

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

**Tuesday, November 9, 2021**

**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 Tuesday, November 9, 2021 at 9:00 a.m. at the Arizona State Land Department, 1616 West Adams Street, Room 321, Phoenix, AZ 85007.

***PURSUANT TO RECOMMENDATIONS FOR CURRENT COVID-19 RESTRICTIONS, 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 1-470-705-4149 AND ENTERING PIN: 833 276 336#***

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 14, 2021 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**

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 Clerk's office after October 27, 2021 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 9, 2021	Pending
January 13, 2022	Pending
February 10, 2022	Pending

- B. Schedule of Pending Appeals:

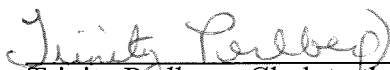
None

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

**BOARD OF APPEALS IV.  
AGENDA  
Tuesday, November 9, 2021**

**A. CONSENT AGENDA**

**RIGHTS OF WAY - REAL ESTATE DIVISION**

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
1.	14-122281 Myles Stevens	City of Prescott (Yavapai County)	Underground 12" water transmission line
2.	14-122346 Michael Romero	Town of Wickenburg (Maricopa County)	Two-million-gallon water tank; 16" underground water distribution pipeline
3.	16-100776 Myles Stevens	Mohave County (Mohave County)	Amend to increase road width by 42'
4.	16-122534 Myles Stevens	Arizona Department of Transportation (Maricopa County)	Public road; 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>
	NONE		

*Renewals*

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

*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		

BOARD

Tuesday, November 9, 2021

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*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>
5.	53-121948 Joe Charles	Legacy Commercial Real Estate LLC (Mohave County)	Bullhead City, adjacent to I-95
6.	53-122073 Van Robinson	WittDev LLC (Maricopa County)	North and east of Highway US 60, south of Arizona Highway 74, near Wittman, Arizona

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

**RESULTS / ARCHIVE PAGE  
 OCTOBER 2021**

04-MINERAL  
 21-WATER  
 53-LAND

<b>APP. NO.</b>	<b>AUCTION DATE</b>	<b>LOCATION, COUNTY &amp; ACREAGE +/-</b>	<b>APPRAISED VALUE</b>	<b>BENEFICIARY</b>	<b>TOTAL SELLING PRICE</b>	<b>SUCCESSFUL BIDDER &amp; # OF BIDS</b>	<b>TERMS</b>
<b>53-121917</b>	10/20	T2N, R2W, SECS. 27 & 34  MARICOPA  1,099.06	\$127,708,000.00	PENITENTIARY LAND FUND; PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	<b>AUCTION POSTPONED TO 12/01/2021</b>		
<b>53-121916; 16-121920; 16-121921; 16-121922</b>	10/20	T1S, R8E, SEC. 31; T2S, R8E, SEC. 6;  PINAL  914.78; 12.14; 13.35; 6.60	\$86,130,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	<b>AUCTION POSTPONED TO 12/01/2021</b>		
<b>16-122114</b>	10/21	T5S, R9E, SEC. 1  PINAL  4.23	\$35,955.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS); STATE CHARITABLE, PENAL, AND REFORMATORY INSTITUTIONS	\$35,955.00	SAN CARLOS IRRIGATION AND DRAINAGE DISTRICT  & 1	

<b>16-103534-00-100</b>	10/27	T4N, R5E, SEC. 31  MARICOPA  0.581	\$80,447.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$80,447.00	CITY OF SCOTTSDALE  & 1	
<b>16-121790-00-100</b>	10/27	T4N, R5E, SEC. 31  MARICOPA  0.467	\$271,878.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$271,878.00	CITY OF SCOTTSDALE  & 1	

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

**RESULTS / ARCHIVE PAGE  
 NOVEMBER 2021**

04-MINERAL  
 21-WATER  
 53-LAND

<b>APP. NO.</b>	<b>AUCTION DATE</b>	<b>LOCATION, COUNTY &amp; ACREAGE +/-</b>	<b>APPRAISED VALUE</b>	<b>BENEFICIARY</b>	<b>TOTAL SELLING PRICE</b>	<b>SUCCESSFUL BIDDER &amp; # OF BIDS</b>	<b>TERMS</b>
<b>53-122069; 16-122216</b>	11/03	T5N, R2E, SECS. 9, 16 & 17; T5N, R2E, SECS. 8 & 9  MARICOPA  70.927; 39.362	\$2,410,000.00	PERMANENT COMMON SCHOOLS; PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$2,410,000.00	TSMC ARIZONA CORPORATION  & 1	25% DOWN, BALANCE DUE IN 30 DAYS
<b>16-121875</b>	11/04	T1N, R2E, SEC. 29  MARICOPA  0.673	\$14,537.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$14,537.00	SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT  & 1	

PUBLIC AUCTIONS BEING ADVERTISED

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

**AUCTION CALENDAR  
DECEMBER 2021**

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</b>	<b>BENEFICIARY</b>
<b>53-121917</b> PER COMMISSIONER'S INITIATIVE	12/01  9:00 A.M.	T2N, R2W, SECS. 27 & 34  MARICOPA  1,099.06	\$127,708,000.00	PENITENTIARY LAND FUND; PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
<b>53-121306</b> D. R. HORTON, INC.	12/01  11:00 A.M.	T4N, R3E, SEC. 11  MARICOPA  3.40	\$2,400.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
<b>53-120252</b> D. R. HORTON, INC.	12/01  11:30 A.M.	T4N, R3E, SECS. 1, 2 & 11  MARICOPA  416.32	\$83,500,000.00	PERMANENT COMMON SCHOOLS; PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
<b>14-111275-00-100</b> ARIZONA PUBLIC SERVICE COMPANY	12/01  1:00 P.M.	T5N, R2E, SEC. 15  MARICOPA  57.905	\$3,038,278.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)



<b>16-112562-00-100</b> ARIZONA PUBLIC SERVICE COMPANY	12/01  1:00 P.M.	T5N, R2E, SECS. 7, 8, 9 & 10  MARICOPA  68.391	\$5,285,984.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
<b>53-121916;</b> <b>16-121920;</b> <b>16-121921;</b> <b>16-121922</b> PER COMMISSIONER'S INITIATIVE	12/01  3:30 P.M.	T1S, R8E, SEC. 31; T2S, R8E, SEC. 6;  PINAL  914.78; 12.14; 13.35; 6.60	\$86,130,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
<b>53-122049;</b> <b>16-121599</b> PER COMMISSIONER'S INITIATIVE	12/15  11:00 A.M.	T4N, R4E, SECS. 28 & 33; T4N, R4E, SECS. 15, 22 & 27  MARICOPA  228.39; 129.910	\$139,750,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
<b>53-121093</b> PEDERSON GROUP, INC.	12/15  1:00 P.M.	T4N, R1E, SEC. 2  MARICOPA  26.11	\$5,745,000.00	PERMANENT COMMON SCHOOLS
<b>16-115501-00-100</b> CITY OF PRESCOTT	12/16  11:00 A.M.	T14N, R2W, SEC. 36  YAVAPAI  1.583	\$31,343.00	PERMANENT COMMON SCHOOLS

PUBLIC AUCTIONS BEING ADVERTISED

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

**AUCTION CALENDAR  
JANUARY 2022**

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</b>	<b>BENEFICIARY</b>
<b>53-121917</b> PER COMMISSIONER'S INITIATIVE	01/10  10:00 A.M.	T2N, R2W, SECS. 27 & 34  MARICOPA  1,097.26	\$127,708,000.00	PENITENTIARY LAND FUND; PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
<b>16-122066</b> TOWN OF MARANA	01/20  11:00 A.M.	T12S, R11E, SEC. 24  PIMA  2.944	\$66,176.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)