

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

**Thursday, May 9, 2024**

**Location: Arizona State Land Department  
1110 W. Washington, 5<sup>th</sup> Floor  
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, May 9, 2024, at 9:00 a.m. at the Arizona State Land Department, 1110 West Washington Street, 5<sup>th</sup> Floor, Room 321, Phoenix, AZ 85007.

The meeting will also be held in virtual and telephonic formats. Members of the public may participate virtually and telephonically. Board Members and members of the public can access the meeting telephonically by dialing 1-443-671-4708 followed by the meeting pin- 938 734 741# or virtually, by video conferencing by typing in the following link: [meet.google.com/jrg-evxe-yrw](https://meet.google.com/jrg-evxe-yrw). After the start of the meeting, the Board Chairperson and/or staff will request that members of the public place their phones/devices on mute. Members of the public, attending in person, may enter the meeting room at 8:45 a.m., on the day of the meeting.

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 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 the April 11, 2024 Regular Session 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 Ways 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 at least twenty-four (24) hours prior to the scheduled meeting.

**V. BOARD APPEALS UPDATE**

A. Today’s Appeals

- A.B. 1246–Maricopa Flood Control District of Pinal County  
Right of Way Application 18-108053  
Valuation of Appraisal  
*Motion to Withdraw and Vacate Hearing received*

B. Scheduled Appeals

- A.B. 1244-VJP Investments II LLC  
Sales Application 53-121841 Havasu Investments Partners LLC  
Valuation of Appraisal and Valuation of Improvements  
*Stipulation to Continue Hearing until October 10, 2024 has been received*
- A.B. 1249- Fondomonte Arizona LLC  
Agriculture Leases 01-94820, 01-95645, 01-97431, 01-98258  
Reclassification Order No. 029-2023/2024  
*Stipulation to Dismiss Appeal received and accepted*

**VI. OTHER BUSINESS**

A. Arrangements for Future Meetings:

<u>Date</u>	<u>Location</u>
June 13, 2024	Phoenix
July 11, 2024	Pending
August 8, 2024	Pending

**VII. EXECUTIVE SESSION**

Upon a vote of the majority of a quorum, the Board may go into Executive Session, which will not be open to the public, for discussion or consultation for legal advice with the Board's attorney(s) pursuant to A.R.S. § 38-431.03(A)(3) or for discussion or consultation with the Board's attorney(s) to consider its position and instruct its attorney(s) regarding pending or contemplated litigation pursuant to A.R.S. § 38-431.03(A)(4).

### **VIII. BOARD ADJOURNS**

STATE LAND DEPARTMENT  
BOARD OF APPEALS



---

Nina Monahan, Clerk to the Board  
1110 West Washington Street, Suite #160  
Phoenix, AZ 85007  
Telephone: 602-542-2674

**BOARD OF APPEALS  
IV. AGENDA Thursday,  
May 9, 2024**

**A. CONSENT AGENDA**

**RIGHTS OF WAY – REAL ESTATE DIVISION**

Application #		Applicant and County	Purpose
1.	14-005280 Michael Romero	Arizona Electric Power Cooperative, Inc. (Pima County)	Electric Substation
2.	14-081340 Myles Stevens	Arizona Public Service Company (Yavapai County)	Service Road
3.	14-122999 Amber Troidl	Ranegras Plains Energy Center, LLC (La Paz County)	500kV overhead electric transmission line
4.	16-124633 Myles Stevens	City of Prescott (Yavapai County)	Underground 12” water transmission line

**B. COMMERCIAL LEASES – REAL ESTATE DIVISION – Long Term (for periods longer than 10 years)**

*Urban Planning Projects*

Application #		Applicant and County	Purpose
	NONE		

*Other*

Application #		Applicant and County	Purpose
	NONE		

**C. LAND SALES – REAL ESTATE DIVISION**

*Urban Planning Projects*

Application #		Applicant and County	Purpose
	NONE		

*Other*

Application #		Applicant and County	Purpose
5.	53-121380 Joe Charles	Barney Properties I LLC (Cochise County)	Sale – North of I-10, E of Pomerene Rd
6.	53-122173 Bryan Sparks	BDCAZ I, LLC (Maricopa County)	Sale – SWC of Deer Valley Dr and 7 <sup>th</sup> St

7.	53-124156 Bryan Sparks	Restoration Soils, LLC (Coconino County)	Sale – Just north of the old Route 66 and just east of N Test Dr, Flagstaff
8.	53-124295 Bryan Sparks	Tratt Properties, LLC (Maricopa County)	Sale – Just south of I-10 and just west of 339 <sup>th</sup> Ave

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

**RESULTS / ARCHIVE PAGE  
 APRIL 2024**

04-MINERAL  
 21-WATER  
 53-LAND

APP. NO.	AUCTION DATE	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY	TOTAL SELLING PRICE	SUCCESSFUL BIDDER & # OF BIDS	TERMS
53-123261 LEGACY COMMERCIAL REAL ESTATE LLC	4/10/2024	T21N, R21W, SEC. 31  MOHAVE  105.35	\$1,650,000.00	MINERS HOSPITAL FOR DISABLED MINERS, PERMANENT COMMON SCHOOLS (INDEMNITY SELECTION), UNIVERSITY, UNIVERSITY OF ARIZONA	<b>AUCTION CANCELLED</b>		
53-122665 TURQUOISE VALLEY, LLC	4/25/2024	T1N, R8E,  SEC. 3  373.63	\$16,000,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	<b>AUCTION POSTPONED TO JUNE 6, 2024</b>		

PUBLIC AUCTIONS BEING ADVERTISED

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

**AUCTION CALENDAR  
MAY 2024**

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>03-123811</b> AGUA FRIA HIGH SCHOOL	5/2/2024 & 11:00 AM	T1N, R2W, SEC. 2  MARICOPA  57.71	\$24,500,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
<b>53-122456</b> SQUARE PEG DEVELOPMENT, LLC	5/22/2024 & 11:00 AM	T21N, R7E, SECS. 19 AND 30  COCONINO  521.60	\$11,378,000.00	PERMANENT COMMON SCHOOLS
<b>53-123709</b> BUSCUIT FLATS DEV, LLC	5/29/2024 & 11:00 AM	T5N, R2E, SECS. 7, 8, 9, 10, 15 AND 18  MARICOPA  2,340.534	\$56,280,000.00	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**  
**JUNE 2024**

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>53-123789;</b> <b>16-124056;</b> <b>30-124601</b> 101 & SCOTTSDALE, LLC	6/4/24 & 11:00 AM	T4N, R4E, SEC. 27; T4N, R4E, SECS. 15 & 22  MARICOPA  99.527	\$24,500,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
<b>53-123031</b> GOLD BOND BUILDING PRODUCTS, LLC	6/6/24 & 11:00 AM	T6S, R16E, SEC. 33 and 34; T7S, R16E, SEC. 3  PINAL  408.22	\$551,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
<b>53-123981</b> D. R. HORTON, INC.	6/6/24 & 12:00 PM	T3S, R8E, SEC. 28	\$18,395,000.00	MINERS HOSPITAL FOR DISABLED MINERS



<b>53-124170</b> CITY OF SAN LUIS	6/11/2024 & 11:00 AM	T11S, R25W, SEC. 1  YUMA COUNTY  19.80	\$1,070,000.00	MINERS HOSPITAL FOR DISABLED MINERS; PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS); UNIVERSITY; UNIVERSITY OF ARIZONA
<b>53-123948</b> MTM DEVELOPERS, LLC	6/13/2024 & 11:00 AM	T4N, R2E, SEC. 11  MARICOPA  8.09	\$2,940,000.00	PENITENTIARY LAND FUND
<b>53-123981</b> D. R. HORTON, INC.	6/25/2024 & 11:00 AM	T3S, R8E, SEC. 28  PINAL  324.209	\$18,395,000.00	MINERS HOSPITAL FOR DISABLED MINERS
<b>53-122834</b> ZT 56 <sup>TH</sup> STREET AT 101 NW, LLC	6/26/2024 & 11:00 AM	T4N, R4E, SECS. 20, 29  MARICOPA  54.135	\$6,616,365.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
<b>53-124365</b> MIRACLE DEVELOPMENT, LLC	6/27/2024 & 11:00 AM	T4N, R4E, SEC. 27  MARICOPA  110.06	\$68,500,000.00	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**  
**JULY 2024-2025**

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>03-122707</b> SUN POND, LLC	7/11/2024 & 11:00 AM	T1N, R5W, SECS. 31, 36  MARICOPA  601.18	\$8,270,000.00	PERMANENT COMMON SCHOOLS PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)