

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

Thursday, November 10, 2022

**Location: Arizona State Land Department
1110 W. Washington, Room 215
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, November 10, 2022, at 9:00 a.m. at the Arizona State Land Department, 1110 West Washington Street, Room 215, 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 September 8, 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

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 October 31, 2022, or at least twenty-four (24) hours prior to the scheduled meeting.

V. BOARD APPEALS

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

VI. OTHER BUSINESS

- A. Arrangements for Future Meetings:

<u>Date</u>	<u>Location</u>
December 8, 2022	Pending
January 12, 2023	Pending
February 9, 2023	Pending

- B. Schedule of Pending Appeals:

A.B. 1240- Shea Homes App No. 53-122449
A.B. 1241- Shea Homes App No. 53-122450
Valuation of Appraisal

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



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, November 10, 2022**

A. CONSENT AGENDA

RIGHTS OF WAY - REAL ESTATE DIVISION

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
1.	14-005279 Myles Stevens	Arizona Electric Power Cooperative, Inc. (Cochise County)	Amend to add overhead 48-count fiber optic communication line - no 3rd party
2.	14-110132 Michael Romero	Arizona Public Service Company (La Paz County)	Overhead 12kV electric distribution
3.	14-120195 Myles Stevens	Chevelon Butte RE LLC (Coconino County)	Utility scale wind energy project and related facilities
4.	14-121861 Amber Troidl	Serrano Solar, LLC (Pinal County)	Overhead 230kV electric transmission line
5.	14-122007 Amber Troidl	Babbitt Ranch Energy Center LLC (Coconino County)	Utility scale wind energy project and related appurtenances
6.	14-123683 Amber Troidl	Century Communities of Arizona, LLC (Pinal County)	Drainage Easement
7.	16-105783 Myles Stevens	City of Peoria (Maricopa County)	Public road with underground utilities
8.	16-109803 Myles Stevens	City of Peoria (Maricopa County)	Water distribution line (reclaimed water line)
9.	16-110261 Myles Stevens	City of Surprise (Maricopa County)	Purpose change: Public road with underground utilities
10.	16-122981 Michael Romero	Ashton Woods Arizona L.L.C. (Maricopa County)	Public road with underground utilities

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>
12.	03-119780 Ray Moore	Upstream HC-1 LLC (La Paz County)	Photovoltaic Solar Energy Project

BOARD

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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>
13.	53-121994 Van Robinson	Per Commissioners Initiative (Yavapai County)	Sale – Along and North of State Route 89A, Prescott Valley

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

**RESULTS / ARCHIVE PAGE
OCTOBER 2022**

04-MINERAL
21-WATER
53-LAND

APP. NO.	AUCTION DATE	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY	TOTAL SELLING PRICE	SUCCESSFUL BIDDER & # OF BIDS	TERMS
53-122036	10/12/2022	T4N, R3E, SEC. 20 MARICOPA 80.08	\$23,710,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$23,710,000.00	ROSE GARDEN EAST LLC & 1	25% DOWN BALANCE DUE IN 30 DAYS

PUBLIC AUCTIONS BEING ADVERTISED

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

**AUCTION CALENDAR
NOVEMBER 2022**

04-MINERAL
21-WATER
53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY
53-122655 PER COMMISSIONER'S INITIATIVE	11/01/2022 & 11:00 AM	T4N, R4E, SEC. 20 & 40.87	44,100,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
53-122574 WANDERLAND FLAGSTAFF LLC	11/02/2022 & 11:00 AM	T21N, R7E, SEC. 19 & 8.19	\$1,420,000.00	UNIVERSITY OF ARIZONA
53-122084 CORONADO FARMS, LLP dba RIVERVIEW LLP	11/03/2022 & 11:00 AM	T19S, R26E, SEC. 5 & 40.34	\$64,544.00	ARIZONA STATE HOSPITAL
53-122597 BANNER HEALTH	11/16/2022 & 11:00 AM	T4N, R4E, SECS. 25-26 & 48.142	\$56,950,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
16-122762 CITY OF TUCSON	11/17/2022 11:30 AM	T15S, R15E, SECS. 14, 15 ,16 & 23 61.76 ACRES	\$1,645,881.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)

53-122609 TEMPE RETAIL	11/22/2022 & 11:00 AM	T1N, R4E, SEC. 16 & 1.114	\$2,750,000.00	PERMANENT COMMON SCHOOLS
16-121689 CITY OF SCOTTSDALE	11/30/2022 1:00 PM	T4N, R4R, SEC. 2 21.29 AC	\$641,10.00	PERMANENT COMMON SCHOOLS
16-12238 & 16-12249 CITY OF SURPRISE	11/30/2022 1:00 PM	T4N, R2W, SEC. 22 0.57 ACRES & T4N, R3W, SEC. 26 0.81 ACRES	\$11,286.00 & \$12,029.00	COUNTY BOND & PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)

PUBLIC AUCTIONS BEING ADVERTISED

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

**AUCTION CALENDAR
DECEMBER 2022**

04-MINERAL
21-WATER
53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY
53-122097 VESTAR DRM- OPCO, LLC	12/21/2022 11:00 A.M.	T4N, R4E, SEC. 20 MARICOPA 115.78	\$29,400,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
53-123292 CHEVELLE PROPERTIES, LLC	12/27/2022 11:00 A.M.	T4N, R4E, SEC. 30 MARICOPA 35.290	\$29,425,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)