

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

Thursday, November 12, 2020

**Location: Arizona State Land Department
1616 West Adams Street, 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, November 12, 2020 at 9:00 a.m. at the Arizona State Land Department, 1616 West Adams Street, Room 321, Phoenix, AZ 85007.

DUE TO THE CURRENT COVID-19 CRISIS AND, PURSUANT TO CURRENT RECOMMENDATIONS, IT IS ENCOURAGED THAT ANY PERSON WHO WISHES TO ATTEND THE MEETING DO SO BY PARTICIPATING VIA TELECONFERENCE CALL. A PERSON WISHING TO PARTICIPATE VIA TELECONFERENCE CALL MAY DO SO BY CALLING 1-559-556-0569 AND ENTERING PIN: 437 393 660#

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 October 8, 2020 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/MINERAL DIVISIONS

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 November 2, 2020 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>
December 10, 2020	Pending
January 14, 2021	Pending
February 11, 2021	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



Trinity Peilberg, Clerk to the Board
1616 West Adams Street, Room 152
Phoenix, AZ 85007
Telephone: 602-542-2505

**BOARD OF APPEALS
IV. AGENDA
Thursday, November 12, 2020**

A. CONSENT AGENDA

RIGHTS OF WAY - ROW-AG-MIN DIVISION

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
1.	14-121378 Laura Gilbreath	City of Prescott (Yavapai County)	Two underground 18" water transmission lines
2.	16-120458 Scott Sherwood	Yuma County (Yuma County)	Public Road
3.	16-121114 Laura Gilbreath	Pinal County (Pinal County)	Public Road

COMMERCIAL LEASES - REAL ESTATE DIVISION – Short Term (for periods 10 years or less)

New

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>

Renewals

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
4.	03-000585 Van Robinson	BNSF Railway Company (formerly Burlington Northern and Santa Fe Railway Company) (Coconino County)	Wireless communications for internal use only
5.	03-001053 Dayna Brown	CDO Ventures, LLC (Pinal County)	Utilize 2 well sites (Well Nos. 55-615720 & 55-532237), to supply water off State Trust Land, in conjunction with ASLD Water Agreement No. 21-120802.
6.	03-102431 Van Robinson	STC Five LLC (Maricopa County)	Wireless telecommunications tower and antennae facility. The tower may support additional users as allowed by applicable zoning and ASLD policy.

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7.	03-105454 Barbara Delsman	R&R Glass Sales & Service Inc. (Greenlee County)	Glass retail and wholesale, radiator sales and repair and special order sporting goods
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Amendments

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

B. COMMERCIAL LEASES – REAL ESTATE DIVISION – 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 – REAL ESTATE DIVISION

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>
8.	53-121019 Van Robinson	Tucson Trap & Skeet Club (Pima County)	Use: Property will be added to the club's current operation for additional parking, staging of events and improved security for access to the club's existing property.

BOARD

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9.	53-121775 Ray Moore	PCI – Deer Valley 160 (Maricopa County)	Land Sale
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03-COMMERCIAL-LONG TERM LEASE
 14-RIGHT-OF-WAY (LONG TERM)
 16-RIGHT-OF-WAY (PERPETUAL)

**RESULTS / ARCHIVE PAGE
 OCTOBER 2020**

04-MINERAL
 21-WATER
 53-LAND

APP. NO.	AUCTION DATE	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY	TOTAL SELLING PRICE	SUCCESSFUL BIDDER & # OF BIDS	TERMS
53-120834	10/22	T21N, R7E, SEC. 26 COCONINO 405.360	\$10,536,000.00	UNIVERSITY OF ARIZONA (ACT 2/18/1881)	\$10,536,000.00	STL405, LLC & 1	10% DOWN, SIMPLE INTEREST AT A FIXED RATE OF 6.75%, 7-YEAR TERM
53-121172	10/27	T4N, R1E, SEC. 4 MARICOPA 26.143	\$3,775,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$3,775,000.00	VESTAR LPST, LLC & 1	10% DOWN, BALANCE DUE IN 30 DAYS
16-121187	10/28	T1N, R4W, SECS. 16 & 17 MARICOPA 9.752	\$232,822.00	PERMANENT COMMON SCHOOLS; MINERS HOSPITAL FOR DISABLED MINERS	\$232,822.00	CITY OF BUCKEYE & 1	
16-117055-00-100	10/29	T16S, R16E, SEC. 8 PIMA 0.071	\$2,400.00	STATE CHARITABLE, PENAL, AND REFORMATORY INSTITUTIONS	\$2,400.00	PIMA COUNTY & 1	

53-120823	10/29	T4N, R3E, SEC. 10 MARICOPA 0.595	\$60,475.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$60,475.00	D. R. HORTON, INC. & 1	25% DOWN, BALANCE DUE IN 30 DAYS
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PUBLIC AUCTIONS BEING ADVERTISED

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

**AUCTION CALENDAR
NOVEMBER 2020**

04-MINERAL
21-WATER
53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY
53-121524; 16-121630; 16-121631; 16-121632; 16-121633 PER COMMISSIONER'S INITIATIVE	11/02 11:00 A.M.	T5N, 52E, SECS. 8, 9, 16 & 17; T5N, 52E, SECS. 8, 9, 16 & 17; T5N, 52E, SECS. 8, 9, 10, 15 & 16; T5N, 52E, SECS. 9, 10, 15 & 16; T5N, 52E, SECS. 14, 15, 16, 17 & 18 MARICOPA 1,128.47; 31.153; 41.715; 31.410; 46.205	\$89,000,000.00	PERMANENT COMMON SCHOOLS; PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)

<p>53-120190; 16-121118; 16-121120; 16-121121; 16-121123; 16-121125 BROOKFIELD RESIDENTIAL (ARIZONA) LLC; KIMLEY-HORN AND ASSOCIATES, INC.</p>	<p>11/04 1:00 P.M.</p>	<p>T1S, R8E, SECS. 17, 18, 19, 20 & 30; T1S, R8E, SECS. 18, 19, 30 & 31; T1S, R8E, SECS. 18, 19 & 30; T1S, R8E, SECS. 19, 20 & 30; T1S, R8E, SECS. 17 & 18; T1S, R8E, SECS. 17, 18, 19 & 20 PINAL 2,783.13; 46.119; 26.481; 19.465; 22.008; 0.449</p>	<p>\$68,000,000.00</p>	<p>COUNTY BOND; PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)</p>
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PUBLIC AUCTIONS BEING ADVERTISED

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

**AUCTION CALENDAR
 DECEMBER 2020**

04-MINERAL
 21-WATER
 53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY
53-121194 ASHTON WOODS ARIZONA L.L.C.	12/09 11:00 A.M.	T4N, R1E, SEC. 2 MARICOPA 327.850	\$46,925,000.00	PERMANENT COMMON SCHOOLS
53-120944 SHEA HOMES LIMITED PARTNERSHIP	12/16 11:00 A.M.	T5N, R1E, SEC. 36 MARICOPA 415.410	\$46,770,000.00	PERMANENT COMMON SCHOOLS
53-121248 LEGACY COMMERCIAL REAL ESTATE LLC	12/17 1:00 P.M.	T20N, R22E, SEC. 20 MOHAVE 269.780	\$1,520,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
53-121348 CITY OF SCOTTSDALE	12/28 11:00 A.M.	T4N, R4E, SEC. 26 MARICOPA 1.840	\$1,230,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
53-121230 PER COMMISSIONER'S INITIATIVE	12/28 11:15 A.M.	T3N, R5E, SEC. 5 MARICOPA 7.290	\$1,150,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)

53-121200 PER COMMISSIONER'S INITIATIVE	12/28 11:45 A.M.	T3N, R5E, SEC. 6 MARICOPA 10.30	\$4,600,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
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PUBLIC AUCTIONS BEING ADVERTISED

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

**AUCTION CALENDAR
JANUARY 2021**

04-MINERAL
21-WATER
53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY
53-119825 ACCELERATED DEVELOPMENT SERVICES, LLC	01/13 11:00 A.M.	T3S, R8E, SEC. 18 PINAL 26.216	\$2,350,000.00	ARIZONA STATE HOSPITAL