

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

Thursday, April 13, 2023

**Location: Arizona State Land Department
1110 W. Washington, 5th Floor
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, April 13, 2023, at 9:00 a.m. at the Arizona State Land Department, 1110 West Washington Street, 5th Floor, 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 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 March 9, 2023 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) *

IV. REAL ESTATE AND RIGHTS OF WAY

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

- A. Rights of Way 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 April 3, 2023 or at least twenty-four (24) hours prior to the scheduled meeting.

V. BOARD APPEALS

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

VI. OTHER BUSINESS

- A. Election of Officers
- B. Arrangements for Future Meetings:

<u>Date</u>	<u>Location</u>
May 11, 2023	Pending
June 8, 2023	Pending
July 13, 2023	Pending

- C. Schedule of Pending Appeals:

A.B. 1244 - VJP Investments II LLC
Sales Application 53-121841 Havasu Investments Partners LLC
Valuation of Appraisal and Valuation of Improvements
Hearing has been scheduled to be heard on Thursday May 11, 2023

A.B. 1245 – David Brumit
Right of Way Application 14-122501-00
Valuation of Appraisal
Hearing date 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



for Trinity Perlberg, Clerk to the Board
1110 West Washington Street
Phoenix, AZ 85007
Telephone: 602-542-2505

**BOARD OF APPEALS
IV. AGENDA
Thursday, April 13, 2023**

A. CONSENT AGENDA

RIGHTS OF WAY - REAL ESTATE DIVISION

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
1.	14-024586 Patrick Carroll	Tucson Electric Power Company (Pima County)	13.8kV Overhead Electric Distribution line; Overhead 138kV double circuit transmission line
2.	14-112157 Michael Romero	Rosemont Copper Company (Pima County)	Underground 20" or less water pipeline and booster station
3.	14-114856 Michael Romero	Rosemont Copper Company (Pima County)	Access Road
4.	14-115294 Michael Romero	Rosemont Copper Company (Pima County)	Overhead 138kV transmission line w/OH 48-count fiber optic line (internal use)
5.	14-117858 Michael Romero	Rosemont Copper Company (Pima County)	Underground 48-count fiber optic line (internal use only) and service road
6.	14-122484 Michael Romero	BOCA BN, LLC (Pinal County)	Access Roads; Overhead 230kV single circuit electric transmission line
7.	14-122501 Amber Troidl	David Brumit (Maricopa County)	Non-exclusive access road
8.	14-123818 Myles Stevens	Westwing Business Park, LLC (Maricopa County)	Underground 16" water distribution line and underground 12" sewer distribution line
9.	16-120105 Myles Stevens	Westwing Business Park, LLC (Maricopa County)	Road for public use
10.	16-122814 Myles Stevens	Westwing Business Park, LLC (Maricopa County)	Public road
11.	16-123019 Myles Stevens	Havasu Investment Partners LLC (Mohave 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		

BOARD

Thursday, April 13, 2023

Page 2 of 2

Other

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

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>
12.	53-120779 Bryan Sparks	Wyatt McMurray (La Paz County)	Sale – Near River Front, Parker Arizona, along the Parker Strip
13.	53-121994 Van Robinson	Per Commissioners Initiative (PCI) (Yavapai County)	Sale – Along and North of State Route 89A in Prescott Valley
14.	53-122720 Ray Moore	Roosevelt Street Co. LP (Maricopa County)	Sale – I-10 & Jackrabbit Road

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

**RESULTS / ARCHIVE PAGE
 MARCH 2023**

04-MINERAL
 21-WATER
 53-LAND

APP. NO.	AUCTION DATE	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY	TOTAL SELLING PRICE	SUCCESSFUL BIDDER & # OF BIDS	TERMS
04-121888	3/1/2023 12:00 PM	T41N, R12W, SEC 1; T42N, R12W, SEC 36 MOHAVE 50.05	\$7,500.00	PERMANENT COMMON SCHOOLS, PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$75,000.00	BRYCE CHRISTENSEN EXCAVATING, INC. 1	CASH; ANNUAL UNIT ROYALTY RATE
16-105783	3/1/2023 2:00 PM	T4N, R1E, SEC. 19 MARICOPA 0.473	\$77,265.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS); STATE CHARITABLE; PENAL AND REFORMITORY INSTITUTES	\$77,265.00	CITY OF PEORIA 1	CASH
16-109803	3/1/2023 2:00 PM	T4N, R1E, SEC 18 MARICOPA 2.027	\$50,388.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS); STATE CHARITABLE; PENAL AND REFORMITORY INSTITUTES	\$50,388.00	CITY OF PEORIA	CASH

16-122981	3/1/2023 2:30 PM	T4N, R1E, SEC 2 MARICOPA 0.11	\$27,225.00	PERMANENT COMMON SCHOOLS	\$27,225.00	CITY OF PEORIA	CASH
53-122379	3/8/2023 11:00 AM	T4N, R4E, SEC. 26 MARICOPA 20.558	\$28,070,000.00	PERMANENT COMMON SCHOOLS	\$28,070,000.00	LEGACY 76 LLC 1	25% DOWN BALANCE DUE IN 30 DAYS
16-103534	3/15/2023 1:00 PM	T4N, R5E, SEC 31 MARICOPA 0.055	\$58,794.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$58,794.00	CITY OF SCOTTSDALE 1	CASH
53-122276	3/29/2023 11:00 AM	T4N, R2E, SEC. 3 MARICOPA 18.566	\$11,000,000.00	PERMANENT COMMON SCHOOLS	\$11,000,000.00	J&R HOLDINGS XII LLC 1	25% DOWN BALANCE DUE IN 30 DAYS
16-122854	3/29/2023 1:00 PM	T4N, R4E, SEC 3 MARICOPA 0.452	\$165,388.00	PERMANENT COMMON SCHOOLS	\$165,388.00	CITY OF SCOTTSDALE 1	CASH

PUBLIC AUCTIONS BEING ADVERTISED

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

**AUCTION CALENDAR
APRIL 2023**

04-MINERAL
21-WATER
53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY
03-119780	4/26/2023 11:00 AM	T2N, R12W, SEC. 2; T3N, R12 W, SEC. 18, 19, 20-28, 29, 30,31,33,34,35 LA PAZ 4,794.00	\$5,000,000.00	PERMANENT COMMON SCHOOLS, PERMANENT COMMON SCHOOLS (INDEMNITY SELECTION)