

Proposed Road & Utility Easement

Clarendon Avenue
(92nd Street to Dobson Road.)

Council Hearing

Salt River Pima-Maricopa Indian Community
Engineering & Construction Services

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Introductions of Project Team

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



Engineering & Construction Services Department

Aaron Mattingly	Design Division Manager
Adrienne Smith	ROW Supervisor
Iva Smith	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 1/2-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

The allotments along Clarendon Avenue (92nd St. to Dobson Rd.) are landlocked with no legal access for road and utility services. This makes it difficult for Landowners to obtain homesite leases, utility services, and tribal services.

The Community needs to acquire a 50-ft wide road and utility right-of-way easement to ensure there are no trespass issues over 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.

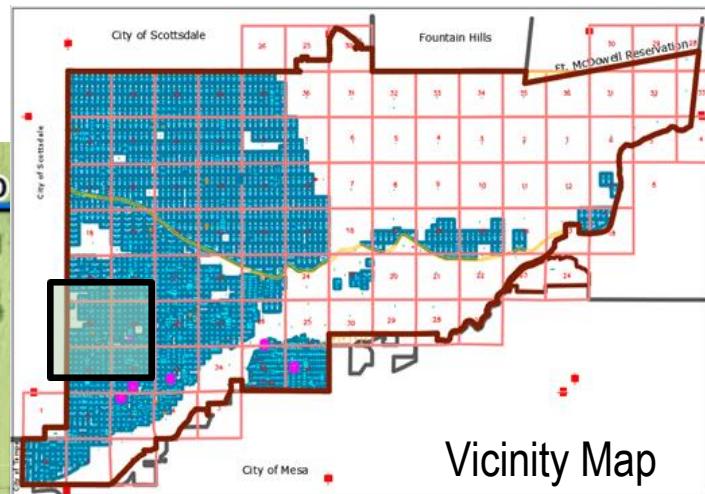
Key Concepts:

Easement – Conveyance of certain property rights, but not ownership, to a parcel of real estate.

ROW Term – Road and Utility corridors typically have an indefinite term, so long as used for stated purpose.

Compensation – SRP-MIC is offering a one-time, lump-sum payment.

Project Location Map



Vicinity Map

Legend:

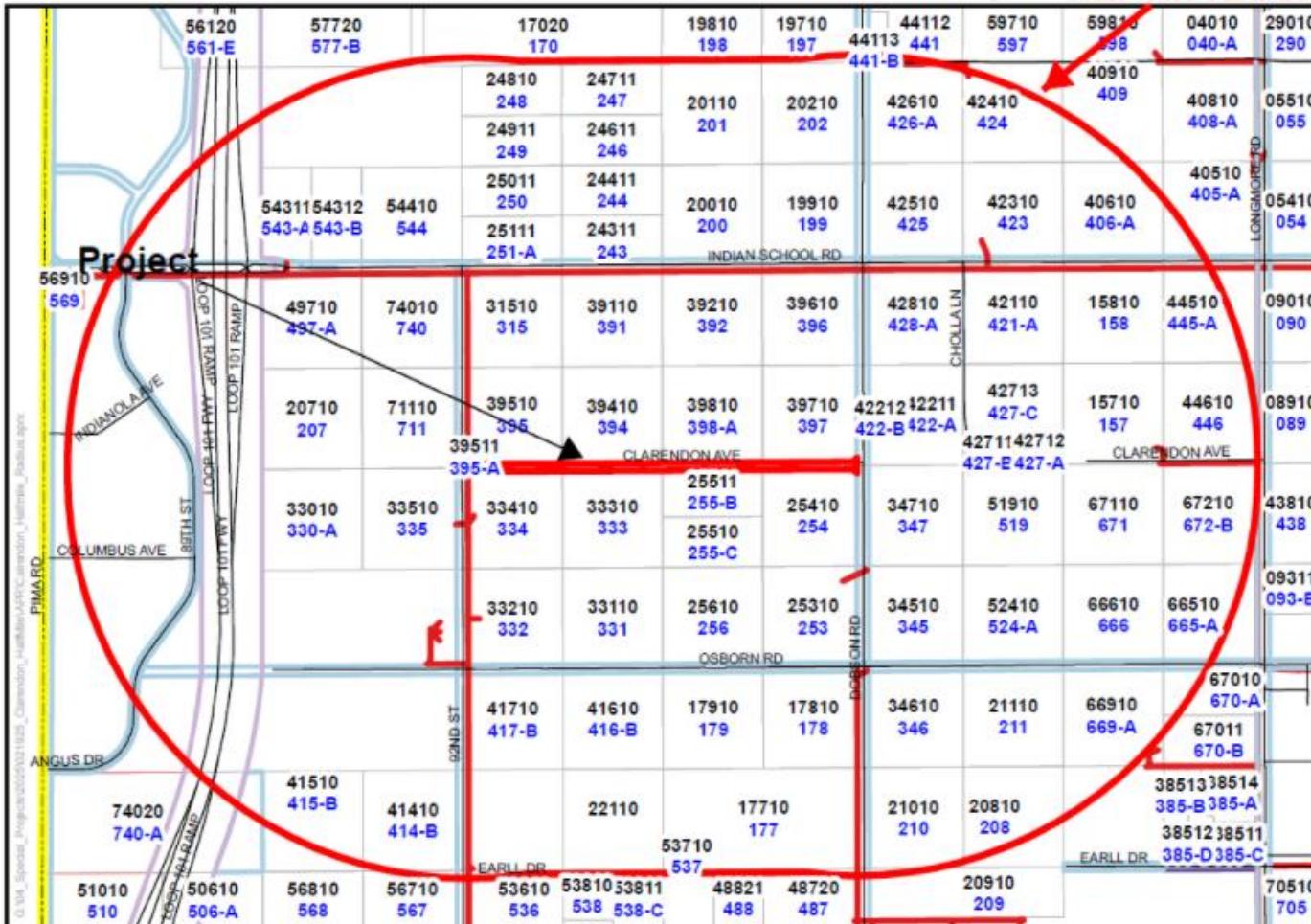
- Proposed ROW (50-Ft. Wide)
- Existing Fire Hydrants



No Scale

Half Mile Radius Map

Half-Mile Radius



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	Piipash, 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

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	

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

Project Details

Parcel Information:

- 9 Allotments
- 180 (+/-) Landowners

Land Use (future) and 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))	Percent Received	Landowners
254	25410	Section 30, T2N, R5E	10.000	0.3631	62.50%	12.50%	75.00%	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%	16.55%	72.63%	64
394	39410	Section 30, T2N, R5E	10.000	0.3788	52.85%	11.90%	64.76%	20
395	39510	Section 30, T2N, R5E	9.375	0.2841	55.55%	5.55%	61.11%	8
395-A	39511	Section 30, T2N, R5E	0.625	0.0789	66.66%	16.66%	83.33%	6
397	39710	Section 30, T2N, R5E	10.000	0.3631	47.51%	26.95%	74.46%	53
398-A	39810	Section 30, T2N, R5E	10.000	0.3789	52.77%	47.22%	100.00%	8

9 Allotments

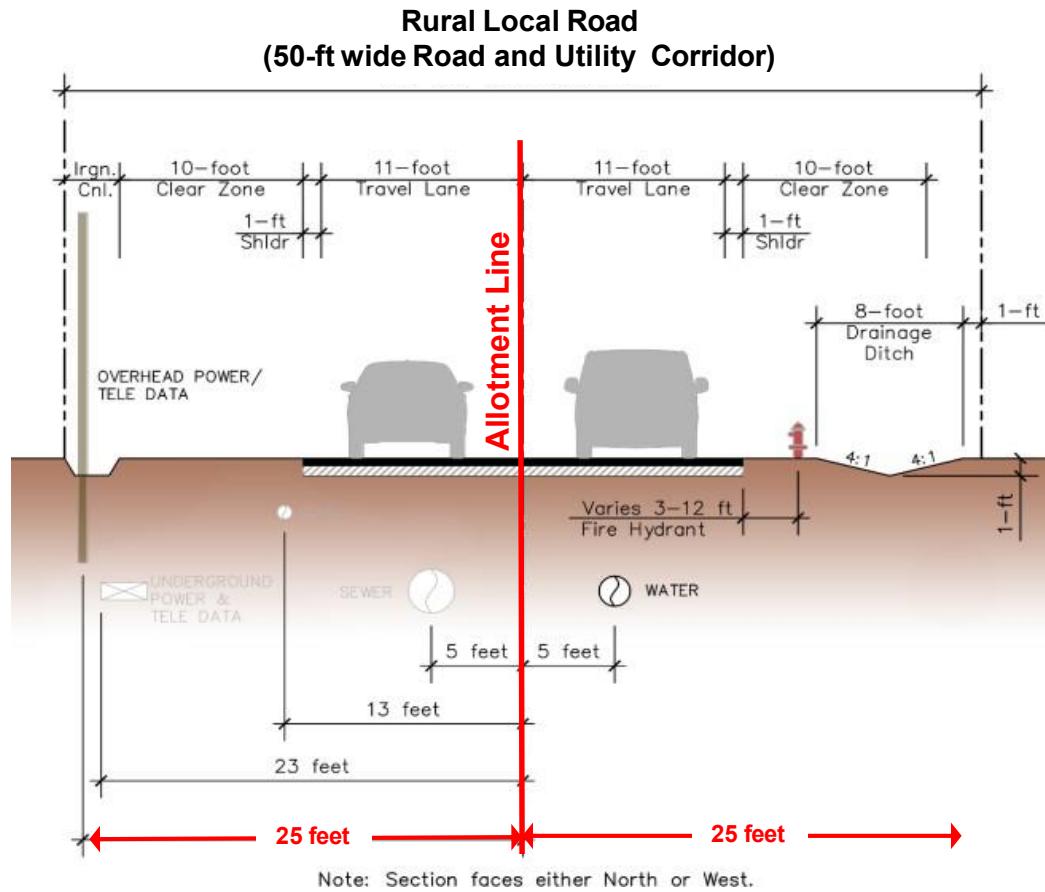
2.9677

Total landowners 180 (+/-)

- There is a total of approximately 180 (+/-) landowners and of which 30 are deceased not probated.
- BIA Tract 255-B: has one landowner and landowner is deceased.
- BIA Tract 333: All living landowners consented, except one, and LO states will submit, however even if the one LO submits consent it is still not enough to reach majority.
- Staff will seek BIA to consent on behalf of the deceased-not-probated landowners, per Code of Federal Regulations, 25 CFR 169.108 (c)(1). 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”.

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

Clarendon Avenue at 92nd Street
(Looking East)

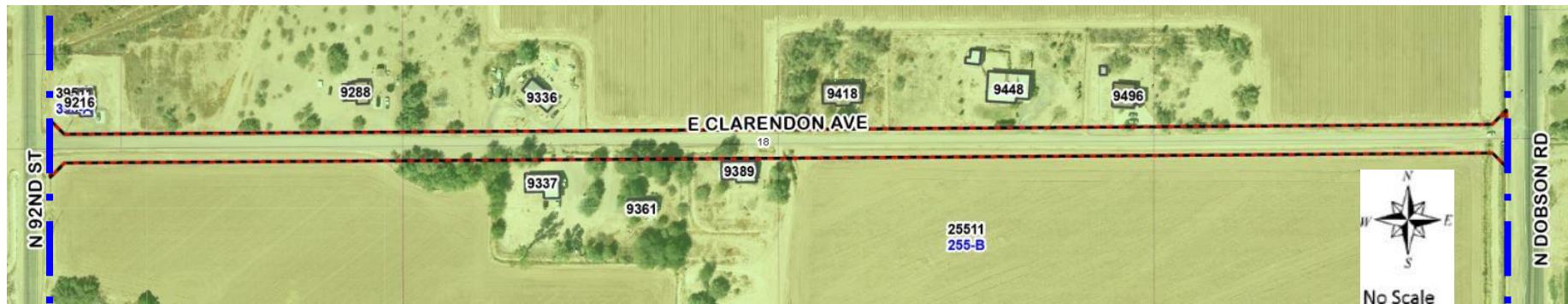


Proposed ROW limits
Allotment line
Existing ROW limits

Clarendon Avenue at Dobson Rd.
(Looking West)



Aerial View



Right of Way Process

★ Landowner Meeting(s)

★ Public Meetings

<input checked="" type="checkbox"/> Scoping / Feasibility Phase	(Completed)
★ <input checked="" type="checkbox"/> Right of Entry Phase	(Completed)
<input checked="" type="checkbox"/> Land Survey Phase	(Completed)
★ <input checked="" type="checkbox"/> Appraisal Phase	(Completed)
<input checked="" type="checkbox"/> Cultural and Environmental Clearance Phase	(Completed)
★ <input checked="" type="checkbox"/> Right of Way Consent Phase	(Completed)
<input checked="" type="checkbox"/> Legal Documents (Preparation and Review)	(Completed)
<input checked="" type="checkbox"/> Land Board Phase	
<input checked="" type="checkbox"/> Pre-Hearing	8/11/2025
<input checked="" type="checkbox"/> Public Hearing ($\frac{1}{2}$ -mile radius of the project)	8/25/2025
<input checked="" type="checkbox"/> Council Phase	
<i>Hearing</i>	2/11/2026
<i>Tribal Resolution</i>	2/18/2026
<input type="checkbox"/> Submit ROW To SR Agency For Approval	
<input type="checkbox"/> Payout to Landowners	
<input type="checkbox"/> Encoding and Recording	
<input type="checkbox"/> Construction	

120 days +/-



PUBLIC COMMENTS

Community members and other interested parties are highly encouraged to submit comments by **February 18, 2026, at 5:00PM**

- **SRPMIC Website:** <https://www.srpmic-nsn.gov/government/1879-phc/>
- **Email:** Public_Hearing_comments@srpmic-nsn.gov
- **Phone / Text:** 623-282-5757
- **US Mail:** CDD, ATTN: Public Comments, 10005 E Osborn Rd, 85256
- **Scan Code:** 

Next (tentative dates):

- Council Resolution: 2/18/2026 (Tentative)
- BIA approval (60-days, typically) TBD

Questions / Comments

