

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

**Thursday, January 11, 2024**

**Location: Arizona State Land Department  
1110 W. Washington, 5<sup>th</sup> Floor  
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, January 11, 2024, at 9:00 a.m. at the Arizona State Land Department, 1110 West Washington Street, 5<sup>th</sup> Floor, Room 321, Phoenix, AZ 85007.

The meeting will also be held in virtual and telephonic formats. Members of the public may participate virtually and telephonically. Board Members and members of the public can access the meeting telephonically by dialing 1-443-671-4708 followed by the meeting pin- 938 734 741# or virtually, by video conferencing by typing in the following link: [meet.google.com/jrg-evxe-yrw](https://meet.google.com/jrg-evxe-yrw). After the start of the meeting, the Board Chairperson and/or staff will request that members of the public place their phones/devices on mute.

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 the December 14, 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) \*

B. Future Board Agenda Items

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

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

- A. Rights of Ways 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 Tuesday, January 2, 2024 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 18, 2024	Phoenix
February 8, 2024	Phoenix
March 14, 2024	Phoenix
April 11, 2024	Pending

B. 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 continued to be heard on Thursday, February 8, 2024***

A.B. 1246 –Maricopa Flood Control District of Pinal County  
Right of Way Application 18-108053  
Valuation of Appraisal  
***Hearing has been continued to be heard on Thursday, February 8, 2024***

A.B. 1248-Town of Marana  
Right of Way Application 16-118105  
Valuation of Appraisal  
***Hearing has been continued to be heard on Thursday, February 8, 2024***

A.B. 1249 – Fondomonte Arizona LLC  
Agriculture Leases 01-94820, 01-95645, 01-97431, 01-98258  
Reclassification Order No. 029-2023/2024  
***Hearing has been continued to be heard on Thursday, March 14, 2024***

**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)

**VII. BOARD ADJOURNS**

STATE LAND DEPARTMENT  
BOARD OF APPEALS



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Nina Monahan, Clerk to the Board  
1110 West Washington Street, Suite #160  
Phoenix, AZ 85007  
Telephone: 602-542-2674

**BOARD OF APPEALS  
IV. AGENDA  
Thursday, January 11<sup>th</sup>, 2024**

**A. CONSENT AGENDA**

**RIGHTS OF WAY – REAL ESTATE DIVISION**

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
1.	14-122949 Michael Romero	Yuma BN, LLC (Yuma County)	Overhead single circuit 230kV electric transmission line
2.	14-123819 Patrick Carroll	Gila River Lake, LLC (Maricopa County)	Flowage rights – improving natural drainage
3.	14-123885 Myles Stevens	Sun Pond, LLC (Maricopa County)	Access road, overhead 35kV electric distribution & temporary 6” or less water distribution lines
4.	14-124041 Amber Troidl	West Camp Wind Farm, LLC (Navajo County)	Access roads and 34.5kV underground and overhead electric distribution lines

**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>
5.	03-122807	Yuma BN, LLC (Yuma County)	Lease – South of E County 19 <sup>th</sup> St between SR 195 and South Ave 1E, Yuma, AZ

**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>
6.	53-123709 Ron Moore	Biscuit Flats Dev LLC (Maricopa County)	Mack Participation Agreement Presentation

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7.	53-123789 16-124056 30-124601 Bryan Sparks	Sale: 101 & Scottsdale, LLC (Maricopa County)  ROW: City of Scottsdale (Maricopa County)	Sale – SW Corner of Scottsdale Rd and US 101  ROW: Public road with underground utilities, Rawhide Wash Deer Valley Channel, advanced construction and temporary construction easements
8.	53-124170 Bryan Sparks	City of San Luis (Yuma County)	Sale – Within the downtown area of the City of San Luis

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

**RESULTS / ARCHIVE PAGE  
 DECEMBER 2023**

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>53-120779</b>	12/6/23	T10 N, R19 W, SEC. 1 & 2.50	\$830,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$830,000.00	WYATT MCMURRAY  &  1	25% DOWN BALANCE DUE IN 30 DAYS
<b>16-120105</b>	12/6/23	T4 N, R1 W, SEC 7 & 5.005	\$518,010.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$518,010.00	WESTWING BUSINESS PARK, LLC & 1	
<b>16-122814</b>	12/6/23	T4 N, R1 W, SEC 11 3.319	\$343,512.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTION)	\$343,512.00	WESTWING BUSINESS PARK, LLC & 1	
<b>53-121994</b>	12/7/2023	T15N, R1W, SECS. 16,20,28,32  YAVAPAI  2,404.614	\$16,910,500.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	AUCTION CANCELLED		

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

**RESULTS / ARCHIVE PAGE  
JANUARY 2024**

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>
53-123913	01/03 & 11:00 AM	T4N, R2E, SEC. 15 & 79.85	\$15,700,000.00	PERMANENT COMMON SCHOOLS	\$32,300,000.00	LENNAR ARIZONA, LLC & 164	