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ARIZONA CORPORATION COMMISSION
DOCKET CONTROL

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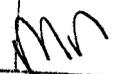
January 23, 2009

The Honorable Kristin Mayes
Arizona Corporation Commission
1200 West Washington
Phoenix, Arizona 85007

Arizona Corporation Commission
DOCKETED

JAN 26 2009

RE: Arizona Public Service Extension Policy

DOCKETED BY 

Dear Commissioner Mayes:

Having been a real estate broker and owner of my own company for the past 28 years, I take pride in my experience and knowledge, and have specialized in vacant residential land. The majority of the properties I have represented are in the North and West valley. I have experienced and been a part of the incredible urban sprawl first hand. I worked with the Corporation Commission in regards to the Desert Hills Water Company with their line extensions and over the years with Arizona Public Service (APS) with their extensions. The new regulations that Arizona Public Service has imposed on power extension is having;

- (1) A huge impact on property values that do not have electricity to the property.
- (2) The land market has been adversely affected.
- (3) Land owners are paying higher tax's on land they no longer can sell.
- (4) Owners that purchased vacant land to build their dream home had taken into consideration that Arizona Public Service would provide 1000 feet of free line extension, only to find out now they will be forced to spend thousands of dollars to have their service connected.
- (5) We are experiencing a huge drop in our real estate market and this only going to make matters worse.
- (6) Why would the Arizona Corporation Commission give Arizona Public Service a rate increase and at the same time allow them to drop the free extension?

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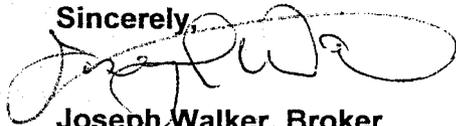


(7) Also the property owner must go underground with their lines and provide installation of equipment pads, pull – boxes, earthwork including boring, backfill, compaction, and surface resoration and future hook-up for every property that the electric line go's across, Was this the intent of the Arizona Coporation Commission when they allowed Arizona Public Service to drop the 1000 feet extension?

I am requesting that the Commission revisit this issue and exempt rural Arizona and require that Arizona Public Service go back to providing the free 1000 feet extension.

Thank you for looking into this matter and I would appectiate a reply.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Walker", written over the word "Sincerely,".

**Joseph Walker, Broker
Joe Walker Realty**