

**ARIZONA STATE LAND DEPARTMENT  
BOARD OF APPEALS AGENDA  
FINAL 1/11/16**

**Thursday, January 14, 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 January 14, 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. MINUTES**

Approval of November 12, 2015 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 January 4, 2016 or at least twenty-four (24) hours prior to the scheduled meeting.

**IV. BOARD APPEALS**

A.B. 1233 – Sierrita Gas Pipeline, LLC  
Right of Way Application No. 14-116689  
Appeal of Appraisal

*Board may consider and act upon withdrawal of the appeal based on the settlement reached by the parties.*

**V. OTHER BUSINESS**

A. Arrangements for Future Meetings:

<u>Date</u>	<u>Location</u>
February 11, 2016	Pending
March 10, 2016	Pending
April 14, 2016	Pending

B. Schedule of Pending Appeals:

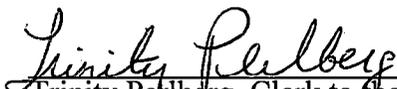
None

**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



Trinity Perlberg, 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, January 14, 2016**

**A. CONSENT AGENDA**

**RIGHTS OF WAY**

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
1.	14-97502 SR	UNS Electric, Inc. (Pima County)	Overhead 138kV electric transmission line, one conduit with 48-count fiber optic line (internal use only) and service roads
2.	14-115497 MN	Perrin Ranch Wind, LLC (Coconino County)	Access road
3.	14-116689 SR	Sierrita Gas Pipeline LLC (Pima County)	UG 36" natural gas transmission pipeline with above ground appurtenances
4.	14-118089 MN	Graham County Electric Cooperative (Graham County)	Overhead 69kV sub-transmission line
5.	14-118319 JR	La Paz County (La Paz County)	Public roadway
6.	16-115124 JR	Arizona Department of Transportation (Maricopa County)	Public roadway
7.	16-118037 JR	Graham County (Graham County)	Public roadway
8.	16-118090 GN	Pinal County (Pinal County)	Public roadway
9.	16-118162 JR	Yuma County (Yuma 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>
10.	03-117751 RM	Shuck Drilling Arizona LLC (Yuma County)	Established drilling company business

**Renewals**

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
11.	03-001110 AC	Arizona Department of Public Safety (Yavapai County)	A wireless telecommunication tower and antenna facility
12.	03-083134 RM	City of Prescott (Yavapai County)	Public recreation
13.	03-101133 RM	Fisher's Landing, Inc. (Yuma County)	Riverside resort, mobile home park, RV park, camping, boating, restaurant, bar, grocery store, repair shop
14.	03-105209 AC	Cochise County (Cochise County)	A wireless telecommunication tower and antenna facility
15.	03-114849 TH	Pima County (Pima County)	A wireless telecommunication tower and antennae facility for public safety and department of defense purposes

**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  
NOVEMBER 2015**

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>53-117740</b>	11/10	T4N, R3E, SEC. 5  MARICOPA  156.87	\$3,750,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$3,750,000.00	UNIVERSAL PROPULSION COMPANY, INC.  & 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  
DECEMBER 2015**

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>16-117832</b>	12/01	T4N, R1W, SECS. 3 & 4  MARICOPA  10.86	\$392,426.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$392,426.00	CITY OF SURPRISE  & 1	

PUBLIC AUCTIONS BEING ADVERTISED

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

**AUCTION CALENDAR  
JANUARY 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>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  
 FEBRUARY 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>04-113650</b> MIDWEST LAND TRUST, LLC	02/01  11:00 A.M.	T5S, R9E, SEC. 18  PINAL  23.87	\$8,833.00  &  \$3,750.00	AGRICULTURE AND MECHANICAL COLLEGE
<b>16-105093-00-003</b> ST. JOHNS AREA LLC	02/09  11:00 A.M.	T14N, R30E, SECS. 4 & 8;  T15N, R30E, SEC. 32  APACHE  0.32	\$2,400.00	PERMANENT COMMON SCHOOLS; PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
<b>16-118208</b> ARIZONA STATE PARKS BOARD	02/16  11:00 A.M.	T10N, R5W, SEC. 16  YAVAPAI  2.13	\$2,400.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
<b>53-118055</b> K. HOVNANIAN GREAT WESTERN HOMES, LLC	02/17  11:00 A.M.	T4N, R4E, SECS. 27 & 34  MARICOPA  94.45	\$36,350,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
<b>53-118054</b> CITY OF PHOENIX	02/17  1:00 P.M.	T6N, R2E, SECS. 33 & 34  MARICOPA  145.84	\$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  
MARCH 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>53-117438</b> TAYLOR MORRISON/ ARIZONA, INC.	03/03  11:00 A.M.	T4N, R3E, SECS. 13 & 14  MARICOPA  409.93	\$100,000,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)