

INTERVENTION ORIGINAL



February 1, 2009

Arizona Corporation Commission
Docket Control
1200 W. Washington Street
Phoenix, AZ 85007

RE: MOTION TO INTERVENE in the Application of Arizona Public Service Company (APS) for a hearing to determine the fair value of the utility property of the company for ratemaking purposes, to fix a just and reasonable rate of return thereon, to approve rate schedules designed to develop such return.

DOCKET No. E-01345A-08-0172

My name, address and telephone number are listed below.

I wish to intervene in the Application of APS stated above. I am a land owner, real estate broker, mortgage broker, and residential customer of the Utility and therefore have an interest in the ramification of the proposed rate increase. I am filing to support an amendment to the docket to reinstate the 1000 feet no cost power extension to APS customers. I have attached an addendum that supports my reasons and interest for intervening.

I will be filing a fiscal impact study as soon as it is ready.

I hereby certify that a copy of this Notice of Intervention has been mailed to Arizona Public Service Company, 400 N. 5th Street, Phoenix, Arizona, 85004.

Sincerely,

Barbara Wyllie-Pecora
27458 N. 129th Dr.
Peoria, AZ 85383
Tel: (602) 999-7445

CC: Arizona Corporation Commission (13)
Arizona Public Service Company (1)

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AZ CORP COMMISSION
DOCKET CONTROL

Arizona Corporation Commission
DOCKETED

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ADDENDUM

ADDENDUM TO BARBARA WYLLIE-PECORA MOTION TO INTERVENE
CONSISTING OF 63 PAGES (NOT INCLUDING COVER PAGE)

SYLVIA ALLEN

1700 WEST WASHINGTON
ROOM 307, SENATE WING
PHOENIX, ARIZONA 85007-2944
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DISTRICT 5



COMMITTEES
NATURAL RESOURCES &
RURAL AFFAIRS
GOVERNMENT

Arizona State Senate

August 20, 2008

The Honorable Gary Pierce
Arizona Corporation Commission
1200 West Washington
Phoenix, Arizona 85007

Dear Commissioner Pierce:

I have been receiving calls from constituents in my rural district. The concern is the loss of the 1000 feet free extension from the utilities companies and the exorbitant cost they are charging to bring service. One woman building in Taylor is doing the labor for 600 feet of underground wires going to the pole and APS is still charging \$17,500. This is outrageous.

This is not a problem in urban Arizona where utilities have already been established but in rural Arizona it is causing a huge hardship and will stop property owners from being able to build a home or a business. We are already experiencing a huge drop in our real estate market and this is only going to make matters worse. Why would you give the power companies a rate increase and at the same time allow them to drop free extension? This is a double rate increase. Why would you not set parameters on the cost they can charge?

We do not have a choice in who we can go to buy our electricity and are forced to use the monopoly. Once hooked up, the companies then make thousands of dollars over our life time. Historically, the monthly payments have included the cost of expansion that the company was projecting for future growth. I also have been told that free extensions are still allowed on the various Native American Reservations. Is this true?

I am requesting that the Commission revisit this issue and exempt rural Arizona and require that companies go back to the 1000 feet free extension. At the very least a restriction should be in place for what they can charge.

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

Sincerely,

A handwritten signature in cursive script that reads "Senator Sylvia Allen".

Sylvia Allen
State Senator - District 5

SA/an

Cc: Thelma Perkins
P.O. Box 354
Holbrook, Arizona 86025

COMMISSIONERS
MIKE GLEASON - Chairman
WILLIAM A. MUNDELL
JEFF HATCH-MILLER
KRISTIN K. MAYES
GARY PIERCE



PIERCE

BRIAN C. MCNEIL
Executive Director

ARIZONA CORPORATION COMMISSION

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2008 SEP 11 A 10:37

DOCKET CONTROL

September 11, 2008

The Honorable Sylvia Allen
Arizona State Senate
1700 West Washington
Phoenix, Arizona 85007

RE: Arizona Public Service Company – Elimination of 1000 Feet of “Free Extension”
Docket Nos. E-01345A-05-0816, E-01345A-05-0826, E-01345A-05-0827

Dear Senator Allen:

Thank you for your letter of August 20, 2008 expressing concern with the Arizona Corporation Commission’s Decision to do away with 1000 feet of free line extension in APS’ service territory. As you know, I was the sole dissenting vote on the amendment making that change during the summer of 2007. I also proposed an amendment against the elimination of free line extension in UNS Electric’s service territory during the Commission’s Special Open Meeting on May 14, 2008.

Like you, I recognize the harsh effects felt by customers following the elimination of free line extension, particularly in rural areas such as your district. Following the APS decision the Commission received numerous complaints from customers who felt frustrated and betrayed with what they saw as a unilateral policy change. Customers purchased land planning on the allocation of free footage only to find out later that they would be forced to spend thousands of dollars to have their service connected, and worse yet, there was nothing they could do to improve the situation. As you mentioned in your letter, in some cases the costs are absolutely outrageous, particularly for rural customers with lower incomes who struggle to provide for their basic needs.

Please rest assured that I continue to stand with you on this important issue and support addressing the issue of hook-up fees in a generic docket where all of the relevant factors can be considered and all affected stakeholders can have the chance to be heard rather than blindsided. If there is anything else I can do to assist you or your constituents please do not hesitate to contact me. Thank you again for writing.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Hatch-Miller".

Jeff Hatch-Miller
Commissioner



La Paz County Board of Supervisors

1108 Joshua Avenue
Parker, Arizona 85344

(928) 669-6115

TDD (928) 669-8400

Fax (928) 669-9709

Sandy Pierce - District 1
John Drum - District 2
Holly Irwin - District 3

Donna J. Hale - Clerk of the Board /
Interim County Administrator

The Honorable Gary Pierce
Arizona Corporation Commission
1200 West Washington
Phoenix, Az 85007

January 26, 2009

Dear Commissioner Pierce,

I'm writing to you today on behalf of my constituents who reside in the rural districts of La Paz County. I'm sure you are fully aware of the new policy that has been issue from APS. Unfortunately we do not have another electric company to choose from when the feel injustice is being done to them.

Doing away with the 1000 ft extension is causing great hardships on property owners wanting to build a home or business. Most if not all the residents can not afford these unreasonable costs to have electricity. Do to the economic crisis we are currently experiencing, this is only adding to the problem especially to a county like mine that is in need for growth. This new policy is devastating not only to the residents but to our county.

In closing I respectfully request that the Commission review the "1000 ft Free Extension" issue and take into consideration the enormous impact it is and will have not only to our residents but to the economic growth in our county. If you could please respond at your earliest convenience I would greatly appreciate it.

Sincerely,

Holly Irwin
Supervisor District #3
La Paz County
928-669-6115

Date: September 8, 2008

To: Chairman Gleason
Commissioner Mayes
Commissioner Mundell
Commissioner Hatch-Miller
Commissioner Pierce

Arizona Corporation Commission
Utilities Division
1200 W. Washington
Phoenix, Arizona 85007

From: Rick Ohanesian MD MBA
Prescott Women's Clinic
919 12th Place
Suite 1
Prescott, AZ 86305
928-778-5110
rmo@ix.netcom.com

Re: Docket # E-01345A-08-0172
APS Proposed System Facilities Charge within its Line Extension Policy,
Schedule 3

Dear Corporation Commission,

I am writing to comment upon, and strongly oppose the upcoming APS request for approval of a "System Facilities Charge." I have already filed a complaint specific to our situation with the Corporation Commission in regard to the amount I was charged for a service line extension, but it is my understanding that APS wishes to gain explicit permission from the Commission for a System Facilities Charge, (a fee which it is already charging and collecting).

I am not a lawyer, nor am I familiar with the terminology used in Corporation Commission proceedings or monopoly rate requests. I apologize if my terminology or wording is unclear or inexact. I would be happy to explain any ambiguity that may appear in this letter.

Background:

My Prescott Obstetrics & Gynecology group is constructing a medical office building adjacent to the new hospital in Prescott Valley.

Per APS, the Corporation Commission granted a fee request effective late February 2008 that they claim allows them to charge what amounts to a hook-up fee. For our 16,000 square foot building, that charge was \$23,617 which did not include an additional charge of \$22,457 for material. The total charge was a staggering \$46,074!

In other words, before we purchase even a single spark of electricity from APS, we have to pay them \$46,074 up front. For obvious reasons, this hook-up fee, both in principle and dollar amount, has stuck in our craw.

My group filed a complaint with the Corporation Commission. It is my understanding from the resulting investigation that the largest single component of the charges, the \$23,617 system facilities fee, was not actually approved in the last rate request. There is, apparently, some ambiguity. APS has now requested formal and explicit approval of this charge in their current rate case request. We are writing to oppose that request and to explain that opposition.

These fees, in principle, are akin to a gas station requiring customers to buy the gas pump before they are then granted the privilege of buying gasoline at a profit to the gas station.

It is particularly infuriating to us if APS is, in fact, charging such a large fee for which they were never granted permission to levy.

Our Assertions:

- 1. The implied and legal contract between a monopoly corporation and the citizens it serves is essentially thus: Monopoly power is granted provided such power is not abused.**

We feel that a \$23,617 fee to simply hook up to the electrical grid is abuse of monopoly power. We have no alternative power company to turn to for a better deal. And we can't operate a medical office without electricity. Frankly, we feel like this is a shakedown -- nothing more than a hold-up by a company with monopoly status and the power that status confers.

This charge -- the dollar amount -- regardless of the company rationale or justification, is outrageous, all other issues aside.

One can argue that the principle of nominal hook-up fee for future services may be justified or not, but the dollar amount APS is attempting to charge for this small building is simply exorbitant and renders such an argument irrelevant.

- 2. We feel strongly that, in principle and practice, such large hook-up fees are bad policy and negatively affect everyone involved -- the State of Arizona, its citizens, and its businesses.**

The statement speaks for itself. Barriers to business survival and success are already too high.

This has, however, broad implications for the competitiveness and attractiveness of Arizona in growing new businesses from within the state, and especially in recruiting new employers from out of state. Given that electricity is essential to any building or business, this "private tax" can certainly take the shine off Arizona's attractiveness as a relocation site. Such changes affect our economy and quality of life for decades.

This hook-up fee not only applies to businesses. Our building contractor has a client building a home who was charged approximately \$10,000 simply to connect to APS. He found, like us, that he was unable to dispute this fee without essentially halting construction – a financially unacceptable alternative in most circumstances— so he caved in and just paid the fee. The dollar amounts are larger for businesses, but private citizens will also feel this sting.

3. Approval and acceptance of the principle of high hook-up fees offer a dangerous precedent for any other service provider, monopoly or not.

Currently in Arizona, the public is not subject to such huge connection fees for any of our other services – gas, water, telephone, cable television, sewer and the like. The prospect of other services attempting to gouge the public with such fees increases once the door is opened for one.

This would be unfortunate policy for the state to set, offering a disservice to its citizens and businesses.

4. APS' justification for the high connection fees, as stated in one of their information forms, is that "growth should pay for growth."

That is just plain incorrect. Every business has infrastructure and growth costs. These are borne and passed on through the products they sell. It is factored into the cost of everything we purchase. APS makes a profit on every watt of electricity it sells. That profit should support the growth of their business, which in turn increases the volume of sales and resultant revenues. Electricity sales should be sufficient to run the company. No business should operate at a loss through sales but survive through excessive ancillary fees. APS should not be allowed to do so.

If APS claims that without charging such unacceptably high up-front fees for new hook-ups they can't make a profit, then their distorted rate structure should be addressed. Attempting to remedy a problem with a perverse solution complicates the situation further for everyone and makes it all the more difficult to correct going forward.

Please consider these points and sentiment when addressing the APS request for this systems facilities charge. If you have any questions or need further information, please give me a call or send an email.

Thank you very much for your time and consideration of this issue.

Sincerely,

Rick Ohanesian

January 13, 2009

David Deloera
11586 W. Palm Lane
Avondale, AZ 85323

Arizona Corporation Commission
1200 W. Washington
Phoenix, AZ 85007

RE: APS Service Schedule 3 Revision No. 10

Dear Commissioners:

My slice of the American pie was a nice house and a big backyard. My journey began in 2004 when I sold my house, got rid of my mortgage and moved into a travel trailer to save my money. I saved and I saved to have enough for a suitable down payment on my own parcel of land. I spent months looking for the perfect lot and finally found a nice acre west of Phoenix. The price was affordable, and the seller agreed to let me make payments with interest until I paid him off. After saving more money and making timely payments for two years, I was ready to begin construction on my dream home. I could do most of the work myself: all I had to do was pay for material and some labor. So on a hot summer night I was out measuring the part of my lot where my house would be, and my neighbor pulls up in his truck, cursing and yelling. It seems that he had been talking to APS about hooking up power to a well he had drilled to provide water for his cattle and they had changed some policy and it was now going to cost him nearly \$20,000 to extend power. I asked him why the cost was so high, and he replied that the well was 450 feet from the nearest power pole, and APS isn't giving the little guy any kind of break.

As my neighbor was giving me his opinion of APS, I was figuring the measurements for my lot, which was around 800 feet from the nearest power pole, probably closer to 900 feet. At that moment I knew I was sunk. When I bought the land I figured there was going to be a minimal fee to hook up the power, but \$35,000 is more money than I paid for the lot.

After I verified the cost and going over my figures repeatedly, I finally had to give in to the fact that I wasn't going to have enough money to build my home. I looked into solar and other alternative energy sources, but they were even more expensive. I figured that if I could get what I paid for it, and get my money back, I would just move back to Phoenix and buy another house. For nine more months I made my monthly payments and on several occasions I had to inform potential buyers that it was going to cost \$35,000 to pull lines to the property line. "Well thanks a lot!" they would say as they pulled away. I was defeated and tired of making payments on useless land. I couldn't build on it, I couldn't sell it and in the end I had to give it back to the seller, losing everything I had saved so hard for. I would like to give APS a heart-felt thank you! So much for my American dream.

I guess any guy who wants to build his own house is a "developer", and the public perception of "developers" is greedy and rich and of course nobody thinks we should give the greedy developers anything free. Make the developer pay for everything. Maybe the Corporation Commission should take a look at the term "developer", and define whether or not I fall in that category. Maybe then they will give me back my American dream.

Signed,

David Deloera

January 11, 2009

Paul Newman
Gary Pierce
Kristin K. Mayes
Sandra D. Kennedy
Bob Stump

Arizona Corporation Commission
1200 West Washington Ave
Phoenix, AZ 85007

Dear Commissioners:

I am writing to ask you to reevaluate the decision on allowing APS to charge exorbitant prices for hooking up new services. Not everyone is a rich developer. I am an Animal Control Officer in the town of Ajo, AZ.

Five years ago I bought a used 1970 mobile home and placed it on the far side of my property for my elderly father to live in. I asked APS to provide service and I was told "no problem, but you have to have septic first". I saved money and the septic was put in this summer at a cost of \$8500. I then called APS again and was told that I would have to pay for the service to be brought to my property. The power is only 70feet from my property line and I was given an estimate of \$4200 plus another \$2000 for a pole and panel on my property. This does not include the cost of bringing the power to the trailer. Not only is APS a monopoly so that I cannot go elsewhere but they demand that you use their workers and supplies with over inflated costs.

My father is a WWII veteran and 83 yrs old. He lives on his SSI of \$1100/mo. He lost his wife of 40 yrs this last July and wants to live near his only family. I only hope that I can acquire electric service while he is still able to live independently.

The Arizona Corporate Commission's decision to allow APS to charge for the building of their business is hurting the rural people who just try to make ends meet. My APS bill is currently over \$3000 a year. I have been a ratepayer for over 15 years. There is no discount for being a good customer.

Please reverse the decision and reinstate the 1000' free extension.

Thank you for your consideration.

Sincerely,



Debra Morrow
2150 N Rosser Rd
Ajo, AZ 85321
602-228-2495

January 12, 2009

Arizona Corporation Commission
1200 W. Washington
Phoenix, AZ 85007

RE: Arizona Public Service Extension Policy

Dear Sirs:

Having been a real estate agent dealing with land sales in the outlying areas of Maricopa County for 25 years, I take pride in my experience and my knowledge, as well as my integrity in creating a fair market and building a very large referral business comprising of investors and end users. Contrary to what many think, many families want to live in rural areas, not in subdivisions in the city.

Thus, the *most significant, single factor* which determines land values in rural areas is the proximity to electricity. At best, as a real estate agent, since I could not quote prices and my only tool to help determine these values was the published Arizona Public Service Extension Policy, which had free footage if you were within a specified distance (1,000' with a per' charge up to 2,000') or, if the cost was under \$25,000. I think that it is safe to say that over the last 40+ years, costs have increased in every industry. However, the Corporation Commission didn't find it necessary to regulate or encourage APS to change the \$25,000 cost ceiling, knowing that the \$25,000 number from *ancient times* should have been increased. That shows me how lax the Corporation Commission is in keeping up with their duties. Instead, they (APS) just kept increasing the per' cost and decided to add costs such as "\$6,000 for every right angle ...making it impossible to keep the cost to extend power under \$25,000. Where was that printed? I spent many hours on my cell phone with employees of APS walking off distances, trying to get prices (which, by the way was a Catch 22, as you had to pay APS to get a quote).

It's bad enough that the public doesn't have a choice....that we are dealing with a *monopoly*. I have clients who want to build homes and have power right to their property line. They are looking at expenses upwards of \$7,500. I have another client who paid \$170,000 to bring power ½ mile (that's 2,640'). I can also tell of an incident in past years when APS agreed to refund money to APS users in a particular subdivision because they lied to the property owners about the deal they made with the defunct developer. When I called the Corporation Commission, I was told they knew *nothing about it*.

I also resent the fact that my livelihood is suffering, that I have clients who say I misrepresented them (will you pay my attorney fees if I am sued?), property that I have had to take back, investors who, even in this economic debacle, would invest in land, carry back notes that the bank will not, families who would build, if not for the exorbitant costs of electricity, etc., etc.

I urge you to take a long, hard look at the "*domino effect*" that this change in the APS Extension Policy has had on so many people in so many walks of life...especially when they have no choice! With more thought and support and consideration given to *the public*, instead of a **monopoly**, it's a "given" that our economy in Arizona would turn around and bounce back much faster.

Yours truly,



Sharon Contorno

Service First Realty
1920 E. Maryland Ave. #32
Phoenix, AZ 85016
sharoncontorno@cox.net

Ian Campbell
4043 E. St. John's Rd
Phoenix, AZ 85032
602-616-3589

December 3, 2008

To The Arizona Corporation Commission:

My name is Ian Campbell and I am a Real Estate Agent that specializes in vacant residential land. The majority of the properties I represent are in the West valley. I am a native of Phoenix and have experienced the incredible growth first hand. Most of the growth was made possible by flexible and realistic utility policies that allowed for and encouraged utility movement. The new regulations that Arizona Public Service (APS) has imposed on power extensions is causing anti-growth and is having a huge impact on property values that do not have power to the property. As a result, the land market has been adversely affected and this has been unfair to the land owners.

I have had numerous clients that have purchased property with the intentions of constructing their dream home in the future. They have purchased specific properties with the understanding that APS would extend power to their properties up to 1000 feet without a cost. Today with these policy changes, these same power extensions are going to cost thousands of dollars and most likely will prevent their dream homes from becoming a reality. I do not see how the Arizona Corporation Commission feels that this new policy is in the best interest of the general public.

These new changes in the policy have dramatically affected the value of many properties without power to the property line. In effect, these new policies will prevent the future movement of power lines and make the majority of rural land almost worthless. This drop in value will lower the tax base and will have a tremendous effect on the Arizona economy. I do not feel that this policy is in the best interest of the public or anybody whom has an interest in real estate. Please reconsider these policy changes and be aware of the long term effect of not changing the policy.

Sincerely,

Ian Campbell

Gary Stultz
3215 W. Northview Ave.
Phoenix, Az 85051
602-463-1059
gstultz@cox.net

Arizona Corporation Commission
1200 W. Washington
Phoenix, AZ 85007

Dear Commissioners:

I am writing this letter to express my deep concern regarding the recent approval by the commission to allow APS to charge new customers exorbitant fees for the extension of electrical service to their homes and business. This is a drastic change after decades of policy which supplied them without charge.

Since this change, my customers are telling me that they are being quoted upwards of \$50,000 dollars to connect new APS service to their homes. This cost is obviously prohibitive and ends their dreams of building a new home for their families. Many of these property owners had purchased their land in the past with the intention of saving and one day building on the property. At that time (and as far back as I can remember) APS provided power extensions to new homes at no charge (up to 1000 feet) and for a reasonable fee (up to 2000 feet.) The new fees make it impossible for these homes to be built.

I do not need to point out that APS is a Monopoly (regulated by the ACC) Potential customers cannot simply "go somewhere else" to get electrical service. Also APS owns the lines that are installed (not the customer who is being charged for them) Lastly, these lines (once installed) serve the entire area and benefit many other customers who can hook up to them without charge at a later time. It is not fair that one person should have to pay for the benefit to others and APS. It is for this reason that the ACC needs to look out for the interest of the citizenry of Arizona and not just short-term interests of APS.

Please reevaluate this policy and its effect on the economy and citizens of Arizona, which you are elected to protect.

Sincerely

Gary Stultz

Chad Fisher
TM Family LLC
23450 N. 35th Dr.
Glendale, AZ 85310
cell: (602) 463-1067
office: (623) 434-0256

November 13, 2008

Arizona Corporation Commission
1200 W. Washington
Phoenix, AZ 85007

RE: APS Service Schedule 3 Revision No. 10

Dear Commissioners:

Only four years ago my family was trying to get answers and a resolution to the former Service Schedule 3 (revision no. 8) that capped the construction costs for a residential power extension to \$25,000. Until sometime in the early millennium, this cap still proved sufficient to extend power under the 2,000 foot limit. Then, as costs began to gradually rise and other factors upped the construction costs, we found we were able fall within the present caps at only a few hundred feet on a straight line. Even then, we were still able to sell vacant lots and extend power to home owners. Our business created new customers for APS as well as helping to spur the growth to the Hassayampa Valley. APS even extended power up to 1000 feet at no cost to the consumer. This promoted growth and created new customers for APS.

Now the consumer simply has to foot the entire construction cost in order to get power to his or her lot, regardless of the distance to power from their lot. I have seen one estimate that puts the cost at \$20,000 to extend power in a straight line at less than 400 feet. This appeared to happen with minimal public input as to the possible impact on land values, area growth and the economy.

Very swiftly APS was able to drastically reduce property values throughout the rural areas of Arizona that they serve by creating revisions 9 and 10 to service schedule 3. There is no recourse for the consumer or agents of consumers as there are no alternative power providers in the area offering competition to APS. Unless a property owner has the technical knowledge and financial means to create his own power alternatives (such as solar or gas-powered generators) they are left with no alternative but to pay for their power extension, and then have the pleasure of paying a monthly service bill. But many people who choose to live in the rural areas of our state do not have the financial means to pay such extraordinary costs. In today's market, the cost of the power extension often exceeds the market value of the land they wish to build their home on! This barrier, coupled with the growing economic crisis our country faces, is causing many people to abandon their dreams of rural living and to foreclose on property they purchased.

APS has their reasons for the cutbacks, but they appear to be short-term. Their business is a technical one rife with increasing costs and checks and balances, but they did not consider the impact upon the economy and property values of the thousands of consumers and potential consumers in their service area. No one organization should be able to affect so many with one decision. The Arizona Corporation Commission must revisit this matter for the people of Arizona to receive fair and reasonable power extension rates.

Respectfully,


Chad Fisher

E-01345A-08-0172

0000093097

JOE WALKER REALTY

7001 JAN 26 P 2:11

Office 623 412-9461
Cell 623 451-4073

ARIZONA CORPORATION COMMISSION
DOCKET CONTROL

7048 W Angela Dr
Glendale, AZ 85308

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 *MM*

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 concenteration 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?

RECEIVED
JAN 26 2009
By _____



(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 a horizontal line.

Joseph Walker, Broker
Joe Walker Realty

2410 Rosser Road
P.O. Box 161
Ajo, AZ 85321

January 26, 2009

Mr. Paul Newman
Mr. Gary Pierce
Ms. Kristin K. Mayes
Ms. Sandra D. Kennedy
Mr. Bob Stamp

Arizona Corporation Commission
1200 West Washington Avenue
Phoenix, AZ 85007

Dear Commissioners:

In October of 2008, newly retired, I moved from New York State to Ajo, drawn by the beauty of the desert as well as the affordability of land and housing here. I bought a five-acre Veterans' Parcel on which sits a house, abandoned more than twenty years ago, which I hope to restore. The house once had electric service.

When APS asked me to pay \$5863. to have their transformer put back, I balked. New poles and power lines run right along my property but I can't afford to use them.

Any help you might provide would be most appreciated.

Sincerely,

Michael J. Lillyquist
tel: 585-905-8681
email: millyquist@hotmail.com

How APS's Most Recent Power Extension Policy Negatively Affects the County and State Economies

APS in 1954 would extend power 1000 feet at no charge to one dwelling and up to 2,000 feet for no charge for two dwellings over normal terrain. They had a cap of \$25,000, and would extend power beyond the 2,000 feet as long as the cap was not met. Despite the continual rise in costs for APS to extend power, APS and the Arizona Corporation Commission never increased the \$25,000 cap.

Up until 2007 APS would extend power 1000 feet at no charge. The customer did have to pay a nominal charge per foot for each foot over 1,000 feet though. If another dwelling hooked onto the power beyond the 1000 feet, APS would reimburse the first dwelling the extra cost. In 2006, APS power extension costs were mounting up and the cost for an extension would reach \$25,000 before the extension went 1,000 feet if the power had to turn a corner.

According to Kris Mayes, Arizona Corporation Commissioner, "The elimination of Arizona Public Service Company's 1000 feet of "Free Extension" was to eliminate a ... subsidy for builders." Most of the "builders" Mayes talks about are people who have saved for years to build their own affordable housing in a rural area. Most of these people are trying to get out of the city. They can only afford a certain lifestyle and are trying their best for their families. The Corporation Commissioners, who approved the new policy, did not stop to think of what the repercussions would be, let alone the hardship they inflicted upon thousands of people by destroying their dream of owning their own home.

Land sales and people building outside the cities also play an important part in the economic picture. The economic picture was drastically affected by the new power extension policy. If a person stops and really studies the situation from all the variables involved, one would see that the Corporation Commission did not make such a good trade. The Arizona Corporation Commission did not even take a second look at what they had done by their gross mistake. Did they ever think of how many jobs they destroyed by the fact of all the work that is involved in the completion of a site built or a manufactured home? There are countless jobs that go into all the products and all types of work that goes into every home. There are even county permits, inspections and even work for more APS employees, along with Title companies, mortgage companies, and real estate brokerages.

Today to bring power to a new dwelling costs approximately \$7,500 to properties with power to the property line and approximately \$35,000 to properties approximately 1,000 feet from an existing power line. On average the parcels that previously fell under the 1,000 feet restriction under the old policy will now cost \$22,000 to provide power to a dwelling.

Investment property that had hopes of seeing power within 2 – 5 years will take 20 – 50 years today. People owning properties that had a value under the old policy have become almost worthless today. It is safe today that all the land in APS's service area has depreciated \$2 – \$3 billion in value. How much will taxes decrease after people learn of their new land values? All vacant land in the APS service area will need to be reassessed by the affected counties.

The people signing this letter are not economists and they don't claim to be. This letter is to show the impact of selling land today without the 1000 feet free power extension. How did APS and the consumer live with the old power extension policy of 1,000 feet free for 54 years only to have it removed?

Power to the People

Published by Arizonans for Fair Power Policy on Dec 05, 2008

Background (Preamble):

This new APS extension policy is discouraging new homes and businesses. It is having a negative affect on our economy as a whole.

Petition Text:

We the people of Arizonan's for Fair Power Policy request that the Arizona Corporation Commission revisit the APS policy pertaining to the cost of power extensions. Having new businesses and new homeowners pay outrageous prices to extend APS's infrastructure is having a huge impact on the greater economy.

As APS is a monopoly, the end-user is without choice. We believe that being forced to pay these fees is an abuse of power. We firmly believe that the APS 1000 feet no cost extension should be reinstated.

Total signatures 255 (Signature comments can be viewed in the Appendix of this document)

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10	Melissa	Karner	cinnybun5@msn.com	N/G	N/G	N/G
9	Gary	Stultz	gstultz@cox.net	N/G	N/G	View
8	Gary	Pecora	rgpecora@hotmail.com	N/G	N/G	N/G
7	domingo	chavez	chavezdomingo1@hotmail.com	N/G	N/G	N/G
6	Richard	Pecora	rc-pecora@hotmail.com	N/G	N/G	View
5	Barbara	Wyllie-Pecora	barbara@bwmortgage.net	N/G	N/G	N/G
4	Helen	Leonard	tedleonard1@msn.com	N/G	N/G	N/G
3	Ted	Leonard	tedleonard1@msn.com	N/G	N/G	N/G
2	Chad	Fisher	max-asu@yahoo.com	N/G	N/G	View
1	ian	Campbell	westphoenixlands@yahoo.com	N/G	N/G	N/G

* N/C - field not collected by the author

* N/G - not given by the signer

* S/C/P - State, County or Province

* View - view comment

Appendix: All signatures comments

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Lets get this fixed

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I own 5 acres of land in Whittmann and when I purchased this property A.P.S. Extension Policy would have brought power to my property with out charge. Today it would cost me up to \$20,000. Why would the Arizona Corporation Commission who we elect to represent us feel that this policy is in our best interest or anyone who has an interest in real estate?

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it is an unfair practice to charge a fee to the land owners outside the reservation and keep the 1000' for those who live on the reservation. This new policy will greatly effect the owners who have worked hard to purchase land and develop it. there is no talk about the neighboring land owners and the fact that they would recieve power from an extention that was purchased prior to their build. it is unfair to for others to benefit from my purchase of this extention. this new policy is flawed.

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I'm a realtor in a rural community and loss of the 1000' free has adversely affected our sales. People who purchased land more than a year ago are now faced with a huge cost to extend power to their property so many are not able to utilize their land. It seems APS is purposely trying to halt growth in rural areas by making it too expensive to obtain electricity.

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instead of hurting people who are already just trying to scrape by with the bills we already pay just for utilities, i feel it is unfair to increase our monthly billing. how about a pay cut for the CEO's and other management

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I recently bought 2.5 acres in yavapai county, and intend to retire there in 8-10 years. after building a home there

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Please allow upto 1000 ft free electrical power connection.

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We applied for power in a rural area that requires about 600 feet of overhead or underground power. APS gave us a estimate not itemized, Navajopache electric estimated 10.00 per foot thats 1/3 of APS estimate. We can hire a licensed electrician and buy the supplies and save thousands. The corporation commision should do it's job and protect the consummers, this is a blank check and is hurting rural Arizona

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WE applied for approx. 600 feet of power and the cost estimate was 17,370.00 we reduced the footage by over 200 feet and the estimate was 16,718. This reflects costs of three doilars a foot. We filed a complaint with the Corpor. Commission and they turned it over to an APC liason for disputes. Where is the justice for the consumer? The estimated costs are not broken down. WE could hire a licensed electrician and install the line ourselves for thousands

less why is this not allowed?

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I am the owner of Eagle View Homes LLC. I have built many residence on the west side over the past years. Most of my customers are building a smaller home on 1+ acres.

What use to be free for 1000 feet or less is now averaging \$12,000 to \$18,000. This calculates to a 10% cost increase in new home construction. This is insane! Where is customer voice or representation? What formula am I to use for job estimates? I would like to be very involved in this situation. Please contact me.

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I do not agree that a property owner should foot all the cost to put power to their structure. This is like paying them to put up their infrastructure, then being charged for it

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With the finanical woes we are suffering you would think that Az. as a state would want the power companys to wavier this cost to any of the future small home owners

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I paid extra for the property I purchased several years ago because it was within 1000 ft of electric,how can they change this retroactively>

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APS has have already been back, three times for rate increases since they said doing away with the free extensions would prevent more increases

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let;s get back to helping each other rather than greedily penalizing for making our business profitable

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This needs to be changed

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I can no longer afford to build on my property because of these new regulations. I bought my property and it is right next to a power line but APS wants 10,000 to connect up. This is crazy. One more nail in the home building industry.

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My estimate is \$5000 to cross the road 70' and I am an APS with power to the other side of my little 5 acres.

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I agree that APS user prices are out of touch for a public utility and something should be done to reduce these costs. It should be noted that, APS should look to using more power from Palo Verde.

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We were unaware of the change in policy when we began to build a home in summer 2007- how were the consumers notified that a change in policy had occurred? We are now in a position where we cannot afford to supply electricity to our finished home, as those costs were not anticipated.

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We were caught up in this, spending \$75K for APS to bring power to our new home earlier this year. We bought under the 1000' free pretence and by the time we got building permit in place they had changed the rules and it cost us considerably more. Not to mention it took APS over 18 months to bring our power in and nothing we could do but be at their mercy.

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The 1000 "ruling" needs to be revisited.....this ruling eliminated a number of loans for the would-be Real Estate buyer. Thank you for taking this information into consideration.

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I own undeveloped property in arizona and feel that the cost of having power provided to the land when built upon should be covered by the utility company if it is within 1000 feet of the lot.

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I don't feel that it is right, as people loose their jobs in these times with fuel coasts coming down that APS can raise there rates at a drop of a hat. What happened to the tax payers money that built the Nuclear power plant in Phoenix to help keep electrical power rates down for Arizona residents? I feel that it is time for APS to tighten its belt just like the rest of US.

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I firmly believe that the APS 1000 feet no cost extension should be reinstated.

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I was planning on building on my property with the idea of a first 400' no charge on power. Not only have they removed the 400' clause they have added \$1.00 to the price of power extention. This has a negative affect on my plans. I may have to make plans elsewhere.

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As a real estate agent in rural Yavapai County in Arizona, I've seen numerous properties that would benefit by reinstatement of the free 1000' extension of electric service.

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I personally have been railroaded by APS's tactics paying nearly \$5K to have power to my well when power was in the street in front of my lot with little or no explanation. I just got to pay or shut up and have no power despite the promise of 1000' for free. Instead, I got 200' for \$5K. Such a deal. Please don't railroad the consumer any more! Treat us like you would your family's power extension please.

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For people who bought individual lots based on the guarantee that they would have electricity brought up to the lot line, I

do not feel that APS should indiscriminately set this aside and now make them pay. However, for subdivisions wanting service for over 5 lots, I believe the sub divider should put up their share for the costs of bringing in electricity and recoup it in the sale of the individual lots to prospective buyers.

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APS rates are the highest in the state. Paying too much already. There required fees are usually more than any electrical use my family does.

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Just as the economy is crashing because of the greedy people with power and money, the utility services play a huge role in this economic crisis. Only the rich are getting richer, and the rest of us keep sliding down the ladder. If this is allowed to continue, no one will be able to afford to purchase a home except those who are already rich. Middle class people are the backbone of this country. Put them out on the street, and you'll have mayhem. We need to stop the monopoly power of these 2 co.

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This is so wrong, and should be resended as soon as possible. APS is making it so much more impossible for the little person to buy and build a home in the rural areas, as well as the municipalities.

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The APS 1000 feet no cost extension needs to be reinstated

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This new extension policy is having a drastic impact on our economy. It is drastically lowering the price of land and discouraging new businesses and homeowners. This new policy is blindsiding people from all walks of life. Remember APS has been extending power 1000 feet since 1954. The overall impact has just begun to hit the market. The 1000 feet no cost extension needs to be reinstated.

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It would greatly affect my business in land sales in the west valley.

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Agree with Petition text strongly!

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Please revisit the APS policy pertaining to the cost of power extensions.

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The 1000 foot extension is vital to rural AZ and landowners with properties severely impacted by the extension not being available. Please reconsider this long standing policy from the past. Regards, Bruce Bilbrey

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Dear Sirs when I purchased my property one of the considerations I made was the cost of bringing electricity on to the

property. Had I understood that the extension of electric would have been removed at a later date I may have make a different buying decision (lower price or not purchased). In effect you are removing a promise made to me at the time of purchase. I ask that you revisit this decision. Sincerely Frank Truskolaski

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this is affecting my income from job

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My job is affected by the lack of power extensions! Because the people that employ me are real estate developers.

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me and my customers in real estate development and without power extensions it puts a burden on our projects

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Not only the 1000 feet criteria, but all their new fees to install electricity. It HAS definately reduced the value of vacant land and/or lots. I am a real estate Broker and own land. A concern when potential buyers are looking for land.

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We own several pieces of property in Yavapai county, one which we plan to build our retirement home on. All of the properties are negatively impacted by the APS decision to do away with the 1000' no cost extension.

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Please allow us power to our land without breaking our backs with cost.

102

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Unfair policy. At least, the first extender should get reimbursed as future customers come on board.

100

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The corporation need to resend the ruling. I still think this is America. Whereas the stated change violates the AZ constitution should be reviewed.

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Eliminating the 1000 feet at no cost extension will significantly affect the values ofmy property because many people will not be able to afford to bring power off the existing lines. Since this property is typically in areas the land is cheaper than areas with power, low income people will be more adversely affected than others.

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As a long time Arizona resident and lawyer I fing it hard to see how this extension should not be continued. Shame on APS.

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The policy needs to change back

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I think charging outrageous prices to upstanding citizens is ridiculous

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I am in the tile business and this new policy is having a negative affect on my industry

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The new policy of allowing APS to charge outrageous prices for power extensions is unfair, and unreasonable. This is truly having a negative impact on our economy.

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My husband works in the construction trades, and this policy is affecting his income

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The extension of power lines will boost the economy and benefit all Arizona residents. Rural areas will develop and increase land values. The economy does depend on a constant inflation rate.

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Just another way for corporations to profit from middle america and dreams of Americans

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I am in the construction business and this policy will cost jobs

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This policy is not right and is having an impact on our economy

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Families attempting to enjoy and more rural lifestyle are being priced out of the market by APS

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what they are not looking at is the fact that by raising those costs, the larger developers who are trying to stay level by selling small pieces of property cannot sell the land because no one wants to buy land that they have to invest another 4k in simply to get power. The big developer therefore has no cash to use to keep the bigger projects afloat, thereby cancelling out the big projects with APS. So basically by doing this, they will lose both the big scale projects and the small scale

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I bought some property in the phoenix area with the intention of building in the future. With the cost of bringing power to this property today this is no longer an option

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My family has been involved in the construction business, and this has negatively impacted the industry

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As an advocate of the commercial real estate industry, the no-cost extension would be a large benefit to various present and future commercial developments throughout the state. Many projects will be held or abandoned if the no-cost extension is not reinstated.

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This new policy is unreasonable and is having a negative impact on our economy

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APS has taken away all of business since they increased all the charges! It needs to be stopped.

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I have been building homes for almost 10 years, and this latest policy stinks of corruption and greed within the Corporation Commission. Any small rate hike needed to continue the original policy is miniscule compared to the impact it has had on land/home sales in an already hurting market.

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The APS Policy on line extensions has personally cost me and my family our entire life savings, as we were unable to sell an investment property that was only 800 feet from the nearest power pole. When we purchased the land, electricity was not an issue, as we were well within the 1000 foot limit for affordable hook up fees, after the change of policy, I was quoted at 30k to move power, making the extension more expensive than the land itself.

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I think the APS 1000 feet NO COST extension should be reinstated. Times are hard enough with everyone right now and to add that on the economy is a real problem for everyone concerned.

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The policy needs to be changed back so the land values are not hurt further.

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I think that the APS 1000 feet at no cost extension should be reinstated as soon as possible. The extra cost of power extensions now being charged by APS is unreasonable and excessive.

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I want this to be stopped.....

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It is unjust to place the cost on the land owner it not only drives the property values down it affects our entire economy

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This is a matter of fairness and everyone should be concerned. We need the Corporation Commission to do their job on this one and PROTECT the rights of the people and the economy of our state from an unfettered monopoly.

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I own a 2.5+ acre lot that originally cost about \$60,000, and would cost over \$20,000 to bring power. What do you think the possibility of ever selling my lot and recouping my investment?

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This is not right

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azpowerpolicy.org

We the people of Arizonan's for Fair Power Policy request that the Arizona Corporation Commission revisit the APS policy pertaining to the cost of power extensions. Having new businesses and new homeowners pay outrageous prices to extend APS's infrastructure is having a huge impact on the greater economy.

As APS is a monopoly, the end-user is without choice. We believe that being forced to pay these fees is an abuse of power. We firmly believe that the APS 1000 feet no cost extension should be reinstated.

Print Name	Sign	Telephone#	city, state
Donna GLASS	Donna Glass	520 387-7784	Ajo AZ
Joan River	Joan River	520 349 1543	Ajo AZ
Alice Schneider	Alice Schneider	520-387-8118	Ajo AZ
Larry Freund	Larry Freund		Ajo AZ
GAIL McBURNEY	Gail McBurney	520-387-5852	AJO, AZ
Richard Westbrook	Richard Westbrook	520 387-4275	AJO. AZ
Jacobson	Jacobson	520-387-4407	Ajo AZ
Urnula Phelps	Urnula Phelps	520-387-8293	AJO AZ
Michael MacFarlane	Michael MacFarlane	520-387-8210	AJO AZ
Kathleen MacFarlane	Kathleen A. MacFarlane	520-387-8210	Ajo, AZ
Sharon Koloen	Sharon Koloen	520-387-5869	Ajo, AZ
HAZEL B HAMMAN	Hazel B Hamman	520 387 6477	AJO, AZ
Kathleen Murphy	Kathleen Murphy	541-776-0469	Ajo AZ
Lucille App	Lucille App	625-318-6144	EUREKA, SO
R A Edgerton	R A Edgerton	520 387 4570	AJO
R. A. Kornack	R. A. Kornack	520 240-6423	Baydahl, AZ.
ANGELINA L. OLAIS	Angelina L. Olais	520-387-6139	Ajo AZ
Karen Andrews	KAREN ANDREWS	520-387-3602	Ajo AZ
MARJORIE WILSON	Marjorie Wilson	520-387-5443	Ajo AZ
KAREN SMITH	Karen Smith		AJO AZ
Ruby BRASSETT	Ruby Brassett	520-387-6239	Ajo
Mae J. Ebanu	MAE J. EBANU	320-387-5401	Ajo

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Print Name	Sign	Telephone#	city, state
JUDY DEKON DENUNE	Judy DeKon Denune	520-387-3557	Ajo, AZ
Virginia Rydeen	Virginia Rydeen	520-387-7026	Ajo, AZ
Kathleen Rylibra	Kathleen Rylibra	707 496 0736	Ajo AZ
Carl S. Koyu	Carl Koyu	707 496-0736	AJO, AZ
Charles E. Johnson Jr	Charles E. Johnson Jr	520-387-7314	AJO AZ
Louise Chang	Louise Chang	520 240 4873	ASO AZ
Marianne Padua	Marianne Padua	520-357-5235	AJO, AZ
Ana M Lopez	Ana M Lopez	520-387-7382	Ajo, AZ
Beverly Pralpuske	Beverly Pralpuske	520-387-6665	Ajo, AZ
Bob Bozler	Bob Bozler	520-387-6683	AJO, AZ. 85321
Glynn Ogleby	Glynn Ogleby	3877028	Ajo, AZ 85321
BOBBIE L. NICKELL	Bobbie L. Nickell	520-387-6122	AJO, AZ 85324
HAROLD FORD	Harold Ford	520 387-649	AJO ARIZ 85324
Royce Bustamante	Royce Bustamante	520-387-7944	AJO, ARIZ. 85324
Harold Miller	Harold Miller	387-6311	AJO, AZ
Gerry Lutmer	GERRY LUTMER		AJO, AZ
HARVEY BALLARD	Harvey Ballard	387-8225	AJO, AZ
M. Linda E. Pickering	M. Linda E. Pickering	520 387-6929	Ajo, AZ
R.C. Panache	R.C. Panache	520-387-5471	AJO, AZ
Robert Fulkerson	Robert Fulkerson	520-387-6879	AJO, AZ
VERN BRAND	Vern Brand	520-387-6335	Ajo, AZ
DA ARMSTRONG	DA ARMSTRONG	503 201 3948	Ajo, AZ

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Print Name	Sign	Telephone#	city, state
Arcot Parrish		928-386-7369	Ajo, AZ
DEBRA MORROW		520-387-7464	AJO, AZ
Chimtrakopoulos		520-387-9184	Ajo, AZ
CAROL Yukum		520-387-1101	AJO, AZ
Imperial Citizens		520-387-6313	AJO, AZ
KENNETH FREESE		520-387-5530	AJO, AZ
HOPE NOYES		406-250-3027	Ajo, AZ
John L Noyes		406-250-3027	Ajo, AZ
Robert W. DENNING		520-510-3355	AJO, AZ
Diane A Williford		520-235-2042	Ajo, AZ
PATRICIA SANDERSON		520-387-7011	AJO, AZ
Ed Rydeen		520-387-7026	AJO, AZ
NORMA GOMEZ		520-387-6857	Ajo, AZ
MARGARET FRIESE		520-387-5530	AJO, AZ
Arlebe Drost		520-387-7358	Ajo, AZ
EDITH VANCE		520-387-4164	Ajo, AZ
BILLY CLEMENTS		520-387-8651	AJO, AZ
MIKE MEXBURG		387-4436	AJO
Kenneth Schoof II		520-387-8625	Ajo, AZ
NICK FRANCIS		520-954-5612	AJO, AZ
Don DRIVER		520-387-3656	AJO, AZ
TOM BOWELL		520-499-4635	AJO, AZ

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Print Name	Sign	Telephone#	city, state
DAVID L. BERNARD	<i>David L. Bernard</i>	602-620-9895	AJO, AZ.
MARI C. ZIMMERMANN	<i>Mari C. Zimmermann</i>	520-387-7691	AJO, AZ
Sally C Morrow	<i>Sally C Morrow</i>	520-387-5174	Ajo, AZ
Raul C Mojica	<i>Raul C Mojica</i>	520-387-7928	Ajo, AZ
Amy J. Runge	<i>Amy J. Runge</i>	520-387-4347	Ajo AZ
Lara Starling	<i>Lara Starling</i>	520-387-8624	Ajo AZ
Alice Montijo	<i>Alice Montijo</i>	520-387-6705	AJO, AZ
Carl Beatty	<i>Carl Beatty</i>	" " 8757	" "
Harold Ramsey	<i>Harold Ramsey</i>	520-387-3327	AJO AZ
EVERETT CHARLIE CASTENIS	<i>Everett Charlie Castenis</i>	520-387-5092	Ajo, AZ
BOBIE WRIGHT	<i>Bobbie Wright</i>	520-387-7480	Ajo, AZ
ALEX J. HARPER JR	<i>Alex J. Harper Jr</i>	520-387-8143	AJO, AZ
Hubrey C. Harper	<i>Hubrey C. Harper</i>	520-387-8143	Ajo, AZ
John C. Long	<i>John C. Long</i>	520-387-6634	Ajo, AZ
Keri Gallant	<i>Keri Gallant</i>	520-850-1260	AJO, AZ
Kendall Kincaid	<i>Kendall Kincaid</i>	602-818-9645	AJO AZ
Larry Tanager	<i>Larry Tanager</i>	520-387-2414	Ajo
V. Marten & Gilshury	<i>V. Marten & Gilshury</i>	520-387-6368	AJO AZ
Adelle Decheine	<i>Adelle Decheine</i>	520-387-7701	AJO AZ.
Sonnie Hausner	<i>Sonnie Hausner</i>	520-387-5070	Ajo, AZ.
Raven Gonzalez	<i>Raven Gonzalez</i>	520-387-5222	Ajo AZ
Melissa Kendall	<i>Melissa Kendall</i>	520-387-6711	AJO, AZ

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Print Name	Sign	Telephone#	city, state
R KASTENISHER	R Kastensher	602-320-2242	Peoria, AZ
J BELLEVILLE	J Belleville	623-544-0543	Sun City West, AZ
D SILVA	D Silva	602-307-5111	Phoenix, AZ
C Hermaszewski	Chris H	623-931-5844	Glendale, AZ
WAVE Gitz	W Gitz	423-877-8007	Aurora, AZ
JERRY Malina	J Malina	602-625-2137	Phx, AZ
Terry Beahler	Terry Beahler	623-204-0602	Phx, AZ
DAVID CHARBONNEAU	David Charbonneau	623-385-9375	Aurora, AZ
JUDI NIELSEN	Judi Nielsen	623-977-2575	Aurora, AZ
RAY McELHINEY	Ray McElhiney	623-826-1947	PEORIA AZ
Evelyn McElhiney	Evelyn McElhiney	623-826-1947	Peoria, AZ
ENOS LEWIS	Enos Lewis	(623) 547-8988	Phx, AZ
GABRIEL PARASIS	Gabriel Parasias	602-770-4166	Peoria AZ
BELLI ANNE SHAWWELL	Belli Anne Shawwell	602-561-6998	INDIAN AZ
Joni Llewelyn	Joni Llewelyn	623-698-8164	Glendale, AZ
Rick Covert	Rick Covert	623-217-9729	Arthur, AZ
Mark McShall	Mark McShall	602-269-5030	Phoenix, AZ
SHAWN HANCOCK	Shawn Hancock	920-216-1600	Phoenix, AZ
Kevin Looney	Kevin Looney	602-571-2731	Peoria, AZ
Golden Hunt	Golden Hunt	602-697-8126	Peoria, AZ
Cheryl A Deery	Cheryl A Deery	602-251-7471	Phoenix, AZ
Mark A. Zemel	Mark A Zemel	623-329-3130	Phoenix AZ

Petición de Arizonenses por una Póliza de Electricidad Justa

azpowerpolicy.org

Nosotros, miembros de Arizonenses por una Póliza de Electricidad Justa (Arizonan's for Fair Power Policy) solicitamos que la Comisión de Corporación de Arizona revise nuevamente la póliza de APS en relación al costo de extensiones eléctricas. El hacer que negocios nuevos y propietarios de casa nuevas paguen precios exorbitantes para extender la infraestructura de APS tiene enorme impacto en nuestra economía. Debido a que APS es un monopolio, el cliente final no tiene otra opción. Creemos que el ser obligados a pagar estos cargos es un abuso de poder. Creemos firmemente que la extensión de 1000 pies de APS debe ser reestablecida.

Nombre en letra de molde	Firma	Número telefónico	Ciudad, Estado
Laurita C.	Laura C.	623 363 3075	Surprise Az.
Gabriela Cruz	Gabriela C.O.	623-206-4259	Phoenix AZ
Francisco Contreras	[Firma]	602)703-2246	Phoenix AZ
PATZY CONTRERAS	[Firma]	(602)330-5897	Phoenix, AZ
CELIA PATRICK	Celia Patrick	623 877-0611	AVONDALE AZ
Julio Gomez	Julio Gomez	623-202-2524	Phoenix AZ
Alan Pereda	Alan Pereda	623-585-4149	Goodyear AZ
Luis Mollinedo	[Firma]	(623)374-3818	Coodueav Az
Julio Arduley	[Firma]	602-696-1390	Glendale AZ
Pictor M. Amoy	[Firma]	602 586-80-8	el mirage AZ
Jose Torres	[Firma]	623-374-4233	El mirage AZ
SABRINA WILSON	[Firma]	623 231 7288	Glen Dale AZ
Victor Barrera	[Firma]	623-977-8777	Surprise.
CRISTINA	Tharra	623 583 2443	SURPRISE AZ
Nancy	Gonzalez	623-583-2443	SURPRISE, AZ
Bonifacio Estrada	[Firma]	480 553 4000	SURPRISE
Maithe Osuna	MARTHA OSUNA	(623)853-6967	SURPRISE
Hector Salinas	[Firma]	623-693-6873	Kelleyfield Pk.
VICTOR MARRAS	[Firma]	602-520-1620	MIRAGE
Raúl De la Cruz	Raúl De la Cruz	623 924 6721	EL MIRAGE AZ-
Mercedes B Posillas	Mercedes B Posillas	623)329-4222	Surprise AZ

Petición de Arizonenses por una Póliza de Electricidad Justa

azpowerpolicy.org

Nosotros, miembros de Arizonenses por una Póliza de Electricidad Justa (Arizonan's for Fair Power Policy) solicitamos que la Comisión de Corporación de Arizona revise nuevamente la póliza de APS en relación al costo de extensiones eléctricas. El hacer que negocios nuevos y propietarios de casa nuevas paguen precios exorbitantes para extender la infraestructura de APS tiene enorme impacto en nuestra economía. Debido a que APS es un monopolio, el cliente final no tiene otra opción. Creemos que el ser obligados a pagar estos cargos es un abuso de poder. Creemos firmemente que la extensión de 1000 pies de APS debe ser reestablecida.

Nombre en letra de molde	Firma	Número telefónico	Ciudad, Estado
Joanna Beltran	Joanna Beltran	623 329-4227	Surprise AZ
DIANA SALAZAR	Diana Salazar	623 205-4445	EL MIRAGE, AZ
Rosalia Miranda	Rosalia Miranda	623 972-8559	EL MIRAGE AZ
MELCHOR SUAREZ	MELCHOR SUAREZ	(623) 297-8230	SURPRISE AZ
Manuela Siqueiros	MANUELA SIQUEIROS	(623) 221-8423	EL MIRAGE AZ
Guadalupe Siqueiros	Guadalupe Siqueiros	623 341-3152	El mirage AZ
Janie Pereda	(Blaine)	623-693-1983	Litchfield Park
Roberto Juarez		624 217-3382	Surprise AZ
Daniel Yáñez		623-217-3322	Surprise AZ
MARZOL JANEZ		623-2173282	Surprise AZ
Maria D. Garcia	Maria D. Garcia	623-8764674	El Mirage
Gloria Parilla	Gloria Parilla	(602) 332-9114	PHX AZ
Marcia Valero	Marcia Valero	602 332-9114	PHX AZ
Ana Siqueiros	Ana Siqueiros	623 202-9343	El Mirage AZ
Bruno Galovic	Bruno Galovic	693 9045952	Surprise AZ
Fernando C. Hues	Fernando C. Hues	(873) 570-6986	PHOENIX
María Reyes	María Reyes	(623) 4188991	Phx
Alicia Garcia	Alicia Garcia	602 751-9399	Surprise AZ
Leticia Garcia	Leticia Garcia	623-703-4598	Surprise AZ
Estelita Gomez	Estelita Gomez	623-582-5810	SURPRI
Trene Rodriguez	Trene Rodriguez	623-205-5711	Surprise AZ

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Nombre en letra de molde	Firma	Número telefónico	Ciudad, Estado
Una vez	[Firma]	Ran	Phx AZ
Maciel G.	[Firma]		Phx, AZ
JOSE MERCADO JR	[Firma]		Surprise, AZ
Luis L. Hernandez	[Firma]		Surprise, AZ
Helen M. Clark	[Firma]		ELMIRAGE AZ
José L. Flores Jr.	[Firma]		
Dominic Romero	[Firma]		Surprise AZ
Rocío Estrada	[Firma]		
Paulo Tamayo			EL MIRAGE AZ
Melina Trujillo			
Maria K. Garcia	[Firma]		
Anaparo Bertha	[Firma]		
Elyria Cordero	[Firma]		
Martha Nelson	[Firma]	(602) 523-4791	EL MIRAGE AZ
MARIA NELSON	[Firma]	(602) 971-2793	EL MIRAGE AZ
Luz Tavel	[Firma]		EL MIRAGE
Maribel Juarez			EL MIRAGE
BAFA Clumburg	[Firma]		EL MIRAGE
A E HP	[Firma]		Peoria
Javier H. Ute			EL MIRAGE
BALLARD LINDS			
Juanita Bermudez	[Firma]		EL MIRAGE

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Nombre en letra de molde	Firma	Número telefónico	Ciudad, Estado
ROMAN ANGLA	Roman Angulo	583-9153	EL MIRAGE
ISMAEL ESCOBAR	Ismael Escobar	(602) 4338265	El Mirage AZ
Alexandra Heron	Alexandra Heron	623-583-2301	Surprise.
Raul Vargas	Raul Vargas	-	El Mirage
Miriam	Miriam		El Mirage
Jose Jimenez	Jose Jimenez	583 0211	El Mirage
Jose Jimenez	Jose Jimenez	(623) 478-2873	EL MIRAGE
Alfreda Posada	Alfreda Posada	(602) 583 8191	Youngstown AZ
Alfreda Posada	Alfreda Posada	(602) 292 3658	YONGSTOWN
Rafael Escob	Rafael Escob	602 710 4460	EL MIRAGE
Ramon Arturo	Ramon Arturo	602 582 4414	Avondale
Mabel Torres	Mabel Torres	602 852 9149	Avondale
Ramon Artalejo	Ramon Artalejo	(602) 619-0095	Avondale
Luis P. Miral	Luis P. Miral	623 340 6480	PHX
Tomás Domingo	Tomás Domingo	(623) 2250855	EL MIRAGE
Florentino Ramos	Florentino Ramos	602-486-4893	EL MIRAGE
Alex Pareda	Alex Pareda	602-703-0172	Goodyear
Gloria Oliva	Gloria Oliva	623 584 0460	El Mirage
Isabel Lopez	Isabel Lopez	602 995 2947	PHOENIX AZ
Victor Guerrero	Victor Guerrero	623 418-1935	EL MIRAGE
Patricia Polido	Patricia Polido	623-4181935	Mirage
Carolina Portillo	Carolina Portillo	623 455 2733	El Mirage AZ

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Nombre en letra de molde	Firma	Número telefónico	Ciudad, Estado
TERESA LAURENCO	<i>Teresa Laurenco</i>	(623) 594-0730	Surprise, AZ
Mg. Guadalupe Ulloa	<i>Mg. Guadalupe Ulloa</i>	623-935-9664	Glendale AZ.
Mario Chavez	<i>Mario Chavez</i>	(602) 318 2221	PHX AZ.
JOSÉ A GALLARDO	<i>José A Gallardo</i>	602-435-05-48	PHX AZ
JUAN	<i>Juan Miramonte</i>	480-295-29-32	PHX AZ
DAVID C. CONTRERAS	<i>David C. Contreras</i>	480-295-2932	PHX AZ
ELIAS	<i>Elias Contreras</i>	480 295-2932	PHX AZ
ELIABERTO MTZ	<i>Eliaberto Mtz</i>	623-884-0536	EL MIRAGE AZ
Ramon Morales	<i>Ramon Morales</i>	623 6870406	Surprise AZ
NORMA Valenzuela	<i>Norma Valenzuela</i>	623 5834573	Surprise AZ
ROQUE Portillo	<i>Roque Portillo</i>	623 698 - 3148	El Mirage AZ
Sonia Martinez	<i>Sonia Martinez</i>	623 487-2697	Phoenix AZ
Elic Portillo	<i>Elic Portillo</i>	623-245-5157	Glendale AZ
Elizabeth Rodriguez	<i>Elizabeth Rodriguez</i>	602-489-8048	Surprise, AZ
Adriana Rodriguez	<i>Adriana Rodriguez</i>	623-205-3772	Surprise, AZ
Veronica Garcia	<i>Veronica Garcia</i>	602-349-5689	Phoenix, AZ
Fausto Garcia	<i>Fausto Garcia</i>	602-576-9195	Phx, AZ

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Nombre en letra de molde	Firma	Número telefónico	Ciudad, Estado
Jose Joel Elizondo	<i>[Signature]</i>	-	Phx, AZ
Marisol Morales	<i>[Signature]</i>	-	Phx, AZ
Luis Solis	<i>[Signature]</i>		El Mirage, AZ
Julian	<i>[Signature]</i>	623 2047774	El Mirage, AZ
Coyote Jim	<i>[Signature]</i>	627 717 5634	El Mirage, AZ
William R. ...	<i>[Signature]</i>	623-583-4481	El Mirage
Ornel Lopez	<i>[Signature]</i>	623 2979432	Surprise, AZ
Laura Sigala	<i>[Signature]</i>	623 210 1440	Surprise, AZ
Dionicio Martinez	<i>[Signature]</i>	623 215 5648	Surprise
Josca Velasco	<i>[Signature]</i>	602 653 7931	Phoenix, AZ
Paul ...	<i>[Signature]</i>	623 210 4709	Phoenix
Isis ...	<i>[Signature]</i>	927 842 0805	AZ
Amstosavalia	<i>[Signature]</i>	928-251-7657	AZ
Priscilla ...	<i>[Signature]</i>	623 324-0323	AZ El Mirage
Antonio ...	<i>[Signature]</i>	-	Surprise

[Handwritten signature]



A subsidiary of Pinnacle West Capital Corporation

Name Vicki Vance Phone: 623-932-6671
Title CSR Mobile: 602-448-6821
Department Buckeye Construction Fax: 623-932-6633

Email Address
vicki.vance@aps.com
Physical Address
615 N 4th St
City, State, Zip
Buckeye, AZ 85326

November 12, 2008

John Wylie

Re: Power to Lots: 506-44-098S

Dear John,

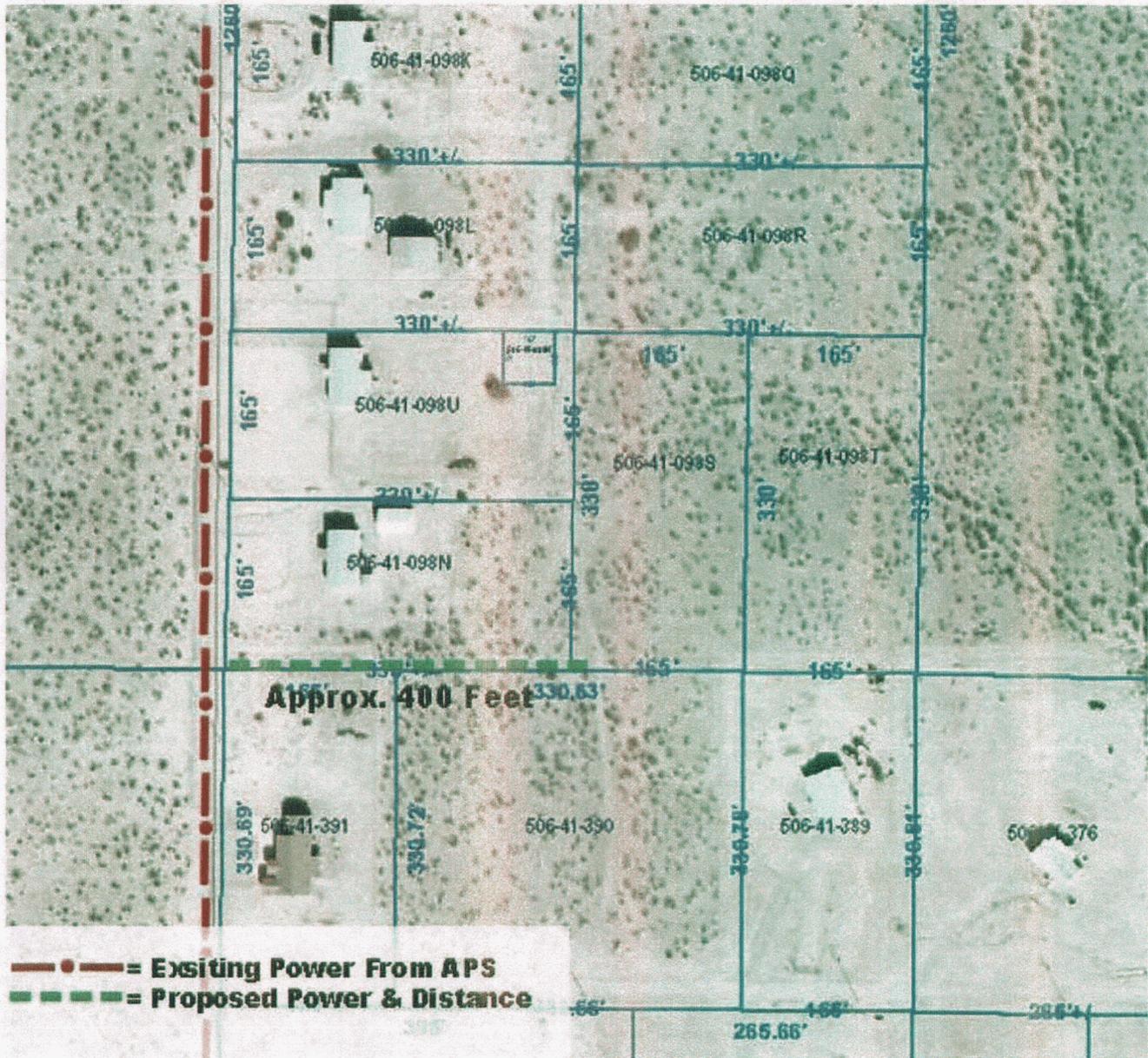
This letter is in response to your conversation with George Quinones on November 12, 2008. The following price includes all labor and material, including transformers, for bringing power up to the lot lines. This price does not include any service runs or metering. Note that this quote is rounded to the nearest number and the final price may vary slightly.

Lot 506-44-098S – Three Pole Extension with OH Transformer = \$21,200

Any questions please feel free to give me a call at 623-932-6671

Sincerely:

Vicki Vance



- - - - - = Existing Power From APS
 - - - - - = Proposed Power & Distance



A subsidiary of Pinnacle West Capital Corporation

Name Vicki Vance Phone: 623-932-6671
Title CSR Mobile: 602-448-6821
Department Buckeye Construction Fax: 623-932-6633

Email Address
vicki.vance@aps.com
Physical Address
615 N 4th St
City, State, Zip
Buckeye, AZ 85326

November 18, 2008

Re: Lot 504-32-036B

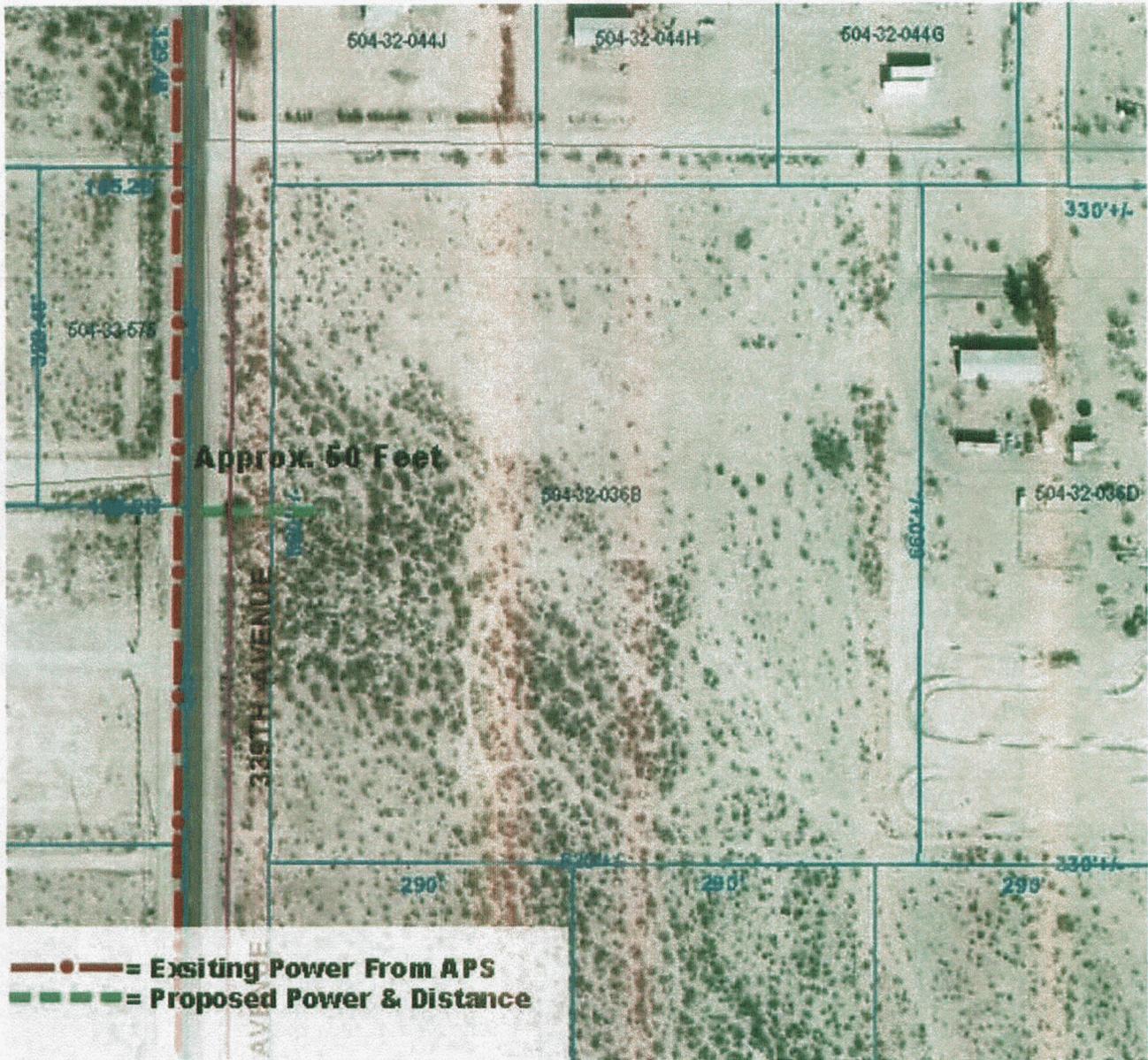
Dear John,

This letter is in response to fax you sent me on November 13, 2008. The following price includes all labor and material for one pole, transformer, primary wire, an estimated 200' of service line and a meter set. Note that this quote is rounded to the nearest number and the final price may vary slightly. The estimated cost is \$10,800.00

Any questions please feel free to give me a call at 623-932-6671

Sincerely,

Vicki Vance





A subsidiary of Pinnacle West Capital Corporation

Name Vicki Vance Phone: 623-932-6671
Title CSR Mobile: 602-448-6821
Department Buckeye Construction Fax: 623-932-6633

Email Address
vicki.vance@aps.com
Physical Address
615 N 4th St
City, State, Zip
Buckeye, AZ 85326

November 18, 2008

Re: Lot 506-40-168B

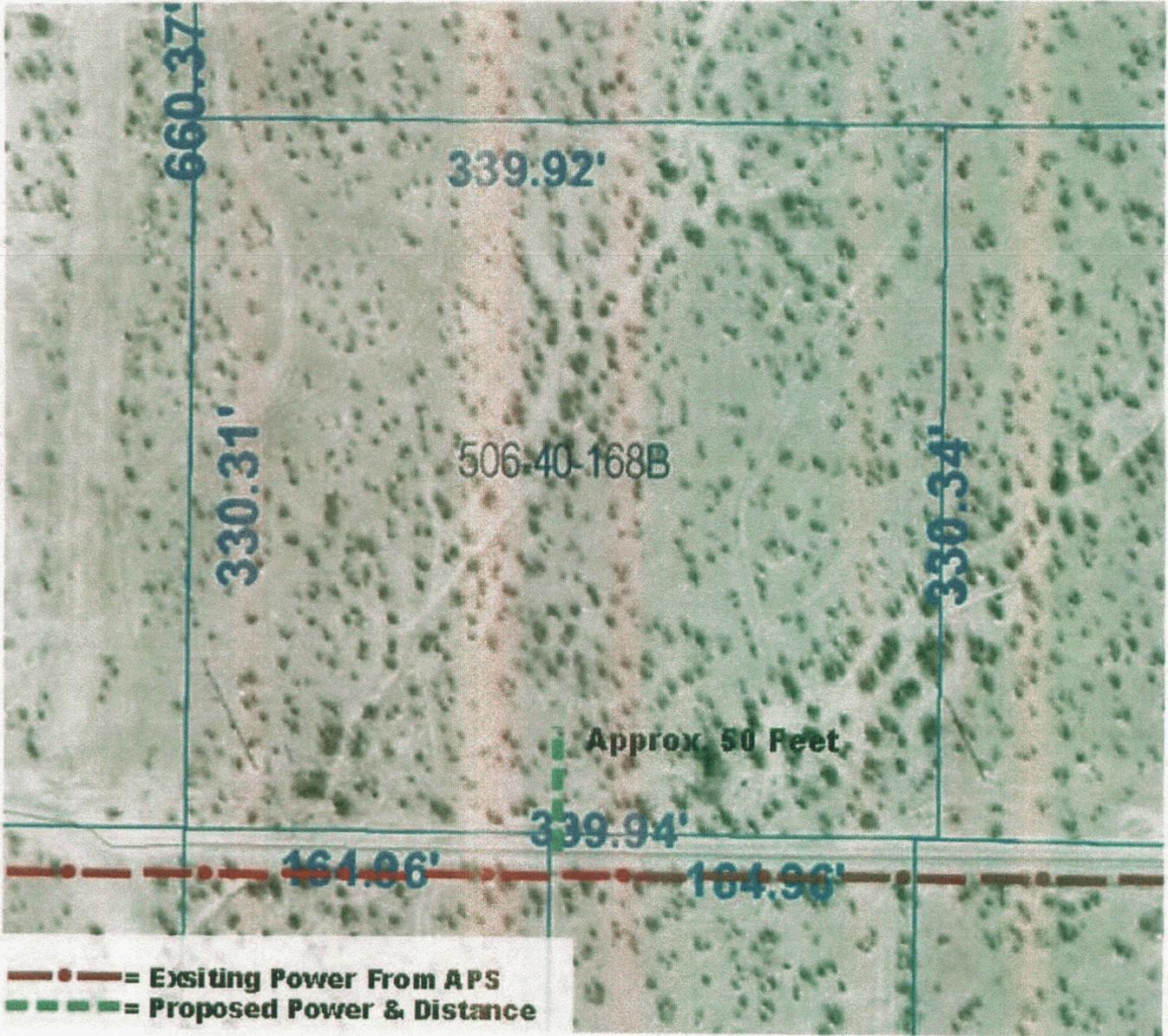
Dear John,

This letter is in response to fax you sent me on November 13, 2008. The following price includes all labor and material for a transformer, secondary line to a junction box, the junction box, service lines and a meter sets. Note that this quote is rounded to the nearest number and the final price may vary slightly. The estimated cost is \$7800.00

Any questions please feel free to give me a call at 623-932-6671

Sincerely:

Vicki Vance





A subsidiary of Pinnacle West Capital Corporation

Phyllis Stuart
Sr. Customer Service Representative
SW Valley Construction

Phone: (623) 932-6644
Mobile: (602) 292-3529
Fax: (623) 932-6633

Phyllis.Stuart@APS.com
615 N 4 Street
Buckeye, AZ 85326

December 15, 2008

Debra Morrow
2150 N Rosser Rd
Ajo, AZ 85321

Re: Conceptual Cost Review for New home at 2150 N Rosser Rd

Dear Debbie,

Thank you for your interest in locating a new project within the APS service territory. I received the information you provided on October 27, 2008. After a conceptual review of your project, based on this information, I have an estimate for the cost to provide electric to the new home. It is \$4,173.51. This new estimate will not include customer provided pole and panel installation.

The cost is for your planning and budgeting purposes only and is subject to change without notice.

APS will extend service in accordance with the Conditions Governing Extensions of Electric Distribution Lines and Services, Schedule # 3 and the Terms and Conditions for the Sale of Electric Service, Schedule # 1, on file with the Arizona Corporation Commission.

I appreciate the opportunity to work with you and look forward to the successful completion of this project. If you have any questions, please call me at (623) 932-6644.

Sincerely,

Phyllis Stuart,
Sr. Customer Service Representative
SW Valley Construction



A subsidiary of Pinnacle West Capital Corporation

Ed Normand
Customer Service Representative
Buckeye Construction

Phone: (623) 932-6659
Fax: (623) 932-6633

Edward.Normand@APS.com
615 N 4 Street
Buckeye, AZ 85326

Mike Lillyquist
P.O. Box
Ajo Arizona, 85321

Re: Lillyquist Residence

Dear Mr. Lillyquist

Enclosed are the Extension Agreement and the Trenching Agreement/Conduit Specification forms . Please sign and return all copies of the agreements to me in the enclosed self addressed envelope, including your check for \$5,863.00. After we have received the agreements, we will have them authorized by our office and will return a fully executed copy to you for your records.

The APS Facilities Inspector's name is Jack Warner, please call the Buckeye office to schedule an appointment (623) 932-6678 or 6775. Please have your job superintendent contact APS at least three working days prior to your trenching contractor beginning the trenches for APS, US WEST, and CABLE TV. Upon your completion and the final acceptance of the trench by the inspector, APS will begin pulling wire within 10 working days. It is imperative that this contact be made to avoid delays.

Please keep me advised of any changes in your construction schedule so that I may more accurately schedule the required APS crews and ensure meeting your schedule.

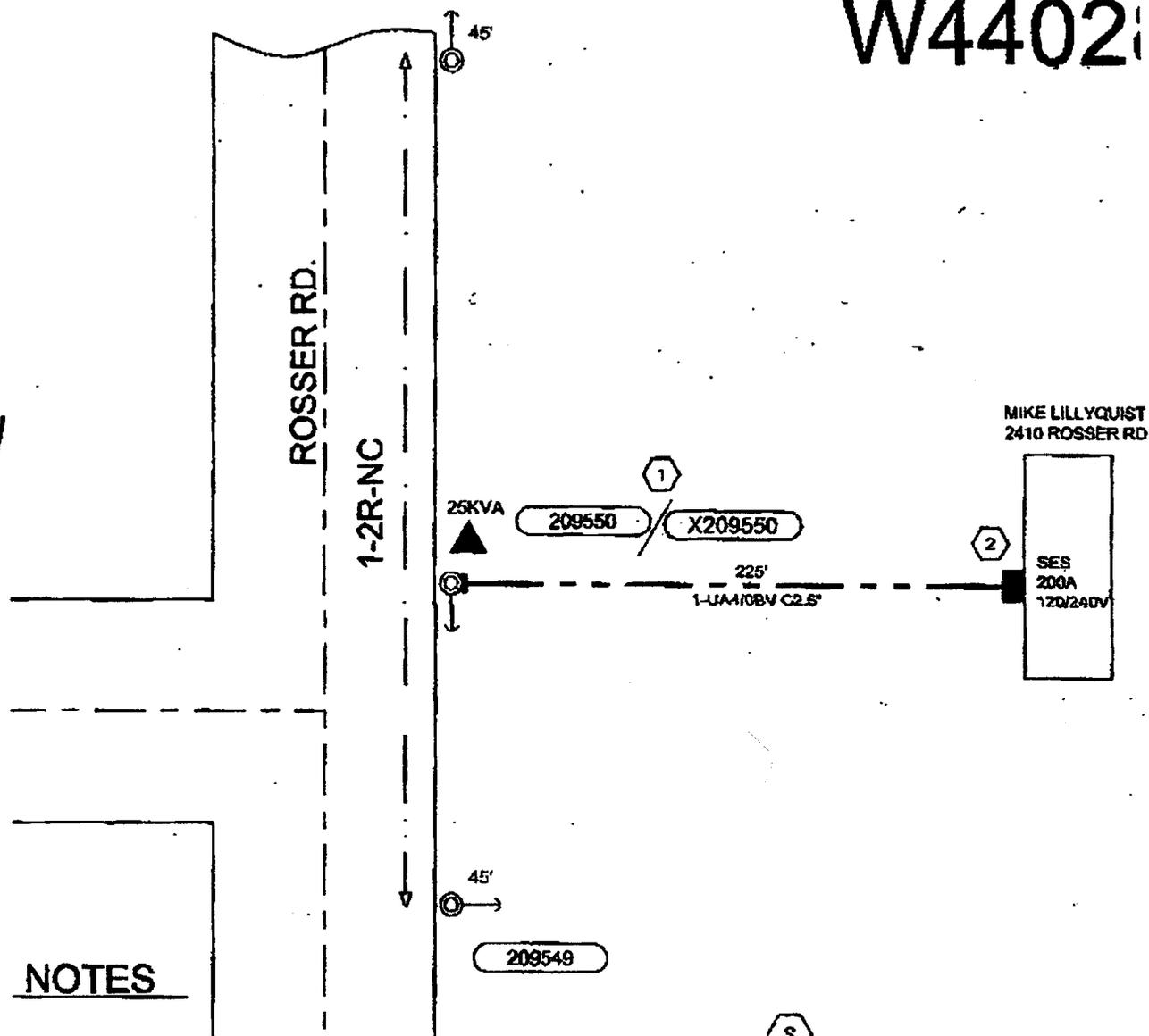
Should you have any questions, please call me at (623) 932-6659.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ed Normand'. The signature is stylized with a large, sweeping flourish that extends to the right and loops back under the name.

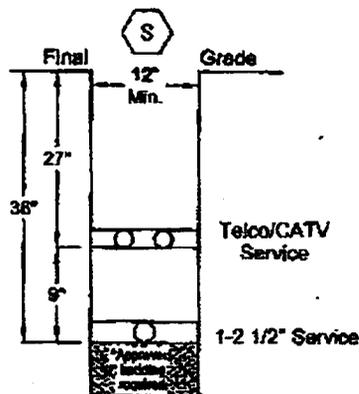
Ed Normand
Customer Service Representative
Southwest Valley, Buckeye District

Lillyquist Re W4402



NOTES

Wire Data	
6220.UA4/0BV=	284'
8895.MRV=	284'
8895.MLV=	2(GAL)





SERVICE SCHEDULE 3
CONDITIONS GOVERNING EXTENSIONS OF
ELECTRIC DISTRIBUTION LINES AND SERVICES

DEFINITIONS (cont)

- i. Residential Homebuilder Subdivisions means any tract of land which has been divided into four or more contiguous lots with an average size of one acre or less in which the developer is responsible for the construction of residential homes or permanent mobile home sites.
- j. Residential Multi-family Developments means developments consisting of apartments, condominiums, or townhouse developments.
- k. Residential Single Family means a house, or a mobile home permanently affixed to a lot or site.

1.0 RESIDENTIAL

1.1 SINGLE FAMILY HOMES

Residential extensions will be made to new permanent residential customers or groups of new permanent residential customers. For purposes of this section, a "group" shall be defined as less than four homes. All estimated costs of extending service to applicant, as determined by Company, including backbone infrastructure costs, shall be paid by the applicant prior to the Company extending facilities. Payment is due at the time the extension agreement is executed.

1.2 RESIDENTIAL HOMEBUILDER SUBDIVISIONS

Extensions will be made to residential subdivision developments of four or more homes in advance of application for service by permanent customers provided the applicant(s) signs an extension agreement. All estimated costs of extending service to applicant, as determined by Company, including backbone infrastructure costs, shall be paid by the applicant prior to the Company extending facilities. Payment is due at the time the extension agreement is executed.

1.3 RESIDENTIAL CUSTOM HOME "LOT SALE" DEVELOPMENTS

1.3.1 Extensions will be made to residential "lot sale" custom home developments in advance of application for service by permanent customers, provided the applicant(s) sign an extension agreement. All estimated costs of extending service to applicant, as determined by Company, including backbone infrastructure costs, shall be paid by the applicant prior to the Company extending facilities.

1.3.2 Payment is due at the time the extension agreement is executed.

1.3.3 Line extensions and/or equipment installations will be made for each permanent customer upon request for service in accordance with Section 1.1 of this service schedule.

1.3.4 Company will provide "conduit only" designs provided applicant makes a payment in the amount equal to the estimated cost of the preparation of the design, in addition to the costs for any materials, field survey and inspections that may be required.



**SERVICE SCHEDULE 3
CONDITIONS GOVERNING EXTENSIONS OF
ELECTRIC DISTRIBUTION LINES AND SERVICES**

purchaser of the lot is responsible for construction of a residential home. Separate line extensions and equipment installations may be needed to provide service to each permanent customer.

- i. Residential Homebuilder Subdivisions means any tract of land which has been divided into four or more contiguous lots with an average size of one acre or less in which the developer is responsible for the construction of residential homes or permanent mobile home sites.
- j. Residential Multi-family Developments means developments consisting of apartments, condominiums, or townhouse developments.
- k. Residential Single Family means a house, or a mobile home permanently affixed to a lot or site.
- l. System Improvement Costs means the costs of system additions over and above what is required to serve the customer, where such additions provide additional capacity for other customers.

1.0 RESIDENTIAL

1.1 SINGLE FAMILY HOMES

1.1.1 Residential extensions will be made to new permanent residential customers or groups of new permanent residential customers. For purposes of this section, a "group" shall be defined as 4 or less homes. An allowance of \$5,000 per home will be credited against the total construction cost, as determined by Company. Any additional cost will be paid by the applicant, as a refundable advance prior to Company extending facilities.

1.1.2 Where an advance is required, Company will issue the applicant an Advance Certificate. If, within five (5) years of issuance, a lateral extension is made off the original line extension, the applicant may present his/her Advance Certificate to Company for a potential refund. Refunds will be issued when the Advance Certificate is presented for payment and the connection of the subsequent applicant has been verified. In no event will refunds exceed the original advance. Refunds will be determined as shown in the example:

EXAMPLE:

First applicant's estimated cost for a line extension	\$22,000
First applicant allowance	\$ 5,000
First applicant's advance	\$17,000
Second applicant's estimated cost for a lateral off the original extension	\$ 3,000
Second applicant's allowance	\$ 5,000
Refund to first applicant upon presentation of Advance Certificate and verification	\$ 2,000

1.2 RESIDENTIAL HOMEBUILDER SUBDIVISIONS

1.2.1 Extensions will be made to residential subdivision developments of four or more homes in advance of application for service by permanent customers provided the applicant(s) signs an extension agreement. If approved by Company, a per lot allowance of \$5,000 may be credited against the total construction cost, which may include applicable backbone system costs as determined by Company (minus

ARIZONA PUBLIC SERVICE COMPANY
Phoenix, Arizona
Filed by: David J. Rumolo
Title: Manager, Regulation and Pricing
Original Effective Date: January 31, 1954

A.C.C. No. 5683
Canceling A.C.C. No. 5622
Service Schedule 3
Revision No. 9
Effective: July 1, 2007



SERVICE SCHEDULE 3
CONDITIONS GOVERNING EXTENSIONS OF
ELECTRIC DISTRIBUTION LINES AND SERVICES

Provision of electric service from Arizona Public Service Company (Company) may require construction of new facilities or upgrades to existing facilities. Costs for construction depend on the customer's location, load size, and load characteristics. This schedule establishes the terms and conditions under which Company will extend its facilities to provide new or upgraded facilities.

All extensions are made on the basis of economic feasibility. Construction allowance and revenue basis methodologies are offered below for use in circumstances where feasibility is generally accepted because of the number of extensions made within the construction allowance and dollar limits.

All extensions shall be made in accordance with good utility construction practices, as determined by Company, and are subject to the availability of adequate capacity, voltage and company facilities at the beginning point of an extension also as determined by Company.

The following policy governs the extension of overhead and underground electric facilities, and underground facilities as specified in Section 6, to customers whose requirements are deemed by Company to be usual and reasonable in nature.

1. FOOTAGE BASIS - RESIDENTIAL ONLY

1.1 **GENERAL POLICY** - Footage basis extensions may be made only if all of the following conditions exist:

- 1.1.1 The applicant is a new permanent residential customer or group of new permanent residential customers. Customers specified in Section 4 below are not eligible for this allowance.
- 1.1.2 The total extension does not exceed 2,000 feet per customer and under no circumstances can the total allowable distance exceed 10,000 feet.
- 1.1.3 The total extension does not exceed a total construction cost of \$25,000.
- 1.1.4 No construction allowance will be permitted beyond the shortest practical route to the nearest practical point of delivery on each customer's site as determined by Company.

1.2 **FREE EXTENSIONS** - May be made if the conditions specified in Section 1.1 are met and:

- 1.2.1 The free extension will be limited to a maximum of 1,000 feet per new permanent residential customer.
- 1.2.2 Free allowance for the total extension will be 1,000 feet per customer regardless of the customer's location along the route of the extension.

1.3 **EXTENSIONS OVER THE FREE DISTANCE**

For extensions which meet the conditions specified in Section 1.1 above, and which exceed the free distance specified in Section 1.2.1, Company may extend its facilities up to the maximum allowed in Section 1.1.2 provided the customer or customers will sign an extension agreement and advance the cost of such additional footage. Advances are subject to refund as specified in Section 5.



SERVICE SCHEDULE 3
CONDITIONS GOVERNING EXTENSIONS OF
ELECTRIC DISTRIBUTION LINES AND SERVICES

2. REVENUE BASIS - NON-RESIDENTIAL

2.1 GENERAL POLICY - Revenue basis extensions may be made only if all of the following conditions exist:

2.1.1 Applicant is or will be a permanent customer or group of permanent customers. Customers specified in Sections 4.1, 4.2, or 4.3 are not eligible for this basis.

2.1.2 Such extension does not exceed a total construction cost of \$25,000.

2.2 FREE EXTENSIONS

Such extension shall be free to the customer where the conditions specified in Section 2.1 herein are met and the estimated annual revenue based on Company's then currently effective rate for distribution service (excluding taxes, regulatory assessment and other adjustments) multiplied by six (6.0) is equal to or greater than the total construction cost less nonrefundable customer contributions.

2.3 EXTENSIONS OVER THE FREE LIMITS

For extensions which meet the conditions specified in Section 2.1, above, and which exceed the free limits specified in Section 2.1.2, Company may extend its facilities up to a cost limitation of \$25,000, provided the customer or customers will sign an extension agreement and advance a sufficient portion of the construction cost so that the remainder satisfies the requirements of Section 2.2. Advances are subject to refund as specified in Section 5.

3. ECONOMIC FEASIBILITY BASIS

3.1 GENERAL POLICY - Extensions may be made on the basis of economic feasibility only if all of the following conditions exist:

3.1.1 The applicant is or will be a permanent customer or group of permanent customers. Customers specified in Sections 4.1, 4.2, or 4.3 are not eligible for this basis.

3.1.2 The total construction cost exceeds \$25,000 except for extensions specified in Sections 4.4 or 7.7.

3.2 FREE EXTENSIONS

Such extensions shall be free to the customer where the conditions specified in Section 3.1 are met and the extension is determined to be economically feasible. "Economic feasibility", as used in this policy, shall mean a determination by Company that the estimated annual revenue based on Company's then currently effective rate for distribution service (excluding taxes, regulatory assessment and other adjustments) less the cost of service provides an adequate rate of return on the investment made by Company to serve the customer.



SERVICE SCHEDULE 3
CONDITIONS GOVERNING EXTENSIONS OF
ELECTRIC DISTRIBUTION LINES AND SERVICES

4.4.2 RESIDENTIAL APARTMENT COMPLEXES, CONDOMINIUMS AND OTHER MULTI UNIT RESIDENTIAL BUILDINGS - Company shall refuse service to all new construction and/or expansion of apartment complexes and condominiums unless the construction and/or expansion is individually metered by the utility. Master metering will only be allowed for buildings utilizing centralized heating, ventilation and/or air conditioning system where the contractor can provide an analysis demonstrating that the central unit will result in a favorable cost/benefit relationship as stated in R14-2-205 of Corporation Commission's Administrative Rules and Regulations.

5. REFUNDS

5.1 REVENUE AND ECONOMIC FEASIBILITY BASIS REFUNDS

5.1.1 Customer advances over \$50.00 are subject to full or partial refund, provided that a survey based on conditions of the extension, not including laterals or extensions from the extension being surveyed as specified in Section 5.1.2 existing at the time of survey, results in an advance lower than the amount actually advanced. Except as provided for in Section 5.3, such surveys shall not be made for customers extended to under the basis specified in Section 4.1, 4.2, or 4.3. A survey will be conducted by Company five (5) years after signing the extension agreement under the extension policy in force at the time of the extension. Upon request, the customer will be entitled to intermediate surveys within the five (5) year period after the end of six (6) months following the date of signing the extension agreement and subsequent surveys at intervals of not less than one (1) year thereafter. Company will refund the difference between the amount advanced and the amount that would have been advanced had the advance been calculated at the time of survey. In no event shall the amount of any refund exceed the amount originally advanced.

5.1.2 Laterals or extensions from an extension being surveyed shall not be considered in the survey when the lateral or extension was extended on the basis "extensions over the free limits" of Sections 2.2 or 3.2, or is not connected directly to the extension being surveyed. In real estate developments extended to under the basis specified in Section 4.4, the survey may include laterals and extensions to serve permanent customers located within the real estate development described in the extension agreement for the extension being surveyed.

5.1.3 In lieu of surveys, Company will determine the refund based on the number of permanent connections to the extension for residential real estate development. In such event, Company shall specify in the extension agreement the amount of refund per permanent customer connection.

5.2 REFUNDS FOR EXTENSIONS TO IRRIGATION CUSTOMERS

Customer advances over \$50.00 are subject to refund of twenty-five (25) percent of the annual accumulation of twelve (12) monthly bills based on Company's then currently effective rate for distribution service (excluding taxes, regulatory assessment and other adjustments) in excess of the annual minimum bill. for service to the irrigation pump specified in the agreement for the extension being surveyed, commencing with the date of signing the agreement. In no event shall the amount of any refund exceed the amount originally advanced.



SERVICE SCHEDULE 3
CONDITIONS GOVERNING EXTENSIONS OF
ELECTRIC DISTRIBUTION LINES AND SERVICES

5.3 REFUNDS TO CUSTOMERS OF DOUBTFUL PERMANENCY

Customer advances over \$50.00 are subject to full or partial refund pursuant to surveys based on the Revenue or Economic Feasibility Basis as specified in Section 5.1.1. In no event shall the refund exceed twenty-five (25) percent of the annual accumulation of twelve (12) monthly bills based on Company's then currently effective rate for distribution service (excluding taxes, regulatory assessment and other adjustments) in excess of the annual minimum bill for the customer specified in the extension agreement. In no event shall the amount of any refund exceed the amount originally advanced.

5.4. GENERAL REFUND CONDITIONS

- 5.4.1 Customer advances of \$50.00 or less are not subject to refund.
- 5.4.2 No refund will be made to any customer for an amount more than the unrefunded balance of the customer's advance.
- 5.4.3 Any unrefunded balance of the customer's advance shall become nonrefundable five (5) years from the date of Company's receipt of the advance.
- 5.4.4 Company reserves the right to withhold refunds to any customer whose account is delinquent and apply these refund amounts to past due bills.

6. UNDERGROUND CONSTRUCTION

6.1 GENERAL UNDERGROUND CONSTRUCTION POLICY - With respect to all underground installations, Company may install underground facilities only if all of the following conditions are met:

- 6.1.1 The extension meets feasibility requirements as specified in Sections 1, 2, 3, or 4.
- 6.1.2 The customer or developer provides all earthwork including, but not limited to, trench, boring or punching, conduits, backfill, compaction, and surface restoration in accordance with Company specifications.

(Company may provide all earthwork and the customer or developer will make a nonrefundable contribution equal to the cost of such work provided by Company.)

6.2 THREE-PHASE UNDERGROUND CONSTRUCTION - Where it is determined that three phase is required to serve the customer, Company may install three-phase facilities if the conditions specified in Section 6.1 are met, and the customer provides the following:

- 6.2.1 Installation of equipment pads, pull-boxes, manholes, and conduits as required in accordance with Company specifications. In lieu of providing conduits, the customer may provide a nonrefundable contribution equal to the estimated difference in cost between overhead and underground facilities.
- 6.2.2 A nonrefundable contribution for excess service footage required by the customer equal to the increased estimated cost of installed service lines over what would be required with a maximum 40-foot service at 480 volts and 20-foot service at 120/208 or 240 volts.

ARIZONA CAPITOL TIMES

 Print this article

Critics target ACC decision on power line extensions

By Jeremy Duda

Friday, January 2, 2009

Arizona has long been one of the fastest-growing states in the country. But debate over who pays for that growth has flared up after a series of decisions by the Arizona Corporation Commission that put the bill squarely in the hands of the builders. In July 2007, the Corporation Commission reversed a policy of more than 50 years that forced Arizona Public Service, the largest energy provider in the state, to extend its power lines at no cost to any development within 1,000 feet of an existing line. Subsequent decisions in 2008 changed similar policies for Tucson Electric Power and UniSource Energy Services. Opponents of the decision worry that making homebuilders and developers pay for line extensions that can cost \$20,000 or more will hinder growth by making it more expensive at a time when the construction industry in particular and the economy in general are struggling. The new policy, they say, will be especially harmful in rural areas where property and power lines are often spread far apart. Supporters on the commission feel it is unfair to increase utility rates so that the costs are passed onto pre-existing customers, and say they are simply making growth pay for itself.

Outgoing Corporation Commission Chairman Mike Gleason proposed the amendment to the APS rate hike that eliminated the free extensions. Gleason's term on the commission ended Dec. 31.

"We consider that a business expense. That's an expense for a particular business, and previously all the other ratepayers had been sharing that expense," Gleason said. "(The decision) probably should've been made 10 years ago, but better late than never."

Corporation Commissioner Kristin Mayes, who voted in favor of the new policy, said the decision was a fundamental issue of fairness.

"We decided to eliminate the free-footage allowance because we were concerned that utility ratepayers were subsidizing wildcat developers and lot-splitters and sprawl in general," Mayes said. "Millions of dollars, tens of millions ... of ratepayer dollars per year were being spent to facilitate development."

A small group of landowners, homebuilders and developers called Arizonans for Fair Power Policy is hoping to convince the Corporation Commission to reverse that decision. The group argues eliminating the free extension, and thus making it more expensive for people to build, reduces the tax base and discourages new businesses, new homes, new growth and new jobs. AFPP's Mike Wyllie found out about the change in policy as he was trying to sell a piece of land. The buyer went to APS to set up a line extension, Wyllie said, only to find out that he would have pay thousands of dollars for something that had always been free in the past. Wyllie, who owns land in Buckeye, Tonopah and Wittmann, said APS customers were not given adequate notice that the change was being discussed, and were given no opportunity to voice their concerns.

Wyllie said the lack of adequate notice by APS and the Corporation Commission left many landowners with unforeseen costs that reduced the value of their properties. On one piece of land that Wyllie owns, he said a line extension will now cost him between \$7,000 and \$10,000.

"The landowners of this state, the day that that policy passed, had to have lost at least \$2 billion in land-asset value," Wyllie said. "The construction (industry) is gutted. Everybody knows that. And this is not helping out at all."

Jeff Guldner, the vice president of regulation at APS said homebuilders associations were notified to put the word out about the policy change. And, according to APS, a grace period of about six months was included in the new policy for people who already had started the process of extending lines to their property.

"I would not be surprised if there were some customers who didn't know that at the time they purchased a parcel of property, but we did try to have a transition program in place to try to be as fair as we could," Guldner said.

The Home Builders Association of Central Arizona notified its members of the new policy and testified against it at the Corporation Commission, said HBACA President Connie Wilhelm. In the association's view, Wilhelm said, the new policy forces home builders to pay for business development for utility companies.

"We think that the current system was working and there was no reason to change it, but obviously the commissioners disagreed with us," Wilhelm said. "The commission did this to the home building industry on gas a long time ago and has required us to extend gas lines out, and that was one of the reasons why much of the area in Buckeye is not going to be serviced by gas, because there was no ability for any one developer to go ahead and put the gas line out in that particular area."

"I guess we don't have the luxury of whether or not you put electric in."

The group of about eight people has about 200 signatures on its petition, Wyllie said. AFPP is hoping to collect 1,000 signatures so it can submit to the Corporation Commission the petition, along with a fiscal impact study and letters from numerous real estate professionals and various legislators, Wyllie said. The group already has two prominent backers — state Sen. Sylvia Allen, R-Snowflake, and outgoing Commissioner Jeff Hatch-Miller, the only commissioner who voted to continue the free extensions.

Hatch-Miller said the issue is not whether to transfer the cost to big developers and contractors, but rather the impact on

individual homeowners.

"We're not talking about growth paying for itself here. ... We're talking about individual homeowners here who maybe bought a small piece of land in Chino Valley or out in the desert past Apache Junction or someplace, and they want to build a home for themselves. And they simply don't have the money to pay five- or seven- or nine-thousand dollars to bring that line the last thousand feet," he said. "I grew up in rural communities where that last thousand feet was really important."

Taylor resident Thelma Perkins said she and her husband planned to build a new home in town. They bought the land, but were unaware of the new fees and were not covered under the grandfather clause for APS line extensions, which Perkins later learned would cost about \$17,000. The unexpected cost has held up their plans, she said.

"We weren't prepared to pay anything because we didn't realize that the change had occurred," Perkins said.

Perkins contacted Allen, her state senator, and Allen has taken up the cause. In a letter to Commissioner Gary Pierce, which is posted on AFPP's Web site, she said the new policy will cause massive hardships for people who want to build new homes for themselves and will hurt Arizona's already struggling real estate market.

"From the very beginning, infrastructure was brought in, and those who'd gone before us had laid the lines and the poles. As people moved in, you know, they've been able to have access to utilities, and ... a part of (the utility rates) was always for growth and expansion," Allen said. "Once a person is locked into that line, they're a customer for life. They pay for life.

"As far as planning ahead for growth, it was good for (the utility companies) because it was more customers."

Allen is concerned about the policy's impact in rural areas, such as her district. Anyone who builds inside the Phoenix metro area is likely to be on or near pre-existing lines, she said, but those lines are far fewer in rural Arizona.

Guldner said the free extensions cost APS about \$50 million a year, with millions of dollars in costs passed to customers in the form of additional rate hikes. The big question, Guldner said, was whether there is "a way you can allocate these costs to the cost-causers, which would be the new customer growth, and that way help keep the rates lower for the existing customer base?"

"And that's not an uncommon principle in electric-rate design," Guldner said.

Mayes also cited the new policy as a common principle, noting that Arizona is not alone. Nevada offers no free footage for power-line extensions, she said, while Iowa provides 50 free feet and Kansas provides 75.

Some legislators such as Allen support the restoration of the old policy, while others are unfamiliar with the issue and haven't heard any constituent complaints. But the Legislature has little, if any, say in utility rates and line extensions. Those issues fall under the purview of the Corporation Commission, which has seemed determined for the past year and a half to make builders responsible for the cost of extending power lines to their property.

Tucson Electric Power spokesman Joe Barrios said either policy would be revenue-neutral for his company, but the commission appeared to feel strongly about making the change, so TEP submitted a rate-hike proposal that included the elimination of the free extensions.

"When we submitted that we didn't state that we had a clear preference for one alternative over another. But ... as our rate cases progressed, based on what we were being told and what we saw in other cases, it just seemed clear that the commission preferred this alternative," Barrios said.

The decision to eliminate the free APS extension was only the beginning of the commission's quest to shift the costs of growth to builders and developers. In the latter part of 2008, the 500-foot extension TEP provided its customers was eliminated, as was a free extension offered by UniSource Energy Services.

Not everyone who is building in Arizona will find themselves paying out of pocket for line extensions. The commission excluded Indian reservations from the new policies, as well as the Salt River Project, which is not regulated by the Corporation Commission because it is a political subdivision of the state and has a publicly elected board of directors.

SRP has no plans to stop providing free extensions of up to 1,000 feet, according to Aidan McSheffrey, manager of corporate pricing for SRP.

Mayes said the new policy will keep future utility-rate increases lower than they otherwise would have been. For example, she said, APS is asking for a 7-percent rate increase, which she believes would have been 3-5 percent higher if the free extensions hadn't been nixed.

Opponents of the new policies are hoping that a new commission will be more amenable to the old way of doing things.

Gleason, Hatch-Miller and William Mundell are at the ends of their terms, and incoming commissioners Sandra Kennedy, Paul Newman and Bob Stump will be sworn in Jan. 5.

Kennedy said she did not want to comment on the issue before she meets with staff to learn more about it. Stump declined to comment as well. And Newman could not be reached for comment.

Only Hatch-Miller voted against the July 2007 rate schedule that ended the free APS extensions, but there will still be one solid 'no' vote when the new commission convenes without him. Pierce said his views on the issue have changed since the original vote, and he supports the reinstatement of the free extensions. He and Hatch-Miller voted against the amendments for the TEP and UES rate hikes that ended the free extensions.

Pierce voted for the new policy, but now believes the commission's decision on APS was a mistake that was made in haste. "In hindsight, I felt like we were really chasing pennies and discouraging development, but there seems to be a push here to make growth pay for itself and not have any freebies," Pierce said. "I think the commissioners and others were concerned about the rates to the extent that they were looking for any way to mitigate the rate increase."

Pierce acknowledged it may be difficult to turn back the clock, but he is hopeful that at least two of his three new colleagues will favor the old policy.

"We have an APS rate case coming up that I can't really talk about, but I intend to be consistent with my amendment (on TEP and UES)," Pierce said. "Who knows? Maybe all three of them will support restoration of that."

Mayes has not shared in Pierce's change of heart, but said the commission could hold a workshop to "fine tune" the policy.

"If we do that, both sides are going to have to argue their case, and folks who are opposed to this policy are going to have to argue why consumers should have to foot the bill for development and urban sprawl," she said.