

**ARIZONA STATE LAND DEPARTMENT  
BOARD OF APPEALS AGENDA  
Final AGENDA**

**Thursday, July 14, 2022**

**Location: Arizona State Land Department  
1616 West Adams Street, Room 321  
Phoenix, AZ 85007**

Pursuant to Arizona Revised Statutes (A.R.S.) § 38-431.02, notice is hereby given to the members of the Arizona State Land Department Board of Appeals and to the public that the Board will hold a meeting open to the public on Thursday, July 14, 2022 at 9:00 a.m. at the Arizona State Land Department, 1616 West Adams Street, Room 321, Phoenix, AZ 85007.

***PURSUANT TO RECOMMENDATIONS FOR CURRENT COVID-19 GUIDELINES, IT IS ENCOURAGED THAT ANY PERSON WHO WISHES TO ATTEND THE MEETING DO SO BY PARTICIPATING VIA TELECONFERENCE CALL. A PERSON WISHING TO PARTICIPATE VIA TELECONFERENCE CALL MAY DO SO BY CALLING 1-928-793-9377 AND ENTERING PIN: 705 161 851#***

The agenda for this meeting follows. Any amendments or additions to the agenda will be made available at least twenty-four (24) hours prior to the meeting. The Board may discuss, deliberate, or vote on any item listed on the agenda. Pursuant to A.R.S. § 38-431.03(A)(3), the Board may vote to hold an executive session for consultation with its attorney for legal advice concerning any item on the agenda. Executive sessions are not open to the public. Except for matters listed for a specific time, the Board may take any item on the agenda out of order. Members of the Board may appear by telephone.

Pursuant to Title II of the Americans with Disabilities Act (ADA), the Board will not discriminate on the basis of disability in admission to and observation of its public meetings. Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting the ADA Coordinator at (602) 542-2629 to make their needs known. Requests should be made as early as possible to allow time to arrange the accommodation.

**I. CALL TO ORDER**

Roll call

**II. MINUTES**

Approval of June 9, 2022 Minutes

**III. REPORT BY LAND DEPARTMENT STAFF**

- A. Report by Land Department staff and discussion by the Board regarding recent and future land auctions (See attached list) \*
- B. Future Board Agenda Items
- C. Notification of ASLD's Move

**IV. REAL ESTATE AND RIGHTS OF WAY**

Review, discussion, & possible legal action regarding the following:

- A. Rights of Way & Commercial Leases-Short Term (for periods 10 years or less) on Consent Agenda (See attached) \*
- B. Commercial Leases-Long Term-for periods longer than 10 years (See attached) \*
- C. Land Sales (See attached) \*

\* Please note: The attachment with a detailed listing of agenda items I, II, and III will be available in the Board Clerk's office after July 4, 2022 or at least twenty-four (24) hours prior to the scheduled meeting.

**V. BOARD APPEALS**

None

**VI. OTHER BUSINESS**

- A. Arrangements for Future Meetings:

<u>Date</u>	<u>Location</u>
August 11, 2022	Pending
September 8, 2022	Pending
October 13, 2022	Pending

- B. Schedule of Pending Appeals:

A.B. 1239 Larry and Cindi Pearson  
Agriculture Lease No. 01-000428-00  
Valuation of Improvements

*Hearing granted a continuance until August 11, 2022*

**VII. EXECUTIVE SESSION**

The Board may vote to go into Executive Session on any of the above agenda items for legal advice from its attorney, pursuant to A.R.S. § 38-431.03(A)(3)

**VIII. BOARD ADJOURNS**

STATE LAND DEPARTMENT  
BOARD OF APPEALS



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*for* Trinity Perlberg, Clerk to the Board  
1616 West Adams Street, Room 152  
Phoenix, AZ 85007  
Telephone: 602-542-2505

**BOARD OF APPEALS  
IV. AGENDA  
Thursday, July 14<sup>th</sup>, 2022**

**A. CONSENT AGENDA**

**RIGHTS OF WAY - REAL ESTATE DIVISION**

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
1.	14-108180 Myles Stevens	Arizona Public Service Company (Maricopa County)	Electrical substation

**COMMERCIAL LEASES - REAL ESTATE DIVISION – Short Term (for periods 10 years or less)**

*New*

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
	NONE		

*Renewals*

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
2.	03-077740 Diana Faude	Phoenix Radio Broadcasting, LLC (Yavapai County)	A wireless telecommunication site
3.	03-106510 Diana Faude	SBA 2012 TC Assets, LLC (Mohave County)	Wireless telecommunication tower & equipment

*Amendments*

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
	NONE		

**B. COMMERCIAL LEASES – REAL ESTATE DIVISION – Long Term (for periods longer than 10 years)**

*Urban Planning Projects*

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
	NONE		

*Other*

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
	NONE		

BOARD

Thursday, July 14th, 2022

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**C. LAND SALES – REAL ESTATE DIVISION**

*Urban Planning Projects*

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
	NONE		

*Other*

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
4.	53-122097 Van Robinson	Vestar DRM-OPCO (Maricopa County)	NEC of Tatum Blvd and Loop 101 Freeway
5.	53-122379 Joe Charles	Talos Holdings (Maricopa County)	NWC Legacy Blvd. and Miller Rd, Scottsdale, AZ

03-COMMERCIAL-LONG TERM LEASE  
14-RIGHT-OF-WAY (LONG TERM)  
16-RIGHT-OF-WAY (PERPETUAL)

**RESULTS / ARCHIVE PAGE  
MAY 2022**

04-MINERAL  
21-WATER  
53-LAND

<b>APP. NO.</b>	<b>AUCTION DATE</b>	<b>LOCATION, COUNTY &amp; ACREAGE +/-</b>	<b>APPRAISED VALUE</b>	<b>BENEFICIARY</b>	<b>TOTAL SELLING PRICE</b>	<b>SUCCESSFUL BIDDER &amp; # OF BIDS</b>	<b>TERMS</b>
<b>53-121948</b>	05/04	T20N, R22W, SEC. 12  MOHAVE  18.68	\$1,540,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$1,540,000.00	LEGACY COMMERCIAL REAL ESTATE, LLC  & 1	25% DOWN, BALANCE DUE IN 30 DAYS

03-COMMERCIAL-LONG TERM LEASE  
 14-RIGHT-OF-WAY (LONG TERM)  
 16-RIGHT-OF-WAY (PERPETUAL)

**RESULTS / ARCHIVE PAGE  
 JUNE 2022**

04-MINERAL  
 21-WATER  
 53-LAND

<b>APP. NO.</b>	<b>AUCTION DATE</b>	<b>LOCATION, COUNTY &amp; ACREAGE +/-</b>	<b>APPRAISED VALUE</b>	<b>BENEFICIARY</b>	<b>TOTAL SELLING PRICE</b>	<b>SUCCESSFUL BIDDER &amp; # OF BIDS</b>	<b>TERMS</b>
<b>53-122108</b>	06/01	T10S, R10E, SECS. 28 & 29  PINAL  388.023	\$1,975,000.00	STATE CHARITABLE, PENAL, AND REFORMATORY INSTITUTIONS	\$1,975,000.00	ARIZONA DEPARTMENT OF EMERGENCY & MILITARY AFFAIRS  & 1	25% DOWN, BALANCE DUE IN 30 DAYS
<b>53-122109</b>	06/01	T9S, R8E, SECS. 1, 2, 11 & 12  PINAL  410.00	\$510,000.00	ARIZONA STATE HOSPITAL; PERMANENT COMMON SCHOOLS; AGRICULTURE AND MECHANICAL COLLEGE	\$510,000.00	ARIZONA DEPARTMENT OF EMERGENCY & MILITARY AFFAIRS  & 1	25% DOWN, BALANCE DUE IN 30 DAYS
<b>53-121851</b>	06/02  11:00 A.M.	T1S, R7E, SEC. 16  MARICOPA  154.32	\$40,330,000.00	PERMANENT COMMON SCHOOLS	<b>AUCTION CANCELLED</b>		

<b>16-121651</b>	06/02 11:00 A.M.	T20N, R11E, SECS. 4, 10 & 12; T20N, R12E, SECS. 16 & 18; T20N, R12.5E, SEC 14; T20N, R13E, SEC 30; T21N, R10E, SEC 36  COCONINO  43.25	\$45,584.00	PERMANENT COMMON SCHOOLS; PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	<b>AUCTION POSTPONED</b>		
<b>53-121932</b> PAGE GIACIN	06/06 11:00 A.M.	T9S, R23E, SEC. 21  GRAHAM  3.39	\$3,400.00	LEGISLATIVE, EXECUTIVE AND JUDICIAL BUILDINGS	<b>\$3,400.00</b>	PAGE GIACIN  & 1	25% DOWN, BALANCE DUE IN 30 DAYS
<b>16-122285</b> CITY OF PEORIA	06/12 11:00 A.M.	T5N, R1E, SEC 13  MARICOPA  3.823	\$706,308.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	<b>\$706,308.00</b>	CITY OF PEORIA  & 1	



PUBLIC AUCTIONS BEING ADVERTISED

03-COMMERCIAL-LONG TERM LEASE  
14-RIGHT-OF-WAY (LONG TERM)  
16-RIGHT-OF-WAY (PERPETUAL)

**AUCTION CALENDAR  
JULY 2022**

04-MINERAL  
21-WATER  
53-LAND

<b>APP. NO.</b>	<b>AUCTION DATE &amp; TIME</b>	<b>LOCATION, COUNTY &amp; ACREAGE +/-</b>	<b>APPRAISED VALUE</b>	<b>BENEFICIARY</b>
<b>16-121651</b> CITY OF FLAGSTAFF	07/07  11:00 A.M.	T20N, R11E, SECS. 4, 10 & 12,  T20N, R12E, SECS. 16 & 18,  T20N, R12.5E, SEC. 14,  T20N, R13E, SEC. 30,  T21N, R10E, SEC. 36   COCONINO   43.25	\$45,584.00	PERMANENT COMMON SCHOOLS, PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
<b>53-122339</b> TELLUS CAREFREE, LLC	07/27  11:00 A.M.	T6N, R4E, SEC. 36  MARICOPA   47.815	\$6,965,000.00	PERMANENT COMMON SCHOOLS

PUBLIC AUCTIONS BEING ADVERTISED

03-COMMERCIAL-LONG TERM LEASE  
14-RIGHT-OF-WAY (LONG TERM)  
16-RIGHT-OF-WAY (PERPETUAL)

**AUCTION CALENDAR  
AUGUST 2022**

04-MINERAL  
21-WATER  
53-LAND

<b>APP. NO.</b>	<b>AUCTION DATE &amp; TIME</b>	<b>LOCATION, COUNTY &amp; ACREAGE +/-</b>	<b>APPRAISED VALUE</b>	<b>BENEFICIARY</b>
<b>53-122387</b> GOLDER RANCH FIRE DISTRICT	08/02  11:00 A.M.	T10S, R14E, SEC. 9  PINAL  2.00	\$325,000.00	COUNTY BOND
<b>16-122075</b> G-BAR RANCH INVESTORS, LLC	08/19  10:00 A.M.	T16N, R29E, SECS. 16, 18, 20 & 32  APACHE  18.2	\$8,108.00	PERMANENT COMMON SCHOOLS, PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
<b>16-121403</b> ROBSON RANCH QUAIL CREEK LLC	08/25  11:30 A.M.	T17S, R14E, SEC. 31  PIMA  8.88	\$65,934.00	UNIVERSITY
<b>16-113699</b> CITY OF PHOENIX	08/29  11:00 A.M.	T4N, R4E, SEC. 19  MARICOPA  0.12	\$81,345.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)