

**ARIZONA STATE LAND DEPARTMENT  
BOARD OF APPEALS AGENDA  
FINAL 5/9/16**

**Thursday, May 12, 2016**

**Location: Arizona State Land Department  
1616 W. Adams St., 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 May 12, 2016 at 9:00 a.m. at the Arizona State Land Department, 1616 W. Adams Street, Room 321, Phoenix, Arizona 85007.

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 a reasonable accommodation such as a sign language interpreter, by contacting the 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. INTRODUCTION OF NEW BOARD MEMBERS**

**II. MINUTES**

Approval of November 12, 2015, January 14, 2016, and February 11, 2016 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 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 May 2, 2016 or at least twenty-four (24) hours prior to the scheduled meeting.

V. **BOARD APPEALS**

None

VI. **OTHER BUSINESS**

A. Election of new Board Chairperson and Vice-Chairperson for 2016/2017 term.

B. Arrangements for Future Meetings:

<u>Date</u>	<u>Location</u>
June 9, 2016	Pending
July 14, 2016	Pending
August 11, 2016	Pending

C. Schedule of Pending Appeals:

None

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

  
\_\_\_\_\_  
Trinity Perlberg, Clerk to the Board  
1616 West Adams Street, Room 152  
Phoenix, AZ 85007  
Telephone: 602-542-2505 \* FAX: 602-542-2508

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

**RESULTS / ARCHIVE PAGE  
 FEBRUARY 2016**

04-MINERAL  
 21-WATER  
 53-LAND

<b>APP. NO.</b>	<b>AUCTION DATE</b>	<b>LOCATION, COUNTY &amp; ACREAGE +/-</b>	<b>APPRAISED VALUE &amp; 1<sup>ST</sup> YEAR'S RENT OR ROYALTY (03, 04, 21 ONLY)</b>	<b>BENEFICIARY</b>	<b>TOTAL SELLING PRICE</b>	<b>SUCCESSFUL BIDDER &amp; # OF BIDS</b>	<b>TERMS</b>
<b>04-113650</b>	02/01	T5S, R9E, SEC. 18  PINAL  23.87	\$8,833.00  &  \$3,750.00	AGRICULTURE AND MECHANICAL COLLEGE	\$8,833.00	MIDWEST LAND TRUST, LLC  & 1	
<b>16-105093-00-003</b>	02/09	T14N, R30E, SECS. 4 & 8;  T15N, R30E, SEC. 32  APACHE  0.32	\$2,400.00	PERMANENT COMMON SCHOOLS; PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$2,400.00	ST. JOHN AREA, LLC  & 1	
<b>16-118208</b>	02/16	T10N, R5W, SEC. 16  YAVAPAI  2.13	\$2,400.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$2,400.00	ARIZONA STATE PARKS BOARD  & 1	
<b>53-118055</b>	02/17	T4N, R4E, SECS. 27 & 34  MARICOPA  94.45	\$36,350,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	<b>AUCTION POSTPONED TO 03/17/2016</b>		
<b>53-118054</b>	02/17	T6N, R2E, SECS. 33 & 34  MARICOPA  145.84	\$2,625,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$2,625,000.00	CITY OF PHOENIX  & 1	10% DOWN, BALANCE DUE IN 30 DAYS

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

**RESULTS / ARCHIVE PAGE  
 MARCH 2016**

04-MINERAL  
 21-WATER  
 53-LAND

<b>APP. NO.</b>	<b>AUCTION DATE</b>	<b>LOCATION, COUNTY &amp; ACREAGE +/-</b>	<b>APPRAISED VALUE &amp; 1<sup>ST</sup> YEAR'S RENT OR ROYALTY (03, 04, 21 ONLY)</b>	<b>BENEFICIARY</b>	<b>TOTAL SELLING PRICE</b>	<b>SUCCESSFUL BIDDER &amp; # OF BIDS</b>	<b>TERMS</b>
<b>53-117438</b>	03/03	T4N, R3E, SECS. 13 & 14  MARICOPA  409.93	\$100,000,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$100,000,000.00	CAVE BUTTES DEVELOPMENT PARTNERS, LLC  & 1	25% DOWN, SIMPLE INTEREST AT A FIXED RATE OF 5.25%
<b>53-118055</b>	03/17	T4N, R4E, SECS. 27 & 34  MARICOPA  94.45	\$36,350,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	<b>AUCTION POSTPONED TO 05/09/2016</b>		

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

**RESULTS / ARCHIVE PAGE**  
**APRIL 2016**

04-MINERAL  
21-WATER  
53-LAND

<b>APP. NO.</b>	<b>AUCTION DATE</b>	<b>LOCATION, COUNTY &amp; ACREAGE +/-</b>	<b>APPRAISED VALUE &amp; 1<sup>ST</sup> YEAR'S RENT OR ROYALTY (03, 04, 21 ONLY)</b>	<b>BENEFICIARY</b>	<b>TOTAL SELLING PRICE</b>	<b>SUCCESSFUL BIDDER &amp; # OF BIDS</b>	<b>TERMS</b>
<b>NO AUCTIONS</b>							

PUBLIC AUCTIONS BEING ADVERTISED

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

**AUCTION CALENDAR  
MAY 2016**

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 &amp; 1<sup>ST</sup> YEAR'S RENT OR ROYALTY (03, 04, 21 ONLY)</b>	<b>BENEFICIARY</b>
<b>04-116823</b> BRYCE CHRISTENSEN EXCAVATING	05/02  01:00 P.M.	T41N, R13W, SEC. 1  MOHAVE  63.15	\$0.65 PER TON  \$6,500.00 ANNUAL ROYALTY  \$22,283.00 ANNUAL RENT	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
<b>53-118055</b> K. HOVNIANIAN GREAT WESTERN HOMES, LLC	05/09  11:00 A.M.	T4N, R4E, SECS. 27 & 34  MARICOPA  94.45	\$36,350,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
<b>16-118198</b> CITY OF PHOENIX	05/10  10:00 A.M.	T1S, R2E, SEC. 36  MARICOPA  7.26	\$1,332,120.00	PERMANENT COMMON SCHOOLS

PUBLIC AUCTIONS BEING ADVERTISED

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

04-MINERAL  
 21-WATER  
 53-LAND

AUCTION CALENDAR  
 JUNE 2016

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE & 1 <sup>ST</sup> YEAR'S RENT OR ROYALTY (03, 04, 21 ONLY)	BENEFICIARY
NO AUCTIONS				

**PRE-BOARD  
REAL ESTATE DIVISION AGENDA  
Thursday, May 12, 2016**

**A. CONSENT AGENDA**

**RIGHTS OF WAY**

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
1.	14-116691 GY	Southwest Transmission Cooperative, Inc. (Mohave County)	Overhead 230kV powerline & 48-count Internal use only fiber optic ground wire
2.	14-117848 SR	Maricopa County (Maricopa County)	Public road
3.	14-118535 GY	Ferguson Access Association (Yavapai County)	Non-exclusive access road
4.	14-118542 GY	Pacific Gas Electric Company (Mohave County)	One 6" above ground & one 12" above ground water pipelines
5.	16-083087 GN	Pinal County (Pinal County)	Public road
6.	16-110139 MN	Pima County (Pima County)	Drainage easement
7.	16-115792 JR	City of Buckeye (Maricopa County)	Public road and underground utilities
8.	16-117895 SR	Arizona Department of Transportation (Pima County)	Public road
9.	16-118161 JR	Yuma County (Yuma County)	Public roadway
10.	16-118163 JR	Yuma County (Yuma County)	Public roadway
11.	16-118207 JR	Yuma County (Yuma County)	Public roadway
12.	16-118548 GY	Mohave County (Mohave County)	Public roadway

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

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

*Renewals*

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
13.	03-092201 AC	Alltel Communications Southwest Holdings, Inc. dba Verizon Wireless (Pima County)	A wireless telecommunications facility
14.	03-092562 RM	Auza Ranches, LLC (Yuma County)	Cold storage facility for produce
15.	03-095873 RM	Oasis Recreational Properties, Inc. (Mohave County)	5 holes of an 18 hole golf course.
16.	03-103543 DB	Saddlebrooke Homeowners Association No. 2, Inc. (Pinal County)	Well site, to supply landscape irrigation water off State Trust Land, in conjunction with ASLD water agreement
17.	03-105500 AC	Crown Atlantic Company, LLC (Pinal County)	A wireless telecommunications tower and antennae facility
18.	66-103531 RM	United States of America (Pima County)	Safety and security zone and RV storage
19.	66-109566 RM	U.S. Border Patrol, U.S. Customs & Border Protection, Department of Homeland Security (Cochise County)	U.S. Border Patrol remote video surveillance

*Amendments*

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

**B. COMMERCIAL LEASES – 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>
	NONE		

**C. LAND SALES**

*Urban Planning Projects*

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

*Other*

	<u>Application #</u>	<u>Applicant and County</u>	
20.	53-117884 GN	City of Scottsdale (Maricopa County)	
21.	53-117978 GN	City of Scottsdale (Maricopa County)	
22.	53-118313 GN	Voyager Flagstaff 54 Investors, LLC (Coconino County)	