ARIZONA STATE LAND DEPARTMENT
BOARD OF APPEALS AGENDA
FINAL

Thursday January 9, 2014 **Location:** **Arizona State Land Department**
1616 W. Adams, Room 321
Phoenix, AZ 85007
Time: 9:00 a.m.

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 general public that the Board will hold a meeting open to the public on January 9, 2014, at 9:00 a.m. at the Arizona State Land Department, 1616 W. Adams, Room 321, Phoenix, Arizona 85007.

The agenda for this meeting follows. Any amendments or additions to the agenda will be made available at least 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 Brachel Deck, ADA Coordinator at (602) 542-2636 to make their needs known. Requests should be made as early as possible to allow time to arrange the accommodation.

I. MINUTES

Approval of December 12, 2013 Minutes

II. 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

III. REAL ESTATE DIVISION

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's office after December 30, 2013, or at least 24 hours prior to the scheduled meeting.

IV. BOARD APPEALS

None

V. OTHER BUSINESS

A. Arrangements for Future Meetings:

Date	Location
February 13, 2014	Yuma County
March 13, 2014	Pending

The April meeting date needs to be set. The second Thursday in April is the 10th.

B. Schedule of Pending Appeals:

A.B. 1228 Shaen Magan
Right of Way Application No. 18-115298
Appeal of Appraisal

Hearing Continued until February 13, 2014, in Yuma County.

VI. 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

Michael P. Nesselrode, Clerk to the Board
1616 West Adams Street, Room 153
Phoenix, AZ 85007
Telephone: 602-542-2505 - FAX: 602-542-2508

BOARD
REAL ESTATE DIVISION AGENDA
Thursday, January 9, 2014

A. CONSENT AGENDA

RIGHTS OF WAY

	Application #	Applicant and County	Purpose
1.	14-5279 SR	Southwest Transmission Cooperative (Cochise County)	230kv overhead electric transmission line, internal use fiber optic
2.	14-116826 SR	Jeanette Pierce Revocable Trust (Cochise County)	Non-exclusive access road
3.	16-53093 GN	City of Phoenix (Maricopa County)	One underground 36" sewer transmission line
4.	16-116980 SR	City of Tucson (Pima County)	Underground utilities

COMMERCIAL LEASES – Short Term (for periods 10 years or less)

New

	Application #	Applicant and County	Purpose
	None		

Renewals

	Application #	Applicant and County	Purpose
5.	03-93702 PP	Waste Management Arizona Landfills, Inc. (Maricopa County)	Construction and demolition debris landfill
6.	03-103498 DB	Stereo 97, Inc. (Cochise County)	Wireless telecommunication facility for radio broadcast signal only

Amendments

	Application #	Applicant and County	Purpose
	NONE		

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

Urban Planning Projects

	Application #	Applicant and County	Purpose
	NONE		

Other

	Application #	Applicant and County	
	NONE		

C. LAND SALES

Urban Planning Projects

	Application #	Applicant and County	
	NONE		

Other

	Application #	Applicant and County	
	NONE		

PUBLIC AUCTIONS BEING ADVERTISED

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

AUCTION CALENDAR
JANUARY 2014

04-MINERAL
21-WATER
53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE & 1ST YEAR'S RENT OR ROYALTY (03, 04, 21 ONLY)	BENEFICIARY
16-117089 CITY OF SCOTTSDALE	01/07 10:00 A.M.	T4N, R4E, SECS. 3 & 10 MARICOPA 12.62	$2,400.00	PERMANENT COMMON SCHOOLS

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

AUCTION CALENDAR
FEBRUARY 2014

04-MINERAL
21-WATER
53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE & 1ST YEAR'S RENT OR ROYALTY (03, 04, 21 ONLY)	BENEFICIARY
16-115979 ARIZONA GAME & FISH COMMISSION	02/25 11:00 A.M.	T17N, R1W, SEC. 7; T17N, R2W, SECS. 1 & 12; T18N, R2W, SEC. 36 YAVAPAI 8.31	$37,021.00	PERMANENT COMMON SCHOOLS 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
MARCH 2014

04-MINERAL
21-WATER
53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE & 1ST YEAR'S RENT OR ROYALTY (03, 04, 21 ONLY)	BENEFICIARY
16-116982 CITY OF PHOENIX	03/04 9:00 A.M.	T4N, R3E, SEC. 13 MARICOPA 2.11	$470,003.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
16-116983 CITY OF PHOENIX	03/04 9:30 A.M.	T4N, R3E, SEC. 24 MARICOPA 1.30	$289,575.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
16-106041-00-002 CITY OF PHOENIX	03/04 10:00. A.M.	T4N, R4E, SEC. 34 MARICOPA 0.04	$22,857.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)

16-113922 U.S. BUREAU OF LAND MANAGEMENT	03/06 10:00. A.M.	T3S, R12E SECS. 16, 20, 28, 29 & 32; T4S, R12E, SEC. 2; T4S, R13E, SECS. 2, 10, 11 & 14 PINAL 21.59	$15,534.00	PERMANENT COMMON SCHOOLS PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
16-116262 ADOT	03/11 9:00 A.M.	T11S, R14E, SECS. 16 & 20 PIMA 1.40	$18,315.00	PERMANENT COMMON SCHOOLS PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
16-116386 PIMA COUNTY	3/11 9:30 A.M.	T11S, R14E, SEC. 16 PIMA 13.16	$170,211.00	PERMANENT COMMON SCHOOLS
16-77390-00-001 PIMA COUNTY	03/11 10:00 A.M.	T15S, R12E, SECS. 10, 14 & 15 PIMA 7.96	$58,237.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
16-117055 PIMA COUNTY	03/11 10:30 A.M.	T15S, R16E, SEC. 31; T16S, R16E, SEC. 5 PIMA 3.68	$21,398.00	STATE CHARITABLE, PENAL & REFORMATORY INSTITUTIONS COUNTY BOND
16-116284 DRAGOON MOUNTAIN RANCH HOA	03/18 10:00 A.M.	T18S, R21E, SECS. 9, 10, 11 & 12; T18S, R22E, SEC. 7 COCHISE 30.61	$17,374.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
16-108107-00-001 MARICOPA COUNTY	03/20 10:00 A.M.	T2N ,R2W, SECS. 4 & 5; T3N, R2W, SECS. 31 & 32 MARICOPA 2.80	$42,966.00	PERMANENT COMMON SCHOOLS PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
16-116502 CITY OF SURPRISE	03/20 10:30 A.M.	T5N, R2W, SEC. 16 MARICOPA 4.25	$21,038.00	PERMANENT COMMON SCHOOLS

16-116980 CITY OF TUCSON	03/25 11:00 A.M.	T14S, T15E, SECS. 34 & 35; T15S, R15E, SEC. 2 PIMA 15.09	$2,400.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS) STATE CHARITABLE, PENAL & REFORMATORY INSTITUTIONS

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

RESULTS / ARCHIVE PAGE
NOVEMBER 2013

04-MINERAL
21-WATER
53-LAND

APP. NO.	AUCTION DATE	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE & 1ST YEAR'S RENT OR ROYALTY (03, 04, 21 ONLY)	BENEFICIARY	TOTAL SELLING PRICE	SUCCESSFUL BIDDER & # OF BIDS	TERMS
53-116997	11/19	T3N, R5E, SECS 1, 2, 11 & 12 MARICOPA 2,365.17	$21,300,000.00	UNIVERSITY COUNTY BOND PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	$21,300,000.00	CITY OF SCOTTSDALE 1 BID	10% DOWN, BALANCE DUE IN 30 DAYS
16-116834	11/26	T8S, R31E, SEC 2 GREENLEE 0.51	$2,400.00	PERMANENT COMMON SCHOOLS	$2,400.00	ADOT 1 BID	16-116834

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

RESULTS / ARCHIVE PAGE
DECEMBER 2013

04-MINERAL
21-WATER
53-LAND

APP. NO.	AUCTION DATE	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE & 1ST YEAR'S RENT OR ROYALTY (03, 04, 21 ONLY)	BENEFICIARY	TOTAL SELLING PRICE	SUCCESSFUL BIDDER & # OF BIDS	TERMS
04-115925	12/02	T5N, R1E, SEC. 1; T6N, R1E, SEC. 36 MARICOPA 250.78	$45,000.00 & $24,400.00	PERMANENT COMMON SCHOOLS PERMANENT COMMON SCHOOLS INDEMNITY SELECTIONS		**AUCTION POSTPONED TO 12/10/13**	
53-116901	12/03	T4N, R4E, SEC. 17 MARICOPA 105.72	$26,700,000.00	PERMANENT COMMON SCHOOLS INDEMNITY SELECTIONS	$28,100,000.00	TAYLOR MORRISON/ARIZONA, INC. & 15	25% DOWN, SIMPLE INTEREST AT A FIXED RATE OF 5.25%, TOTAL AMOUNT DUE AND PAYABLE IN ONE YEAR
53-116996	12/04	T11S, R13E, SECS. 3, 4 & 10 PIMA 818.82	$2,450,000.00	PERMANENT COMMON SCHOOLS INDEMNITY SELECTIONS	$2,450,000.00	PIMA COUNTY & 1	10% DOWN, BALANCE DUE IN 30 DAYS
04-115925	12/10	T5N, R1E, SEC. 1; T6N, R1E, SEC. 36 MARICOPA 250.78	$45,000.00 & $24,400.00	PERMANENT COMMON SCHOOLS PERMANENT COMMON SCHOOLS INDEMNITY SELECTIONS	$45,000.00 & $24,400.00	FISHER SAND & GRAVEL, INC. & 1	
53-117051	12/13	T21N, R6E, SEC. 12; T21N, R7E, SECS. 6, 8, 18 & 19 COCONINO 2,251.20	$11,600,0000.00	UNIV. OF ARIZONA (ACT 2/18/1881)	$11,600,0000.00	CITY OF FLAGSTAFF & 1	10% DOWN, BALANCE DUE IN 30 DAYS