

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

**THURSDAY September 15, 2011**

**Location: Arizona State Land Department  
1616 W. Adams, 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 September 15, 2011, at 9:00 a.m. at the Arizona State Land Department, 1616 W. Adams, Room 321, Phoenix, Arizona 85007.

The agenda for this meeting follows. Any amendments or additions to the agenda will be made available at least 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 Sandy Robinson, ADA Coordinator at (602) 364-0875 to make their needs known. Requests should be made as early as possible to allow time to arrange the accommodation.

**I** Approval of June 9, 2011 and August 11, 2011, 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. Update on market conditions effecting Land Department sales and leasing strategies (May include questions from the Board)
- C. Land Department Budget Update (May include questions from the Board)
- D. Introduction of new staff members

**III** **FIVE YEAR DISPOSITION PLAN UPDATE 2011**

The Board will hear a presentation from the Land Department about the completed 5-Year Plan. The Board may discuss the presentation or ask questions to the Land Department about matters related to the 5-Year Plan.

- A. Introduction by Jim Adams, Real Estate Division Director
- B. Presentation By Lillian Moodey, Planning & Engineering Section Manager
- C. GIS Database Demonstration by Jenna Straface, GIS Senior Analyst

**IV** **REAL ESTATE DIVISION**

Review, discussion, & possible legal action regarding the following:

- A. Rights of Way on Consent Agenda (see attached)\*
- B. Commercial Leases on Consent Agenda-Short Term-for periods 10 years or less (See attached)\*

- C. Commercial Leases-Long Term-for periods longer than 10 years (See attached)\*
- D. 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 August 30, 2011, or at least 24 hours prior to the scheduled meeting.

**V BOARD APPEALS**

The Board will conduct a formal hearing under A.R.S. § 37-215. The Board will receive testimony and evidence, and hear oral argument from the parties. The Board may affirm, reverse or modify the decision on appeal. The Board may continue the hearing upon request of the parties or upon its own motion.

**VI OTHER BUSINESS**

A. Arrangements for Future Meetings:

<u>Date</u>	<u>Location</u>
October 13, 2011	Maricopa County
December 8, 2011	Cochise County
February 9, 2012	Pending

B. Schedule of Pending Appeals:

A.B. 1224      City of Sierra Vista  
Application to Purchase No. 53-113957  
Appeal of Appraisal

*Hearing is scheduled for December 8, 2011, in Cochise County.*

A.B. 1225      Marley Cattle Co.  
Grazing Lease No. 05-1938  
Application to Purchase No. 53-113781  
Appeal of Reclassification Order No. 026-2011/2012

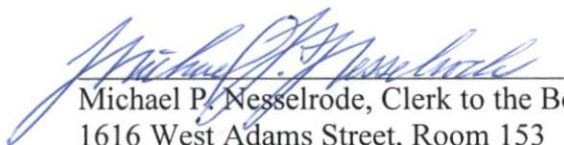
*Hearing is scheduled for October 13, 2011, in Maricopa County.*

**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

  
Michael P. Nesselrode, Clerk to the Board  
1616 West Adams Street, Room 153  
Phoenix, AZ 85007  
Telephone: 602-542-2505 - FAX: 602-542-2508

**BOARD  
REAL ESTATE DIVISION AGENDA  
THURSDAY, SEPTEMBER 15, 2011**

**A. RIGHTS OF WAY ON CONSENT AGENDA**

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
1.	14-113542 JG	Citizens Utilities Rural Company (Mohave County)	Underground copper communication line
2.	14-115497 CV	Perrin Ranch Wind, LLC (Coconino County)	Utilities scale wind energy project
3.	16-112195 GN	Rail X ROW, LLC (Pinal County)	Non-exclusive access road
4.	16-115118 JG	City of Phoenix (Maricopa County)	Public road and underground utilities
5.	16-115483 GN	City of Casa Grande (Pinal County)	Public road and underground utilities, including drainage areas
6.	16-115484 GN	City of Casa Grande (Pinal County)	Public road and underground utilities, including drainage areas

**B. COMMERCIAL LEASES ON CONSENT AGENDA – Short Term (for periods 10 years or less)**

*New*

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
7.	03-115146 DB	GovNET, Inc. (Cochise County)	A wireless telecommunications facility
8.	03-115512 DB	GovNET, Inc. (Cochise County)	A wireless telecommunications facility
9.	03-115746 DB	GovNET, Inc. (Cochise County)	A wireless telecommunications facility

*Renewals*

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
10.	03-549 RM	Arizona Water Company (Pinal County)	Water pumping/booster station
11.	03-28737 AO	Arizona Department of Public Safety (Maricopa County)	Highway patrol site, office and residences
12.	03-83406 RM	El Paso Natural Gas Company (Cochise County)	Microwave tower site
13.	03-83407 RM	El Paso Natural Gas Company (Pima County)	Microwave tower site
14.	89-79687 DB	Arizona Department of Corrections (Pima County)	A medium security State Correctional Institution, which may include such support functions as agricultural and industrial activities

*Amendments*

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
15.	03-763 SBK	Mickey J. Irizarry (Coconino County)	Operation of convenience store include mobile home for on-site security

**C. 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		

**D. LAND SALES**

*Urban Planning Projects*

	<u>Application #</u>	<u>Applicant and County</u>	
	None		

*Other*

	<u>Application #</u>	<u>Applicant and County</u>	
16.	53-114460 RM	Caterpillar Inc. (Pima County)	

PUBLIC AUCTIONS BEING ADVERTISED

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

AUCTION CALENDAR  
 SEPTEMBER 2011

04-MINERAL  
 21-WATER  
 53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE & 1ST YEAR'S RENT OR ROYALTY (03, 04, 21 ONLY)	BENEFICIARY
16-111093	09/07  10:00 A.M.	T16S, R16E, SEC. 5  PIMA  1.79	\$14,889.00	STATE CHARITABLE, PENAL & REFORM INSTITUTE
16-113601	09/07  10:30 A.M.	T11S, R11E, SEC. 14  PIMA  13.08	\$33,668.00	COUNTY BOND
16-114369	09/07  11:00 A.M.	T15S, R11E, SECS. 16 & 21  PIMA  3.18	\$17,808.00	PERMANENT COMMON SCHOOLS 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  
 OCTOBER 2011

04-MINERAL  
 21-WATER  
 53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE & 1ST YEAR'S RENT OR ROYALTY (03, 04, 21 ONLY)	BENEFICIARY
NO AUCTIONS				

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

RESULTS / ARCHIVE PAGE  
 JULY 2011

04-MINERAL  
 21-WATER  
 53-LAND

APP. NO.	AUCTION DATE	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE & 1 <sup>ST</sup> YEAR'S RENT OR ROYALTY (03, 04, 21 ONLY)	BENEFICIARY	TOTAL SELLING PRICE	SUCCESSFUL BIDDER & # OF BIDS	TERMS
16-112887	07/06 & 10:00 A.M.	T3S, R10E SEC(S) 1-5; SEC(S) 8 & 9  PINAL  47.80	\$94,549.00	PERMANENT COMMON SCHOOLS PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS), LEGISLATIVE, EXECUTIVE AND JUDICIAL BUILDINGS PENITENTIARY LAND FUND		AUCTION POSTPONED TO 08/09/2011	
16-111147	07/19 & 10:00 A.M.	T4N, R4E, SEC(S) 8 & 17  MARICOPA  4.96	\$2,400.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTION)	\$2,400.00	CITY OF PHOENIX  & 1	
16-109475	07/20 & 10:30 A.M.	T15S, R15E, SEC 36  PIMA  0.82	\$79,983.00	PERMANENT COMMON SCHOOLS	\$79,983.00	CITY OF TUCSON  & 1	

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

RESULTS / ARCHIVE PAGE  
 AUGUST 2011

04-MINERAL  
 21-WATER  
 53-LAND

APP. NO.	AUCTION DATE	Location, County & ACREAGE +/-	APPRAISED VALUE & 1 <sup>ST</sup> Year's rent or royalty (03, 04, 21 only)	BENEFICIARY	Total Selling Price	Successful bidder & # of bids	TERMS
53-113948	08/02	T15S, R13E, SEC. 4  PIMA  18.04	\$225,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$225,000.00	PIMA COUNTY  & 1	10% DOWN, BALANCE DUE IN 30 DAYS
16-114400	08/03	T17S, R19E, SEC. 14  COCHISE  4.82	\$9,554.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$9,544.00	BENSON LAND INVESTORS, LLC  & 1	

16-112887	08/09	T3S, R10E SECS. 1, 2, 3, 4, 5, 8 & 9  PINAL  47.80	\$94,549.00	PERMANENT COMMON SCHOOLS, PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS), LEGISLATIVE, EXECUTIVE AND JUDICIAL BUILDINGS, PENITENTIARY LAND FUND	<b>AUCTION CANCELLED</b>		
16-1247	08/23	T10S, R10E, SEC. 23  PINAL  0.13	\$2,400.00	STATE CHARITABLE, PENAL & REFORM INSTITUTE	\$2,400.00	EL PASO NATURAL GAS COMPANY	
04-113497	08/23	T12S, R11E, SEC. 32  PIMA  20.00	\$1,350.00  &  \$4,800.00	PERMANENT COMMON SCHOOLS	\$1,350.00	CLAY MINE ADOBE, INC.	
16-114471	8/30	TT4N R1W, SEC. 17  MARICOPA  1.14	\$8,893.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)			
16-114816	8/30	T6N, R2E, SEC. 34  MARICOPA  3.91	\$17,240.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)			
16-114853	8/30	T5N, R1E, SEC(S) 22 & 28  MARICOPA  53.89	\$1,871,413.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)			