

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

**Thursday, October 10, 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, October 10, 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. 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 September 12, 2024 Regular Meeting Minutes  
Approval of the September 26, 2024 Special Meeting Minutes  
Approval of the September 26, 2024 Executive Session 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

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, January 9, 2025*

B. Scheduled Appeals

None

**VI. OTHER BUSINESS**

A. Arrangements for Future Meetings:

<u>Date</u>	<u>Location</u>
November 14, 2024	Phoenix
December 12, 2024	Pending
January 9, 2025	Phoenix

**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, October 10, 2024**

**A. CONSENT AGENDA**

**RIGHTS OF WAY – REAL ESTATE DIVISION**

Application #		Applicant and County	Purpose
1.	14-052550-00-100 Amber Troidl	Town of Gila Bend (Maricopa County)	Runway protection zone
2.	14-114439-00-101 Taylor Suiter	Sonoran Solar Energy, LLC (Maricopa County)	Purpose change: adding underground fiber communication line
3.	14-123996-00-100 Michael Romero	Arizona Public Service Company (Maricopa County)	Overhead 69kV double circuit sub-transmission line with double circuit 12kV distribution lines
4.	14-124808-00-100 Amber Troidl	Salt River Project, AI&PD (Maricopa County)	Overhead double circuit 69kV electric sub-transmission line with optical ground wire for internal use only
5.	16-124758-00-100 Myles Stevens	City of Surprise (Maricopa County)	Underground 16” water transmission line
6.	16-124958-00-100 Michael Romero	Ranger Energy Center, LLC (Maricopa County)	Public Road

**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
7.	03-122807-99-100 Ray Moore	Yuma BN, LLC (Yuma County)	Lease – South of E County 19 <sup>th</sup> St between SR195 and South Ave 1E in Yuma, AZ

**C. LAND SALES – REAL ESTATE DIVISION**

*Urban Planning Projects*

Application #		Applicant and County	Purpose
	NONE		

*Other*

<b>Application #</b>		<b>Applicant and County</b>	<b>Purpose</b>
8.	53-122847-00-100 Van Robinson	Ranger Energy Center, LLC (Maricopa County)	Sale – West side of Landfill Rd, south of Deer Valley Rd
9.	53-124432-00-100 Van Robinson	Lennar Arizona, LLC (Maricopa County)	Sale – El Mirage Rd, north of Lone Mountain Rd, west of SR303

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

**RESULTS / ARCHIVE PAGE  
SEPTEMBER 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>
<b>16-121689</b> CITY OF SCOTTSDALE	9/4/2024 & 11:00 AM	T4N, R4E, SEC 2  0.333 ACRES	\$57,692.00	PERMANENT COMMON SCHOOLS	\$57,692.00	CITY OF SCOTTSDALE & 1	
<b>16-124407</b> PIMA COUNTY	9/25/2024 & 11:00 AM	T12S, R12E, SEC 16  0.278 ACRES	\$15,025.00	PERMANENT COMMON SCHOOLS	\$15,025.00	PIMA COUNTY & 1	

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

<b>APP. NO.</b>	<b>AUCTION DATE &amp; TIME</b>	<b>LOCATION, COUNTY &amp; ACREAGE +/-</b>	<b>APPRAISED VALUE</b>	<b>BENEFICIARY</b>
<b>53-123084; 16-125017</b> 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)
<b>53-122449; 16-123503; 16-124620; 30-124621</b> 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

<b>APP. NO.</b>	<b>AUCTION DATE &amp; TIME</b>	<b>LOCATION, COUNTY &amp; ACREAGE +/-</b>	<b>APPRAISED VALUE</b>	<b>BENEFICIARY</b>
<b>53-124185</b> 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)
<b>53-124186</b> PCI	11/6/2024 & 12:30 PM	T10N, R18W, SEC. 6  LA PAZ  7.173	\$1,900,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
<b>53-124295</b> TRATT PROPERTIES, LLC	11/12/2024 & 11:00 AM	T1N, R5W, SEC. 5  MARICOPA  29.070	\$523,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
<b>16-124609</b> CITY OF TUCSON	11/13/2024 & 11:00 AM	T15S, R15E, SEC 36  PIMA  3.111	\$2,400.00	PERMANENT COMMON SCHOOLS
<b>16-124358</b> 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)



<b>53-122419</b> ARTHUR JEFFS	11/14/2024 & 11:30 AM	T42N, R7W, SEC. 36  MOHAVE  143.400	\$2,580,000.00	PERMANENT COMMON SCHOOLS
<b>53-122450</b> SHEA HOMES LTD PTNSP	11/25/24 & 11:00 AM	T5N, T1W, SEC. 22  MARICOPA  279.772	\$46,890,000.00	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 2024**

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>16-124566</b> CITY OF PEORIA	12/4/2024 & 11:00 AM	T5N, R1E, SECS. 3 & 10  MARICOPA  0.626	\$171,415.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
<b>53-122173</b> BDCAZI, LLC	12/4/2024 & 1:00 PM	T4N, R3E, SEC. 20  MARICOPA  39.37	\$20,780,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
<b>53-124156</b> RESTORATION SOILS, LLC	12/11/24 & 11:30 AM	T21N, R8E, SEC. 8  COCONINO  73.028	\$330,000.00	UNIVERSITY OF ARIZONA (2/18/1881)
<b>03-122284</b> 174 POWER GLOBAL	12/18/24 & 11:30 AM	T3N, R12W, SECS. 3, 4, 5, 6, 7, 8, 9, 10, 15, 17, 18, 19, 20, 21, 22  LA PAZ  6,939.198	\$45,104,800.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)