

Proposed Road & Utility Easement

Clarendon Avenue

(92nd Street to Dobson Road.)

Land Management Board Public Hearing

Salt River Pima-Maricopa Indian Community
Engineering & Construction Services

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- *Roadway Design – Typical Road and Utility Cross-Section*
- *Photographs*
- *Landowner Consent Summary*

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Introductions of Project Team

Salt River Pima-Maricopa Indian Community (SRP-MIC)



Engineering & Construction Services Department

- *Aaronn Mattingly* *Design Division Manager*
- *Adrienne Smith* *ROW Supervisor*
- *Patricia Almaraz* *Acting ROW Agent*

Public Works Department

- *Jennifer Jack* *Roads Section Manager*
- *Sherrie Logg* *Water Resources Section Manager*

Office of General Counsel

- *Niccole King* *Assistant General Counsel*
- *Simon Goldenberg* *Assistant General Counsel*

Why This Public Hearing?

Act of February 5, 1948 (62 Stat. 17, 25 U.S.C. 323-328)

25 CFR Part 169 (*Rights of Way Over Indian Land*)

SRO, Chap. 17, Article I, Sect. 17-5 (*Council Authority...development*)

- *Based on Recommendation from Land Board*
- *Conduct Hearing Prior to Final Decision*

SRO, Chap. 17-7, Article I, Sect. 17-7 (*Land Management Board*)

- *Stewards of Allotted Lands, Public Lands, and Resources*
- *Conducts public hearings for interests w/in ½-mile radius of project*
- *Provides recommendations to Council*



SRO, Chap. 17, Article 1, Sect. 17-11 (*Grants of Right-of-Way*)

- *Compatible with General Plan and Zoning Ordinances*
- *Will not adversely effect adjoining landowners*
- *Approved by landowners*

Background

Provide information to the allotted landowners, Land Board members, and Council members so that they can make an informed decision.

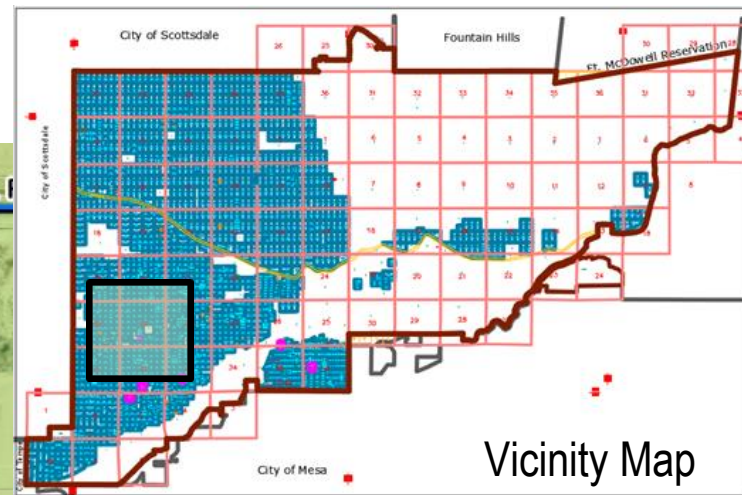
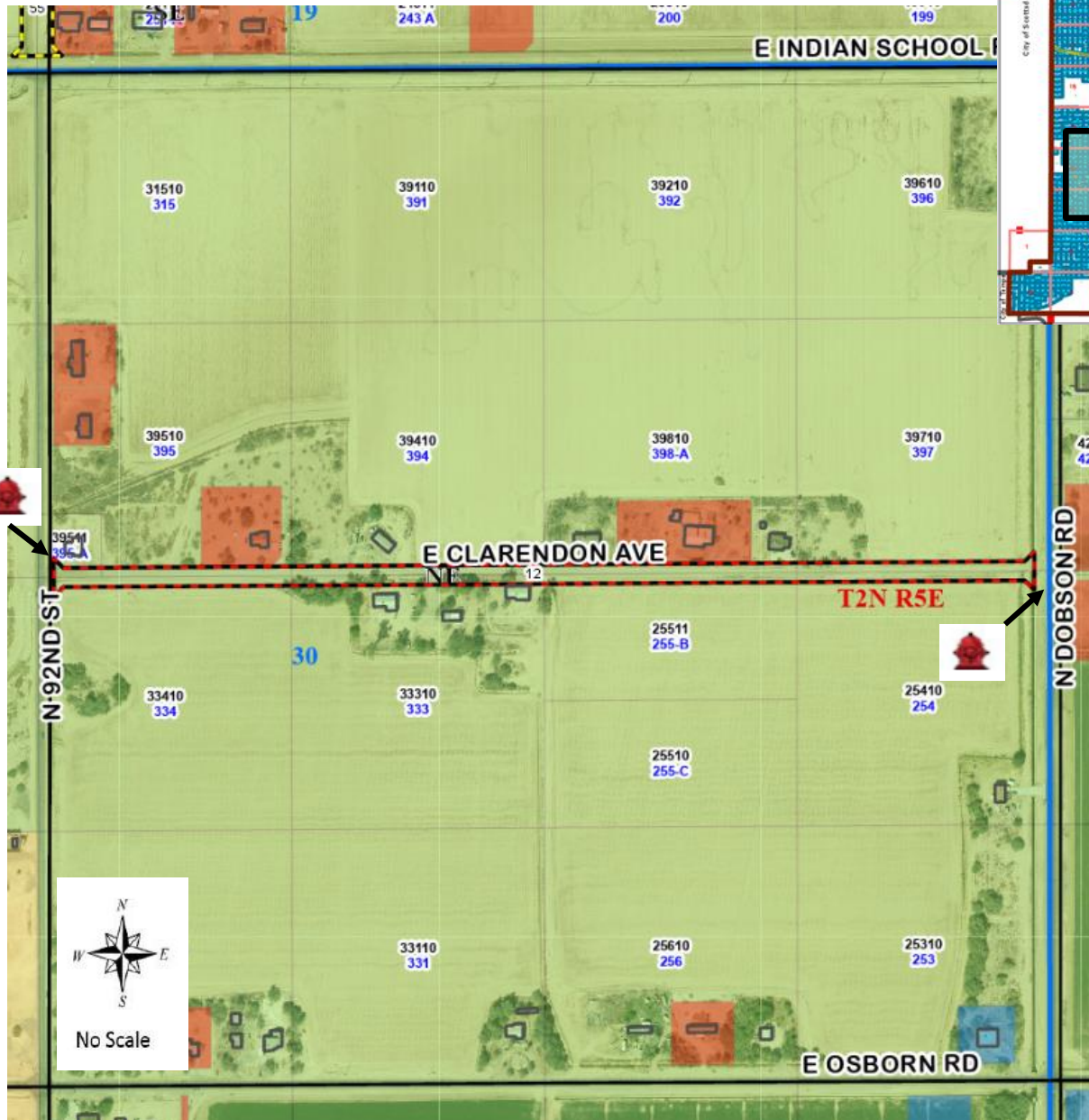
The SRP-MIC proposed to acquire a 50-ft wide road and utility right-of-way easement to ensure there are no trespass issues on individually-owned lands:

- The goal is to ensure legal ingress/egress to every single allotment.
- Improved all-weather public roads for existing homes and future homesites.
- Provide tribal services (e.g. fire hydrants, fiber-to-home, etc.) to existing and future homes.



Key Concepts:

- Easement – Conveyance of certain property rights, but not ownership of the tract.
- ROW Term – All of our road and utility corridors have Indefinite Terms (so long as used for stated purpose).
- Compensation – SRP-MIC is offering a one-time, lump-sum payment.

Project Location Map



Legend:

-  Proposed ROW (50-Ft. Wide)
-  Existing Fire Hydrants

Half Mile Radius Map

Half-Mile Radius



Allotments		
15710	33010	42712
15810	33110	42713
17020	33210	42810
17710	33310	44112
17810	33410	44113
17910	33510	44510
19710	34510	44610
19810	34610	48720
19910	34710	48821
20010	39110	49710
20110	39210	51910
20210	39410	52410
20710	39510	53610
20810	39511	53710
20910	39610	53810
21010	39710	53811
21110	39810	54311
22110	40510	54312
24311	40610	54410
24411	40910	56710
24611	41410	57720
24711	41510	66510
24810	41610	66610
24911	41710	66910
25011	42110	67010
25111	42211	67011
25310	42212	67110
25410	42310	67210
25510	42410	71110
25511	42510	74010
25610	42610	74020
31510	42711	

Lease Number	Lease
B-501	Pima II, LLC
B-500	Salt River Autoshow, LLC
B-999I	Salt River DEVCO
B-625	Salt River Autoshow, LLC
B-569	Pipash, LLC
B-230	Associated Farms Maintenance yard
B-505	Salt River Autoshow, LLC

Part of R/W Project
25410
25511
33310
33410
39410
39510
39511
39710
39810

Other Interest
ADOT
Mountain States T & T Co.
SRP
SRPMIC

Project Details

Parcel Information:

9 Allotments

180 (+/-) Landowners

Land Use (future):

Agricultural / Low-Density Residential

Zoning (current):

Agricultural / Low-Density Residential

Other Encumbrances:

- SRPMIC easements on Dobson Rd. & 92nd St.
- 10-ft. 12kV SRP electric easements (B-675-425.127),(B-675-425.56)
- 10-ft. Mountain States Telephone & Telegraph Company (IS.579)
- Agricultural Lease (A-633)
- Several homes (residential leases)

Appraisal:

Report H55-615-2024-00032, prepared by Davis Valuation Group

Effective Date of Value: March 6, 2024

Review and Approved for use by the Appraisal Valuation Services Office: April 15, 2024

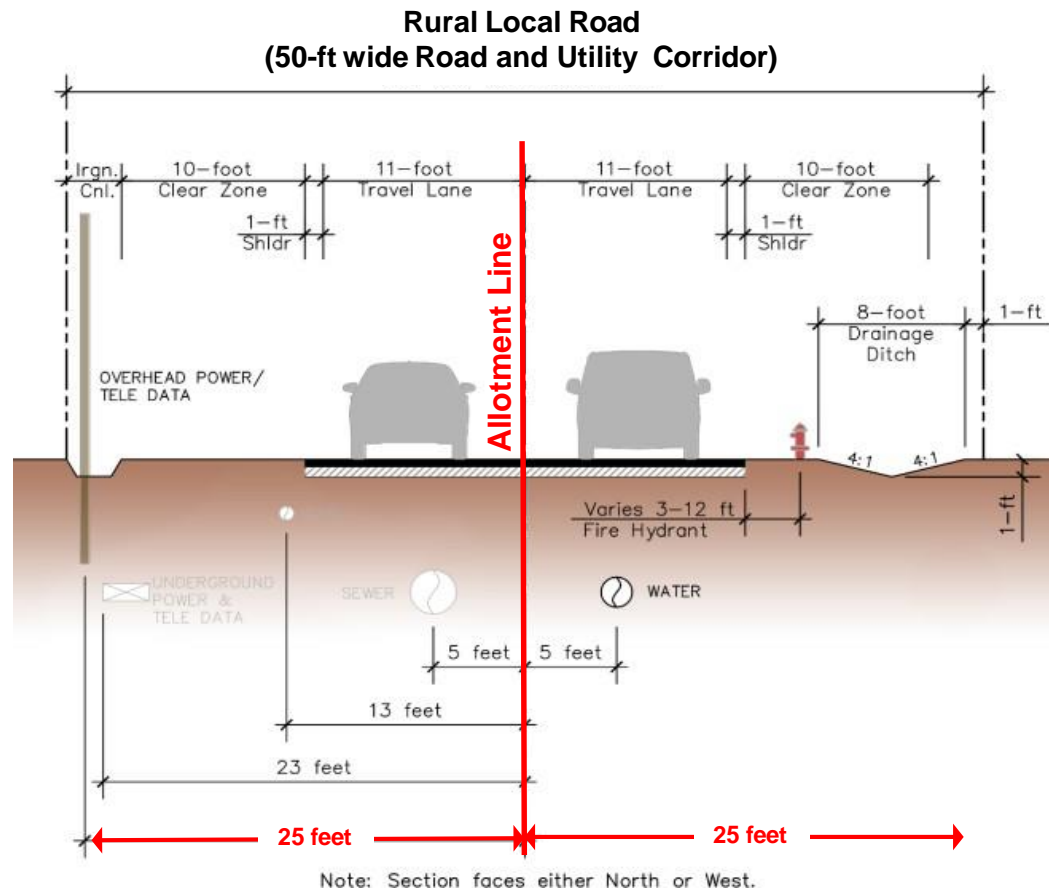
Landowner Consent Summary

BIA Tract No.	SRAL No.	Location	Whole Acres	ROW Acres	Consent Received (Without BIA)	BIA Consents (25 CFR 169.108 (c)(1))	Total Percent Received	Owners
254	25410	Section 30, T2N, R5E	10.000	0.3631	50.00%	12.50%	62.50%	7
255-B	25511	Section 30, T2N, R5E	5.000	0.3789	0.00%	100.00%	100.00%	1
333	33310	Section 30, T2N, R5E	10.000	0.3788	33.33%	62.50%	95.83%	13
334	33410	Section 30, T2N, R5E	10.000	0.3631	56.08%	15.96%	72.04%	64
394	39410	Section 30, T2N, R5E	10.000	0.3788	52.86%	11.90%	64.76%	20
395	39510	Section 30, T2N, R5E	9.375	0.2841	55.56%	5.56%	61.11%	8
395-A	39511	Section 30, T2N, R5E	0.625	0.0789	66.67%	16.67%	83.33%	6
397	39710	Section 30, T2N, R5E	10.000	0.3631	47.51%	26.71%	74.22%	53
398-A	39810	Section 30, T2N, R5E	10.000	0.3789	52.78%	47.22%	100.00%	8
9 Allotments				2.9677			Total Owners	180 (+/-)

- There is a total of approximately 180 (+/-) landowners and 27 deceased not probated undivided interest.
- We will need the BIA's help in allotments 254, 255-B, 333, and 397 due to "deceased-not-probated" landowners.
- BIA Superintendent has authority to consent on behalf of certain owners, presuming it is in their best interest and no harm.
- Landowners will be paid based on their respective ownership interest, once the ROW Easement is approved by the BIA. This is not a land sale, Landowners will maintain ownership over their undivided interests.

After we have LMB Recommendation and Council Resolution, staff will ask the Superintendent to consent on behalf of "deceased-not-probated" and "whereabouts unknown" with payment of ROW market value compensation to those owners.

Typical Road and Utility Cross-Section



1. ROW width is based on traffic volume, design speed, utility requirements, and safety considerations.
2. ROW Easement will be “centered” on the allotment line; 25-feet on both sides of the allotment line.

Photographs

- Proposed ROW limits
- Allotment line
- Existing ROW limits



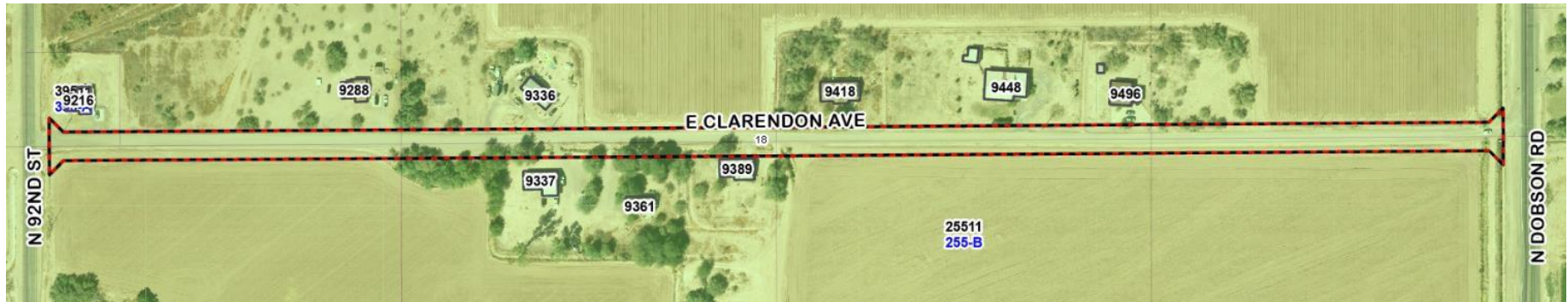
Clarendon Avenue at 92nd Street
(Looking East)



Clarendon Avenue at Dobson Rd.
(Looking West)



Aerial View



Right of Way Process

★ Landowner Meeting(s)

★ Public Meetings

☒ **Scoping / Feasibility Phase** *(Completed)*

★ ☒ **Right of Entry Phase** *(Completed)*

☒ **Land Survey Phase** *(Completed)*

★ ☒ **Appraisal Phase** *(Completed)*

☐ **Cultural and Environmental Clearance Phase** *(In Process)*

★ ☒ **Right of Way Consent Phase** *(Requires Majority-Consent for ROW)*

☒ **Legal Documents** *(Preparation and Review)*

☒ **Land Board Phase** We Are Here

Pre-Hearing – 8/11/2025

★ *Public Hearing (for anyone within ½-mile radius of the project) – 8/25/25*

☐ **Council Phase**

★ *Hearing*

★ *Tribal Resolution*

☐ **Submit ROW To SR Agency For Approval**

☐ **Payout to Land Owners**

☐ **Encoding and Recording at the Land Titles & Records Office**

☐ **Construction**



120 days +/-

Note: The Environmental Review Phase is still in-process because the public hearing comments are required in order to complete the environmental report.

Public Comments

Community members and other interested parties are encouraged to submit comments before: **September 8, 2025 at 5:00PM**

- **Survey Monkey:** <https://www.surveymonkey.com/r/SRPMICPublicHearing>
- **SRPMIC Website:** <https://www.srpmic-nsn.gov/government/1879-phc/>
- **Email:** [Public Hearing Comments@srpmic-nsn.gov](mailto:PublicHearingComments@srpmic-nsn.gov)
- **Phone:** 623-282-5757
- **Test:** 623-282-5757
- **US Mail:** CDD, ATTN: Public Comments, 10005 E Osborn Rd, 85256
- **Scan Code:**



Next (tentative dates):

- | | |
|--------------------------------------|-----------|
| • Land Board Hearing: | 8/25/2025 |
| • Council Resolution: | TBD |
| • BIA approval (60-days, typically): | TBD |

Questions / Comments

