

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

**Thursday, December 8, 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, December 8, 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 November 10, 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 November 28, 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>
January 12, 2023	Pending
February 9, 2023	Pending
March 9, 2023	Pending

- B. Schedule of Pending Appeals:

A.B. 1240- Shea Homes Limited Partnership  
Sales Application No. 53-122449-00  
Valuation of Appraisal

A.B. 1241- Shea Homes Limited Partnership  
Sales Application No. 53-122450-00  
Valuation of Appraisal

***Written statement for withdrawal received from Appellant***

A.B. 1243 – Serrano Solar, LLC  
ROW Application No. 14-121861-00  
Valuation of Appraisal

***Hearing dates to be determined***

**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

A handwritten signature in blue ink, appearing to be 'M. Perlberg', written in a cursive style.

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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 - REVISED**  
**IV. AGENDA**  
**Thursday, December 8<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.	14-123077 Myles Stevens	City of Prescott (Yavapai County)	Underground 6” sewer distribution pipeline
2.	14-123251 Michael Romero	Rosemont Copper Company (Pima County)	Access Road;OH 138kV electric transmission line;one 24-count fiber optic communication line; two aboveground 24" water transmission lines
3.	16-103534 Steve Kunzweiler	City of Scottsdale (Maricopa County)	Road – Public 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>
4.	03-120951 Ray Moore	Candela Renewables, LLC (Yavapai County)	I-17, three miles north of SR 69 exit at Cordes Junction

**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>
5.	53-121744 Van Robinson	City of Buckeye (Maricopa County)	E of NE corner of McDowell Rd and 307 <sup>th</sup> Ave, Buckeye AZ
6.	53-121916 Joe Charles	Per Commissioners Initiative (Pinal County)	Ironwood Rd & Germann Rd, San Tan

BOARD

Thursday, December 8, 2022

Page 2 of 2

7.	53-122041 Joe Charles	Reserve 100 LLC (Maricopa County)	Northwest of Hawes & Warner Rd
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03-COMMERCIAL-LONG TERM LEASE  
 14-RIGHT-OF-WAY (LONG TERM)  
 16-RIGHT-OF-WAY (PERPETUAL)

**RESULTS / ARCHIVE PAGE  
 NOVEMBER 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>53-122655</b>	11/01/2022	T4N, R4E, SEC. 20	\$44,100,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$44,100,000.00	GARDEN DEER VALLEY LLC  &  1	25% DOWN BALANCE DUE IN 30 DAYS
<b>53-122574</b>	11/2/2022	T21N, R7E, SEC. 19	\$1,420,000.00	UNIVERSITY OF ARIZONA	\$1,420,000.00	WANDERLAND FLAGSTAFF LLC	25% DOWN BALANCE DUE IN 30 DAYS
<b>53-122084</b>	11/3/2022	T19S, R26E, SEC. 5	\$64,544.00	ARIZONA STATE HOSPITAL	\$64,544.00	CORONADO FARMS LLP dba RIVERVIEW LLP	25% DOWN BALANCE DUE IN 30 DAYS
<b>53-122597</b>	11/16/2022	T4N, R4E, SECS. 25 & 26	\$56,950,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$84,000,000.00	HONORHEALTH	25% DOWN BALANCE DUE IN 30 DAYS
<b>16-122762</b>	11/17/2022	T15S, R15E, SECS. 14, 15, 16 & 23	\$1,645,881.00	PERMANENT COMMON SCHOOLS, PERMANENT COMMON SCHOOLS (INDEMNITY	\$1,645,881.00	CITY OF TUCSON	

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

<b>APP. NO.</b>	<b>AUCTION DATE &amp; TIME</b>	<b>LOCATION, COUNTY &amp; ACREAGE +/-</b>	<b>APPRAISED VALUE</b>	<b>BENEFICIARY</b>
<b>16-121689</b> CITY OF SCOTTSDALE	12/01/2022  1:00 P.M.	T4N, R4E, SEC. 2  MARICOPA  21.29	\$641,010.00	PERMANENT COMMON SCHOOLS
<b>53-122097</b> VESTAR DRM- OPCO, LLC	12/21/2022  11:00 A.M.	T4N, R4E, SEC. 20  MARICOPA  115.78	<b>\$29,400,000.00</b>	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
<b>53-123292</b> CHEVELLE PROPERTIES, LLC	12/27/2022  11:00 A.M.	T4N, R4E, SEC. 30  MARICOPA  35.290	<b>\$29,425,000.00</b>	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  
JANUARY 2023**

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>53-122276</b> J&R HOLDINGS XII, LLC	01/10/2023 & 11:00 AM	T4N, R2E, SEC. 3	<b>\$11,000,000.00</b>	PERMANENT COMMON SCHOOLS