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BEFORE THE ARIZONA CORPORATION COMMISSION

COMMISSIONERS  
JEFF HATCH-MILLER, CHAIRMAN  
WILLIAM A. MUNDELL  
MARK SPITZER  
MIKE GLEASON  
KRISTIN K. MAYES

RECEIVED

2005 OCT 28 P 2: 25

AZ CORP COMMISSION  
DOCUMENT CONTROL

IN THE MATTER OF THE  
APPLICATION OF WATER UTILITY OF  
GREATER TONOPAH, INC., FOR AN  
EXTENSION OF ITS CERTIFICATE OF  
CONVENIENCE AND NECESSITY

DOCKET NO. W-02450A-05-0430

**NOTICE OF FILING MISSING  
EXHIBIT D**

On October 12, 2005, Water Utility of Greater Tonopah ("WUGT") filed its  
Opposition to Sierra Negra Ranch, LLC's Application to Intervene which referenced an  
Exhibit D. Exhibit D was inadvertently omitted and is submitted herewith.

DATED this 28<sup>th</sup> day of October, 2005.

CURTIS, GOODWIN, SULLIVAN,  
UDALL & SCHWAB, P.L.C.

By 

William P. Sullivan, Esq.  
Michael A. Curtis, Esq.  
Nancy A. Mangone, Esq.  
2712 North Seventh Street  
Phoenix, Arizona 85006-1090  
Attorneys for Water Utility of Greater  
Tonopah, Inc.



**EXHIBIT D**



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New Search

**Property Information**

Parcel #: 506-45-024  
MCR #:  
Property Address:  
Property Description: LOTS 3 & 4 & E2 SW4 158.47 AC  
Section Township Range: 31 2N 6W

[View GIS Maps](#)

Subdivision Name:  
Lot #:

Associated Parcel:

**Owner Information**

Owner: PHOENIX I-10 LLC  
In Care Of:  
Mailing Address: 13397 LAKEFRONT DR STE 200  
EART CITY MO 630451514 USA  
Deed #: 040002342  
Deed Date: 1/2/2004

[View Tax Information](#)

Sales Price: n/a \*  
Sales Date: n/a \*

\* Only sales for the last three years are maintained.

**Valuation Information**

[View Comparables \(COMPS\)](#)

Tax Year:	2006	2005	2004
Full Cash Value (FCV):	\$145,792	\$104,590	\$104,590
Limited Property Value (LPV):	\$115,049	\$104,590	\$104,590
Legal Class:	2	2	2
Assessment Ratio:	16%	16%	16%
Assessed FCV:	\$23,327	\$16,734	\$16,734
Assessed LPV:	\$18,408	\$16,734	\$16,734
Property Use Code:	4110	4110	4110
Tax Area Code:	900000	900000	900000

**Additional Component Information (for this parcel)**

[Valuation](#) [Characteristics](#)

New Search

**Helpful Information:**

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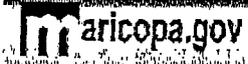
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New Search

**Property Information**

**Parcel #:** 506-45-025  
**MCR #:**  
**Property Address:** 2202 N 395TH AVE  
85354  
**Property Description:** SE4 EX E 40' RD 157.58 AC  
**Section Township Range:** 31 2N 6W

[View GIS Maps](#)

**Subdivision Name:**  
**Lot #:**

**Associated Parcel:**

**Owner Information**

**Owner:** PHOENIX I-10 LLC  
**In Care Of:**  
**Mailing Address:** 13397 LAKEFRONT DR STE 200  
EART CITY MO 630451514 USA  
**Deed #:** 040002342  
**Deed Date:** 1/2/2004

[View Tax Information](#)

**Sales Price:** n/a \*  
**Sales Date:** n/a \*

\* Only sales for the last three years are maintained.

**Valuation Information**

[View Comparables \(COMPS\)](#)

Tax Year:	2006	2005	2004
Full Cash Value (FCV):	\$144,974	\$104,003	\$104,003
Limited Property Value (LPV):	\$114,403	\$104,003	\$104,003
Legal Class:	2	2	2
Assessment Ratio:	16%	16%	16%
Assessed FCV:	\$23,196	\$16,640	\$16,640
Assessed LPV:	\$18,304	\$16,640	\$16,640
Property Use Code:	4110	4110	4110
Tax Area Code:	900000	900000	900000

**Additional Component Information (for this parcel)**

[Valuation](#) [Characteristics](#)

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New Search

**Property Information**

Parcel #: 506-45-026  
MCR #:

Property Address: 2812 N 395TH AVE  
85354

Property Description: NE4 EX E 40' RD 157.58 AC  
Section Township Range: 31 2N 6W

View GIS Maps

Subdivision Name:  
Lot #:

Associated Parcel:

**Owner Information**

Owner: PHOENIX I-10 LLC  
In Care Of:  
Mailing Address: 13397 LAKEFRONT DR STE 200  
EART CITY MO 630451514 USA  
Deed #: 040002342  
Deed Date: 1/2/2004

View Tax Information

Sales Price: n/a \*  
Sales Date: n/a \*

\* Only sales for the last three years are maintained.

**Valuation Information**

View Comparables (COMPS)

Tax Year:	2006	2005	2004
Full Cash Value (FCV):	\$144,974	\$104,003	\$104,003
Limited Property Value (LPV):	\$114,403	\$104,003	\$104,003
Legal Class:	2	2	2
Assessment Ratio:	16%	16%	16%
Assessed FCV:	\$23,196	\$16,640	\$16,640
Assessed LPV:	\$18,304	\$16,640	\$16,640
Property Use Code:	4110	4110	4110
Tax Area Code:	900000	900000	900000

**Additional Component Information (for this parcel)**

Valuation Characteristics

New Search

**Helpful Information:**

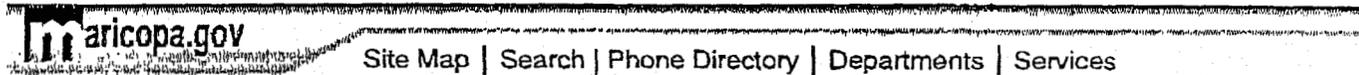
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**New Search**

**Property Information**

**Parcel #:** 506-45-030  
**MCR #:**  
**Property Address:**  
**Property Description:** LOTS 1 & 2 & E2 NW4 158.45 AC  
**Section Township Range:** 31 2N 6W

[View GIS Maps](#)

**Subdivision Name:**  
**Lot #:**

**Associated Parcel:**

**Owner Information**

**Owner:** PHOENIX I-10 LLC  
**In Care Of:**  
**Mailing Address:** 13397 LAKEFRONT DR STE 200  
EART CITY MO 630451514 USA  
**Deed #:** 040002342  
**Deed Date:** 1/2/2004

[View Tax Information](#)

**Sales Price:** n/a \*  
**Sales Date:** n/a \*

\* Only sales for the last three years are maintained.

**Valuation Information**

[View Comparables \(COMPS\)](#)

Tax Year:	2006	2005	2004
<b>Full Cash Value (FCV):</b>	\$145,774	\$104,577	\$104,577
<b>Limited Property Value (LPV):</b>	\$115,035	\$104,577	\$104,577
<b>Legal Class:</b>	2	2	2
<b>Assessment Ratio:</b>	16%	16%	16%
<b>Assessed FCV:</b>	\$23,324	\$16,732	\$16,732
<b>Assessed LPV:</b>	\$18,406	\$16,732	\$16,732
<b>Property Use Code:</b>	4110	4110	4110
<b>Tax Area Code:</b>	900000	900000	900000

**Additional Component Information (for this parcel)**

[Valuation](#) [Characteristics](#)

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**Helpful Information:**

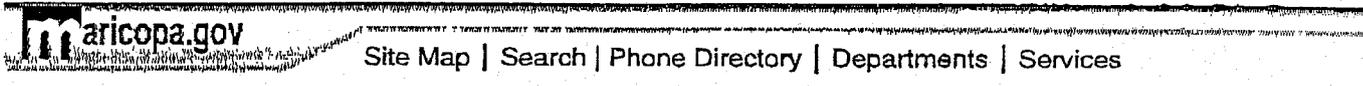
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New Search

**Property Information**

**Parcel #:** 506-45-036-J  
**MCR #:**  
**Property Address:**  
**Property Description:** E2 SW4 SEC 30 EX N 660F TH/OF  
**Section Township Range:** 30 2N 6W

[View GIS Maps](#)  
**Subdivision Name:**  
**Lot #:**

**Associated Parcel:**

**Owner Information**

**Owner:** GUNNELL LAMOINE C/SUSAN S TR  
**In Care Of:**  
**Mailing Address:** 2215 E INCA  
 MESA AZ 85213 USA  
**Deed #:** 030907084  
**Deed Date:** 7/10/2003

[View Tax Information](#)

**Sales Price:** n/a \*  
**Sales Date:** n/a \*

\* Only sales for the last three years are maintained.

**Valuation Information**

[View Comparables \(COMPS\)](#)

Tax Year:	2006	2005	2004
<b>Full Cash Value (FCV):</b>	\$282,000	\$77,000	\$66,000
<b>Limited Property Value (LPV):</b>	\$112,412	\$55,883	\$48,844
<b>Legal Class:</b>	2	2	2
<b>Assessment Ratio:</b>	16%	16%	16%
<b>Assessed FCV:</b>	\$45,120	\$12,320	\$10,560
<b>Assessed LPV:</b>	\$17,986	\$8,941	\$7,815
<b>Property Use Code:</b>	0004	0004	0004
<b>Tax Area Code:</b>	900000	900000	900000

**Additional Component Information (for this parcel)**

[Valuation](#) [Characteristics](#)

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New Search

**Property Information**

**Parcel #:** 506-45-036-H  
**MCR #:**  
**Property Address:**  
**Property Description:** LOT 4 OR S2 W2 SW4  
**Section Township Range:** 30 2N 6W

[View GIS Maps](#)

**Subdivision Name:**  
**Lot #:**

**Associated Parcel:**

**Owner Information**

**Owner:** BIRMINGHAM JAMES J TR  
**In Care Of:**  
**Mailing Address:** 1801 I PARKCOURT PL STE 101  
SANTA ANA CA 92701 USA  
**Deed #:** 980230876  
**Deed Date:** 3/25/1998

[View Tax Information](#)

**Sales Price:** n/a \*  
**Sales Date:** n/a \*

\* Only sales for the last three years are maintained.

**Valuation Information**

[View Comparables \(COMPS\)](#)

	2006	2005	2004
<b>Tax Year:</b>			
<b>Full Cash Value (FCV):</b>	\$221,500	\$63,500	\$63,500
<b>Limited Property Value (LPV):</b>	\$94,095	\$51,626	\$46,933
<b>Legal Class:</b>	2	2	2
<b>Assessment Ratio:</b>	16%	16%	16%
<b>Assessed FCV:</b>	\$35,440	\$10,160	\$10,160
<b>Assessed LPV:</b>	\$15,055	\$8,260	\$7,509
<b>Property Use Code:</b>	0004	0004	0004
<b>Tax Area Code:</b>	900000	900000	900000

**Additional Component Information (for this parcel)**

[Valuation](#) [Characteristics](#)

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New Search

**Property Information**

**Parcel #:** 506-45-036-L  
**MCR #:**  
**Property Address:**  
**Property Description:** W2 N 660F E2 SW4 SEC 30  
**Section Township Range:** 30 2N 6W

[View GIS Maps](#)

**Subdivision Name:**  
**Lot #:**

**Associated Parcel:**

**Owner Information**

**Owner:** ONESTI FRANK P  
**In Care Of:**  
**Mailing Address:** 1217 S 11TH AVE  
PHOENIX AZ 85007 USA  
**Deed #:** 031130985  
**Deed Date:** 8/18/2003

[View Tax Information](#)

**Sales Price:** n/a \*

**Sales Date:** n/a \*

\* Only sales for the last three years are maintained.

**Valuation Information**

[View Comparables \(COMPS\)](#)

Tax Year:	2006	2005	2004
<b>Full Cash Value (FCV):</b>	\$97,000	\$33,500	\$11,000
<b>Limited Property Value (LPV):</b>	\$35,111	\$14,481	\$8,141
<b>Legal Class:</b>	2	2	2
<b>Assessment Ratio:</b>	16%	16%	16%
<b>Assessed FCV:</b>	\$15,520	\$5,360	\$1,760
<b>Assessed LPV:</b>	\$5,618	\$2,317	\$1,303
<b>Property Use Code:</b>	0004	0004	0004
<b>Tax Area Code:</b>	900000	900000	900000

**Additional Component Information (for this parcel)**

[Valuation](#) [Characteristics](#)

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New Search

**Property Information**

**Parcel #:** 506-45-036-K  
**MCR #:**  
**Property Address:**  
**Property Description:** N 66DF OF E2 SW4 SEC 30 EX W2 TH/OF  
**Section Township Range:** 30 2N 6W

[View GIS Maps](#)

**Subdivision Name:**  
**Lot #:**

**Associated Parcel:**

**Owner Information**

**Owner:** PHOMMACHANH BUNDIT  
**In Care Of:**  
**Mailing Address:** 1105 E 12TH ST  
HOLLAND MI 49423 USA  
**Deed #:** 041312633  
**Deed Date:** 11/9/2004

[View Tax Information](#)

**Sales Price:** n/a \*  
**Sales Date:** n/a \*

\* Only sales for the last three years are maintained.

**Valuation Information**

[View Comparables \(COMPS\)](#)

Tax Year:	2006	2005	2004
<b>Full Cash Value (FCV):</b>	\$97,000	\$33,500	\$11,000
<b>Limited Property Value (LPV):</b>	\$35,111	\$14,481	\$8,141
<b>Legal Class:</b>	2	2	2
<b>Assessment Ratio:</b>	16%	16%	16%
<b>Assessed FCV:</b>	\$15,520	\$5,360	\$1,760
<b>Assessed LPV:</b>	\$5,618	\$2,317	\$1,303
<b>Property Use Code:</b>	0004	0004	0004
<b>Tax Area Code:</b>	900000	900000	900000

**Additional Component Information (for this parcel)**

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New Search

**Property Information**

**Parcel #:** 506-45-036-G  
**MCR #:**  
**Property Address:**  
**Property Description:** LOT 3 OR N2 W2 SW4  
**Section Township Range:** 30 2N 6W

View GIS Maps

**Subdivision Name:**  
**Lot #:**

**Associated Parcel:**

**Owner Information**

**Owner:** WENTZ DAVID J/SABA RICHARD D/TRACEY A/CHIN M  
**In Care Of:**  
**Mailing Address:** 7615 E PINNACLE PEAK RD  
SCOTTSDALE AZ 85255 USA  
**Deed #:** 041170333  
**Deed Date:** 10/5/2004

View Tax Information

**Sales Price:** n/a \*  
**Sales Date:** n/a \*

\* Only sales for the last three years are maintained.

**Valuation Information**

View Comparables (COMPS)

Tax Year:	2006	2005	2004
<b>Full Cash Value (FCV):</b>	\$221,500	\$63,500	\$63,500
<b>Limited Property Value (LPV):</b>	\$91,218	\$47,790	\$42,553
<b>Legal Class:</b>	2	2	2
<b>Assessment Ratio:</b>	16%	16%	16%
<b>Assessed FCV:</b>	\$35,440	\$10,160	\$10,160
<b>Assessed LPV:</b>	\$14,595	\$7,646	\$6,808
<b>Property Use Code:</b>	0004	0004	0004
<b>Tax Area Code:</b>	900000	900000	900000

**Additional Component Information (for this parcel)**

Valuation Characteristics

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**New Search**

**Property Information**

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**Parcel #:** 506-45-023-D  
**MCR #:**

**Subdivision Name:**  
**Lot #:**

**Property Address:**

**Property Description:** W 800F OF S 330F OF LOT 1 & W 800F OF LOT 2 & THA T PORTION LY  
WITHIN W 50F EXT FR NW COR OF W 800F OF S 330F OF LOT 1 TO SLY LN  
OF PARC DESC P/D 90 95/454

**Section Township Range:** 30 2N 6W

**Associated Parcel:**

**Owner Information**

[View Tax Information](#)

**Owner:** WENTZ DAVID/SABA RICHARD JR/TRACEY/CHIN M TR

**In Care Of:**

**Mailing Address:** 9615 N 121ST PL  
SCOTTSDALE AZ 85259 USA

**Deed #:** 040971566

**Sales Price:** n/a \*

**Deed Date:** 8/20/2004

**Sales Date:** n/a \*

\* Only sales for the last three years are maintained.

**Valuation Information**

[View Comparables \(COMPS\)](#)

**Tax Year:**

**2006      2005      2004**

**Full Cash Value (FCV):**

\$167,000      \$51,000      \$51,000

**Limited Property Value (LPV):**

\$72,454      \$40,939      \$37,217

**Legal Class:**

2      2      2

**Assessment Ratio:**

16%      16%      16%

**Assessed FCV:**

\$26,720      \$8,160      \$8,160

**Assessed LPV:**

\$11,593      \$6,550      \$5,955

**Property Use Code:**

0012      0012      0012

**Tax Area Code:**

900004      900004      900004

**Additional Component Information (for this parcel)**

[Valuation](#) [Characteristics](#)

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**Property Information**

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Parcel #: 506-45-023-E

Subdivision Name:

MCR #:

Lot #:

Property Address:

Property Description:

THAT PART NW4 SEC 30 LY S OF S R/W LN INT HWY EX BEG AT PT OF INTERSECTION OF SD S R/W LN & W LN S D SEC 30 TH SELY ALG SD S R/W LN 1786F TH S 162F TH WLY 1722F M/L TO W LN SD SEC 30 TH N 604.5F TO POB E EX W 800F OF S 330F OF LOT 1 & EX W 800F O F LOT 2 & EX THAT PORTION LY WITHIN W 30F EXT FR NW COR OF W 800F OF S 330F OF LOT 1 TO SWLY R/W L N INT HWY

Section Township Range: 30 2N 6W

Associated Parcel:

**Owner Information**

[View Tax Information](#)

Owner: MANNO WILLIAM J & NICHOLL ROBERT

In Care Of:

Mailing Address: RT 1 BOX 636  
PETERSBURG PA 166690000 USA

Deed #: 14509-0163

Deed Date: 6/27/1980

Sales Price: n/a \*

Sales Date: n/a \*

\* Only sales for the last three years are maintained.

**Valuation Information**

[View Comparables \(COMPS\)](#)

Tax Year:	2006	2005	2004
Full Cash Value (FCV):	\$269,500	\$72,500	\$72,500
Limited Property Value (LPV):	\$112,647	\$60,363	\$54,875
Legal Class:	2	2	2
Assessment Ratio:	16%	16%	16%
Assessed FCV:	\$43,120	\$11,600	\$11,600
Assessed LPV:	\$18,024	\$9,658	\$8,780
Property Use Code:	0004	0004	0004
Tax Area Code:	900004	900004	900004

**Additional Component Information (for this parcel)**

[Valuation](#) [Characteristics](#)

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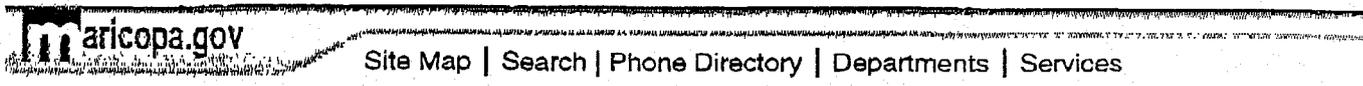
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Property Information

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Parcel #: 506-45-023-C  
MCR #:  
Property Address:

Subdivision Name:  
Lot #:

Property Description: TH PT LOT 1 & E2 NW4 BEG AT PT WH S R/W LNEHRENBE RG PHX H/W 1-10 INTERSECTS W LN SEC 30 TH SELY AL G SWLY R/W LN SD H/W 1786FTH S 162F TH W STLY 172 2 M/L TO PT ON W LN SD SEC WH IS 604.5F S OF POB TH N 605.5F TO POB

Section Township Range: 30 2N 6W

Associated Parcel:

Owner Information

[View Tax Information](#)

Owner: MOFFETT RODGER A  
In Care Of:  
Mailing Address: POB 742 TONOPAH AZ 85354 USA  
Deed #: 950751062  
Deed Date: 12/16/1995

Sales Price: n/a \*  
Sales Date: n/a \*

\* Only sales for the last three years are maintained.

Valuation Information

[View Comparables \(COMPS\)](#)

Tax Year:	2006	2005	2004
Full Cash Value (FCV):	\$96,111	\$96,111	\$72,270
Limited Property Value (LPV):	\$87,447	\$79,497	\$72,270
Legal Class:	M	M	M
Assessment Ratio:	12%	12%	11%
Assessed FCV:	\$11,843	\$11,843	\$7,883
Assessed LPV:	\$10,775	\$9,796	\$7,883
Property Use Code:	8714	8714	8714
Tax Area Code:	900000	900000	900000

Additional Component Information (for this parcel)

[Valuation](#) [Characteristics](#)

New Search

Helpful Information:

[recorder](#) [glossary](#) [forms](#)

Disclaimer

The data contained in this database is deemed reliable but not guaranteed. This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to insure the accuracy of this data; however, this material may be slightly dated which would have an impact on its accuracy. The Maricopa County Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data.

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New Search

Property Information

View GIS Maps

Parcel #: 506-45-023-B

Subdivision Name:

MCR #:

Lot #:

Property Address:

Property Description: TH PT LOT 1 & E2 OF NW4 BEG AT PT ON N LN 890F M/ L FR NW COR SEC 30 SD PT BEING ON PRO R/W LN EHRE NBERG PHX H/W 1-10 TH S 0D 2M 30 SC E 65F S 14D 5 2M 50 SC W 95.74F TH S 75D 07M 10 SC E 1786F M/L TO PT ON E LN NW4 TH N ALG SD E LN TO N4 COR SD SEC TH W TO POB EX N 40F RD

Section Township Range: 30 2N 6W

Associated Parcel:

Owner Information

View Tax Information

Owner: HOSTETTER DONALD/BETTY J TR

In Care Of:

Mailing Address: PO BOX 369 GRIZZLY FLATS CA 85636 USA

Deed #: 970736668

Sales Price: n/a \*

Deed Date: 10/22/1997

Sales Date: n/a \*

\* Only sales for the last three years are maintained.

Valuation Information

View Comparables (COMPS)

Tax Year:

2006 2005 2004

Full Cash Value (FCV):

\$100,000 \$33,500 \$33,500

Limited Property Value (LPV):

\$43,296 \$24,394 \$21,358

Legal Class:

2 2 2

Assessment Ratio:

16% 16% 16%

Assessed FCV:

\$16,000 \$5,360 \$5,360

Assessed LPV:

\$6,927 \$3,903 \$3,417

Property Use Code:

0004 0004 0004

Tax Area Code:

900004 900004 900004

Additional Component Information (for this parcel)

Valuation Characteristics

New Search

Helpful Information:

recorder glossary forms

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Site Map

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**PUBLIC NOTICE OF HEARING ON THE APPLICATION OF WATER  
UTILITY OF GREATER TONAPAH, INC., FOR AN EXTENSION OF ITS  
CERTIFICATE OF CONVENIENCE AND NECESSITY  
(W-02450A-05-0430)**

On June 10, 2005, Water Utility of Greater Tonopah, Inc., ("Tonopah" or "Applicant") filed an application with the Arizona Corporation Commission ("Commission") for an extension (transfer) of its Certificate of Convenience and Necessity ("CC&N") to provide water utility service in Maricopa County, Arizona. If the application is granted, the Applicant would be the exclusive provider of water service to the proposed area, and would be required by the Commission to provide service under rates and charges and terms and conditions established by the Commission. The application is available for inspection during regular business hours at the offices of the Commission in Phoenix, at 1200 West Washington Street, Phoenix, Arizona, and at the offices of the Company, 3800 N. Central Ave. Ste. 770, Phoenix, AZ 85012.

The Commission will hold a hearing on this matter beginning September 12, 2005 at 10:00 a.m., at the Commission's offices, 1200 West Washington Street, Phoenix, Arizona. Public comment will be taken on the first day of the hearing.

The law provides for an open public hearing at which, under appropriate circumstances, interested parties may intervene. Intervention shall be permitted to any person entitled by law to intervene and having a direct and substantial interest in the matter. Persons desiring to intervene must file a written motion to intervene with the Commission, which motion should be sent to the Applicants or its counsel and to all parties of record, and which, at the minimum, shall contain the following:

1. The name, address, and telephone number of the proposed intervenor and of any party upon whom service of documents is to be made if different than the intervenor.
2. A short statement of the proposed intervenor's interest in the proceeding (e.g., a customer of the Applicant, a shareholder of the Applicant, etc.).
3. A statement certifying that a copy of the motion to intervene has been mailed to the Applicant or its counsel and to all parties of record in the case.

The granting of motions to intervene shall be governed by A.A.C. R14-3-105, except that all motions to intervene must be filed on or before August 24th, 2005. The granting of intervention, among other things, entitles a party to present sworn evidence at hearing and to cross-examine other witnesses. Failure to intervene will not preclude any potential customer from appearing at the hearing and making a statement on such person's own behalf. You will not, however, receive any further notice of the proceeding unless requested by you.

The Commission does not discriminate on the basis of disability in admission to its public meetings. Persons with a disability may request a reasonable accommodation such as a sign language interpreter, as well as request this document in an alternative format, by contacting Linda Hogan, ADA Coordinator, voice phone number 602-542-3931, E-mail 19hogan@azcc.gov. Requests should be made as early as possible to allow time to arrange the accommodation.