

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

**Thursday, October 13, 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 October 13, 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) 542-2629 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 September 8, 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 October 3, 2016 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>
November 10, 2016	Pending
December 8, 2016	Pending
January 12, 2017	Pending

B. Schedule of Pending Appeals:

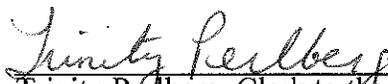
None

**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

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

**BOARD  
REAL ESTATE DIVISION AGENDA  
THURSDAY, OCTOBER 13, 2016**

**A. CONSENT AGENDA**

**RIGHTS OF WAY**

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
1.	14-003254 MN	Arizona Electric Power Cooperative, Inc. (Cochise County)	Overhead 230kV electric transmission line, a 48-count internal use only fiber optic ground wire
2.	14-003311 MN	Southwest Transmission Coop., Inc. (Pinal County)	Overhead 115kV electric transmission line, a 48-count internal use only fiber optic ground wire
3.	14-118944 GY	Gray Hawk Solar, LLC. (Mohave County)	Overhead 69kV sub-transmission line, an internal use only 48-count fiber optic groundwire, and service road
4.	16-118794 JR	Yuma County (Yuma County)	Public road

**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>
5.	03-824 TH	Bowlin Travel Center, Inc. (Pinal County)	Retail sales, fuel sales, restaurant and related op.
6.	03-30007 RM	Freeport McMoRan Miami, Inc. (Gila County)	Maintenance of water production equipment and distribution facility
7.	03-94698 RM	Henry-Davis Inc. (Maricopa County)	Vehicle storage yard, towing business
8.	03-105741 RM	New Cingular Wireless PCS, LLC by and through CCATT LLC, it's	A wireless telecommunications facility

9.	03-114481 RM	GTP Infrastructure I, LLC (Mohave County)	Communication tower
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*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>	
	NONE		

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

**RESULTS / ARCHIVE PAGE  
 AUGUST 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>04-118069</b>	08/01	T6N, R1E, SEC. 25  MARICOPA  452.00	\$81,500.00  &  \$60,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$81,500.00	CALPORTLAND COMPANY  &  1	
<b>16-115792</b>	08/09	T1N, R3W, SEC. 12  MARICOPA  2.99	\$53,282.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$53,282.00	CITY OF BUCKEYE  &  1	
<b>53-118313</b>	08/17	T21N, R7E, SECS. 18 & 19  COCONINO  54.04	\$1,950,000.00	UNIVERSITY OF ARIZONA (ACT 2/18/1881)	\$1,950,000.00	ABBOTT-RHOTON INVESTMENTS, L.L.C.  &  1	25% DOWN, BALANCE DUE IN 30 DAYS
<b>16-110139-00-002</b>	08/23	T15S, R16E, Sec. 18  PIMA  26.05	\$86,382.00	LEGISLATIVE, EXECUTIVE AND JUDICIAL BUILDINGS	\$86,382.00	PIMA COUNTY  &  1	

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

**RESULTS / ARCHIVE PAGE  
 SEPTEMBER 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>53-117978</b>	09/21	T5N, R5E, SECS. 8, 17, 18 & 19  MARICOPA  120.70	\$2,172,600.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$2,172,600.00	CITY OF SCOTTSDALE  & 1	10% DOWN, BALANCE DUE IN 30 DAYS
<b>53-117884</b>	09/21	T5N, R5E, SEC. 30  MARICOPA  294.15	\$28,200,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$28,200,000.00	CITY OF SCOTTSDALE  & 1	10% DOWN, BALANCE DUE IN 30 DAYS

PUBLIC AUCTIONS BEING ADVERTISED

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

**AUCTION CALENDAR  
OCTOBER 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	10/03  1:00 P.M.	T41N, R13W, SEC. 1  MOHAVE  63.15	\$22,283.00  &  \$6,500.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
<b>53-119006</b> COCONINO COUNTY	10/19  11:00 A.M.	T20N, R7E, SEC. 6  COCONINO  220.32	\$5,300,000.00	UNIVERSITY OF ARIZONA (ACT 2/18/1881)
<b>53-118314</b> TOWN OF EAGAR	10/27  11:00 A.M.	T8N, R29E, SEC. 1  APACHE  17.70	\$65,000.00	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  
NOVEMBER 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>53-119004</b> PER COMMISSIONER'S INITIATIVE	11/16 11:00 A.M.	T3N, R5E, SEC. 8  MARICOPA  7.55	\$2,625,000.00	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 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>16-94823-00-001</b> CITY OF GOODYEAR	12/05  10:00 A.M.	T1S, R2W, SEC. 9  MARICOPA  7.52	\$2,400.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
<b>16-107619-00-002</b> WILLIAM COX; CYNTHIA S. COX	12/05  10:30 A.M.	T6N, R1E, SECS. 35 & 36  MARICOPA  7.20	\$2,400.00	PERMANENT COMMON SCHOOLS; PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)