N 32ND ST UNIT 30 MESA AZ 85213
304-34-931	VAN CO PROPERTIES LLC	4502 E UNIVERSITY PHOENIX AZ 85034
304-34-933	SIGNAL BUTTE GATEWAY LLC	2251 N 32ND ST STE 30 MESA AZ 85213
304-34-934	SIGNAL BUTTE GATEWAY LLC	2251 N 32ND ST STE 30 MESA AZ 85213
304-34-935	SIGNAL BUTTE GATEWAY LLC	2251 N 32ND ST STE 30 MESA AZ 85213
304-36-003	HOME REAL ESTATE INVESTMENTS LLC	1465 E MOTORPLEX LOOP STE 200 GILBERT AZ 85297
304-63-005	TRW VEHICLE SAFETY SYSTEMS INC	11202 E GERMAIN RD QUEEN CREEK AZ 85242-9361
304-63-016	BYNER CATTLE COMPANY	333 N CENTRAL AVE PHOENIX AZ 85004-2121

Eastmark HOA, 6263 N. Scottsdale Road, Suite 330, Scottsdale AZ 85250