

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

Thursday, September 12, 2024

**Location: Arizona State Land Department
1110 W. Washington, 5th 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, September 12, 2024, at 9:00 a.m. at the Arizona State Land Department, 1110 West Washington Street, 5th 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. 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. Members of the public, attending in person, may enter the meeting room at 8:45 a.m., on the day of the meeting.

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 August 8, 2024 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 at least twenty-four (24) hours prior to the scheduled meeting.

V. BOARD APPEALS

A. Today’s Appeals

None

B. Scheduled 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, October 10, 2024

VI. OTHER BUSINESS

A. Arrangements for Future Meetings:

<u>Date</u>	<u>Location</u>
October 10, 2024	Phoenix
November 14, 2024	Pending
December 12, 2024	Pending

VII. BOARD ADJOURNS

STATE LAND DEPARTMENT
BOARD OF APPEALS



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, September 12, 2024

A. CONSENT AGENDA

RIGHTS OF WAY – REAL ESTATE DIVISION

Application #		Applicant and County	Purpose
1.	14-052550 Amber Troidl	Town of Gila Bend (Maricopa County)	Runway protection zone
2.	14-122482 Michael Romero	Southwest Gas Corporation (Maricopa County)	Underground 8" & 16" natural gas pipelines and related appurtenances
3.	16-124600 Patrick Mertz	City of Goodyear (Maricopa County)	Underground utilities within existing public road right of way

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

Urban Planning Projects

Application #		Applicant and County	Purpose
	NONE		

Other

Application #		Applicant and County	Purpose
	NONE		

C. LAND SALES – REAL ESTATE DIVISION

Urban Planning Projects

Application #		Applicant and County	Purpose
	NONE		

Other

Application #		Applicant and County	Purpose
4.	53-124429 Ray Moore	Arizona Public Service Company (Maricopa County)	Sale – North of SR 303 and west of I-17 in Maricopa County

PUBLIC AUCTIONS BEING ADVERTISED

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

**AUCTION CALENDAR
SEPTEMBER 2024**

04-MINERAL
21-WATER
53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY
16-121689 CITY OF SCOTTSDALE	09/04/2024 & 11:00 AM	T4N, R4E, SEC 2 0.333 ACRES	\$57,692.00	PERMANENT COMMON SCHOOLS
16-124407 PIMA CUNTY	09/25/2024 & 11:00 AM	T12S, R12E, SEC 16 0.278 ACRES	\$15,025.00	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
OCTOBER 2024**

04-MINERAL
21-WATER
53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY
53-122173 BDCAZ I, LLC	10/08/2024 & 11:00 AM	T4N, R3E, SEC. 20 MARICOPA 39.37	\$20,780,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
53-123084; 16-125017 MAYO ABBOTT 64, LLC	10/15/2024 & 11:00 AM	T4N, R4E, SECS. 27 & 34 (ALL IN SAME TRS) MARICOPA 43.910 4.036	\$20,900,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
53-122449; 16-123503; 16-124620; 30-124621 SHEA HOMES LTD PTNSP	10/17/2024 & 11:00 AM	T4N, R1E, SEC. 2 (ALL IN SAME TRS) MARICOPA 273.81 0.085 1.431 1.516	\$46,275,000.00	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
 NOVEMBER 2024**

04-MINERAL
 21-WATER
 53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY
53-124185 PCI	11/6/2024 & 11:30 AM	T10N, R18 W, SEC. 6 LA PAZ 7.696	\$3,140,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
53-124186 PCI	11/6/2024 & 12:30 PM	T10N, R18W, SEC. 6 LA PAZ 7.173	\$1,900,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
53-124295 TRATT PROPERTIES, LLC	11/12/2024 & 11:00 AM	T1N, R5W, SEC. 5 MARICOPA 29.070	\$523,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
16-124609 CITY OF TUCSON	11/13/2024 & 11:00 AM	T15S, R15E, SEC 36 PIMA 3.111	\$2,400.00	PERMANENT COMMON SCHOOLS
16-124358 CITY OF TUCSON	11/13/2024 & 11:00 AM	T16S, R15E, SEC 1,2 & 11 PIMA 1.533 ACRES	\$171,036.00	MINERS HOSPITAL FOR DISABLED MINERS (2/20/1929)

53-122419 ARTHUR JEFFS	11/14/2024 & 11:30 AM	T42N, R7W, SEC. 36 MOHAVE 143.400	\$2,580,000.00	PERMANENT COMMON SCHOOLS
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