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RECEIVED

Jorden, Bischoff, McGuire & Rose  
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Scottsdale, Arizona 85251  
480.505.3900

2003 AUG -4 P 3: 55

AZ CORP COMMISSION  
DOCUMENT CONTROL

Attorneys for Proposed Intervenor  
Jordan Rich Rose

BEFORE THE ARIZONA

POWER PLANT AND TRANSMISSION LINE SITING COMMITTEE

IN THE MATTER OF THE APPLICATION OF  
ARIZONA PUBLIC SERVICE COMPANY IN  
CONFORMANCE WITH THE REQUIREMENTS  
OF ARIZONA REVISED STATUTES  
SECTION 40-360, et seq., FOR A CERTIFICATE  
OF ENVIRONMENTAL COMPATIBILITY  
AUTHORING THE WEST VALLEY SOUTH  
230 KV TRANSMISSION LINE PROJECT,  
INCLUDING THE CONSTRUCTION OF  
APPROXIMATELY 18 MILES OF 230 KV  
TRANSMISSION LINES AND THREE  
230 KV SUBSTATIONS IN MARICOPA  
COUNTY, ARIZONA, ORIGINATING  
SOUTH OF BROADWAY ROAD  
AT AN EXISTING 230 KV TRANSMISSION  
LINE IN SECTION 28, TOWNSHIP 1 NORTH,  
RANGE 2 WEST, G&SRB&M THAT WILL  
INTERCONNECT WITH THE PROPOSED  
TS4 SUBSTATION IN SECTION 19,  
TOWNSHIP 1 NORTH, RANGE 2 WEST AND  
CONTINUING TO THE PROPOSED TS3  
SUBSTATION IN SECTION 22,  
TOWNSHIP 2 NORTH, RANGE 2 WEST,  
G&SRB&M AND TERMINATING AT THE  
PROPOSED TS2 SUBSTATION IN SECTION 28,  
TOWNSHIP 3 NORTH, RANGE 2 WEST,  
G&SRB&M

Docket No.  
L-00000D-03-0122

Case No. 122

**NOTICE OF PREFILED  
EXHIBITS**

Arizona Corporation Commission  
**DOCKETED**

AUG 04 2003

DOCKETED BY *CR*

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1 Citrus & Northern LLC, Virgin Farms II, Virgin Farms Partners, Westside Wholesale  
2 Growers (Marilyn and John Hall), Warren and Jane Guard, Ed Brogdon, Pasqual and Christine  
3 Rudolfo, Michael and Noelia Rudolfo, William and Teri Weaver, Elijio and JoEllen Saenz,  
4 Robert and Mary Webster, Mark and Kelly Bozak, Carol Campise and Richard Winn (“South  
5 side of Olive Avenue Property Owners”) hereby submit to the Arizona Power Plant and  
6 Transmission Line Siting Committee (the “Committee”) its Notice of Exhibits and Testimony.  
7 The South side of Olive Avenue Property Owners intend to utilize the following during the  
8 proceedings of the Committee relating to the West Valley-South 230kV transmission line project  
9 if South side of Olive Avenue Property Owners are granted permission to intervene in this  
10 matter.

11  
12 I. Exhibits in Support of South side of Olive Avenue Property Owners Case

13  
14 Exhibit 1

15 Map showing location of the South side of Olive Area Property Owners’ property

16  
17 Explanation:

18 The South side of Olive Avenue Property Owners own 2.5 of the three miles of land on  
19 the south side of Olive Avenue along which Arizona Public Service Company (“APS”) proposes  
20 to site its preferred transmission alignment.  
21

22 Exhibit 2

23 Site Plan showing White Tank Foothills Master-Planned Community  
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Explanation:

Citrus & Northern LLC owns a 640 acre master-planned development, approved on July 2, 2003, by the Maricopa County Board of Supervisors, for 1,286 single-family homes, a 15 acre elementary school site, one acre area for a Rural-Metro Facility, and 20 acres of commercial development (the “White Tank Foothills Development”).

Exhibits 3a & 3b

Dove Trails Master Planned Community Site Plan

Explanation:

Virgin Farms II, and Virgin Farms Partners own a 577 acre master-planned development planned for 849 single-family homes, a 15 acre school site and 110 acres of commercial development (the “Dove Trails Development”).

Exhibits 4a & 4b

Maricopa County White Tank/Grand Avenue Area Plan

Explanation:

The Area Plans were adopted by Maricopa County and show that this area of Olive Avenue is intended to be the gateway to the White Tank Mountains and planned to develop with small lot residential homes.

1 Exhibit 5

2 Letter from Institute for Justice, dated July 31, 2003  
3

4 Explanation:

5 The Institute for Justice is a national non-profit conservative legal organization that fights  
6 for private property rights and against unnecessary takings. The Institute for Justice is against an  
7 alignment that puts the transmission poles on the south side of Olive Avenue.

8 Because the South side of Olive Avenue Property Owners own the vast majority of land  
9 along the entire stretch of Olive Avenue where Arizona Public Service ("APS") has proposed  
10 their preferred option for siting the 230kV lines, South side of Olive Avenue Property Owners  
11 are extremely concerned about not only the required buffer zone leading to an outright taking of  
12 approved and proposed homes in their developments, but also concerned about the negative  
13 environmental and economic impacts the poles will have being in such close proximity to the  
14 single family homes.

15

16 Exhibits 6a & 6b

17

18 The siting of the transmission lines on the south side of Olive Avenue could lead to an outright  
19 taking of existing homeowner's property and the approved developments planned residential  
20 homes.

21

22 Explanation:

23 If the siting occurs on the south side of Olive Avenue, between 100-695 total homes  
24 could be taken. Additionally, a siting on the south side of Olive Avenue will have a detrimental  
25 environmental impact on the amount of open space provided in the communities, and on the two  
area elementary schools.

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Exhibit 7

Economic analysis of impact on developments

Explanation:

In addition to the negative environmental impacts, a siting on either side of Olive Avenue will have a severely negative economic impact on the landowners in the area. Commerce Realty Advisors are known throughout the Valley for their ability to accurately analyze the real estate market and property valuations.

Witness 1

A real estate analyst from Commerce Realty Advisors will testify to the detrimental impact a siting will have on Olive Avenue.

Explanation:

Commerce Realty Advisors is expected to testify regarding the economic impact of the proposed siting on Olive Avenue.

Witness 2

We will present testimony from an expert suggesting other viable routes for the line siting in this area.

Explanation:

The witness will testify that there are other equally viable routes for the line siting.

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II. The South side of Olive Avenue Property Owners asks that the Committee Reject the Preferred Solution as Presented.

Because nearly the entire stretch of the south side of Olive Avenue affected by the preferred alignment is against this proposal, we are asking the Committee to consider some alternative routes that will have much less of an impact on private property owners.

Exhibit 8

APS alternative option is preferable.

Explanation:

The South side of Olive Avenue Property Owners support the Proposed Alternative Solution as noticed by APS which we believe has much less of an impact on any private property interests. This solution is not opposed by Camelback LLC, a known intervenor in this case.

Exhibit 9

Diverting line to one mile north to Peoria Avenue or two miles north on Cactus, or saving rate payer money and not extending the line further west is preferable.

Explanation:

The South side of Olive Avenue Property Owners also support an alternative solution that moves the alignment off of Olive Avenue and to the north, onto Peoria or Cactus Avenues, or does not extend the line further west at all and ends at a substation located along Loop 303.

1 These solutions are not opposed by DMB, White Tank Holding LLC, and Camelback LLC, three  
2 intervenors in this case.

3  
4 Exhibit 10

5 Letter in Support of Peoria Avenue Alignment from Maricopa County Supervisor Max Wilson

6  
7 Explanation:

8 Supervisor Wilson does not want to see the line sited on Olive Avenue, “The Gateway to  
9 the White Tank Mountains Park”.

10  
11 Exhibit 11

12 Letter in Support of Peoria Avenue Alignment from Maricopa County Parks and Recreation  
13 Director, William Scalzo.

14  
15 Explanation:

16 William Scalzo also does not favor the line being sited on Olive Avenue, “The Gateway  
17 to the White Tank Mountains Park”.

18  
19 III. Notice Issues

20  
21 Exhibit 12

22 Assessor’s records showing known ownership of property since 2000; APS notification list  
23 showing ownership as unknown.

24

25

1 Explanation:

2 While the Olive Avenue Property Owners are now working with APS to come up with an  
3 acceptable solution, some were not notified of this line siting case at all. Citrus & Northern  
4 LLC, for example has 640 acre, 1,286 home master-planned community of White Tank Foothills  
5 as "unknown" as to ownership even though they have owned it since 2000 as shown in the  
6 Assessor's documents.

7

8 RESPECTFULLY SUBMITTED this 1<sup>st</sup> day of August, 2003.

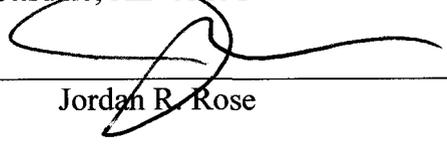
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7272 E. Indian School Road, Suite 205  
Scottsdale, AZ 85251

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12

By 

Jordan R. Rose

13

14

Attorneys for Proposed Intervenor,  
South side of Olive Avenue Property  
Owners

15

16

ORIGINAL + 25 copies filed this  
1<sup>st</sup> day of August, 2003, with:

17

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

18

19

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21

COPIES of the foregoing mailed this  
1<sup>st</sup> day of August to:

22

Ernest G. Johnson, Director of Utilities  
Arizona Corporation Commission  
Utilities Division  
1200 W. Washington Street  
Phoenix, AZ 85007

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Laurie Woodall  
Assistant Attorney General  
Presiding Officer of Power Plant and Transmission Line Siting Committee  
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Attorneys for Proposed Intervenor, Camelback, L.L.C.

Karrin Kunasek Taylor  
11201 N. Tatum Blvd. Suite 330  
Phoenix, AZ 85028  
Attorney for Proposed Intervenor, DMB

# Exhibits

**2.5 out of 3 miles  
of South Olive Avenue  
oppose alignment**

CRC  
18 ac

**OLIVE AVE**

Parcel 29  
36.6 ac  
182 units

Parcel 30  
43.0 ac  
214 units

**White Tank Foothills  
(Citrus & Northern LLC)**

Parcel 31  
187 units

**IN AVE**

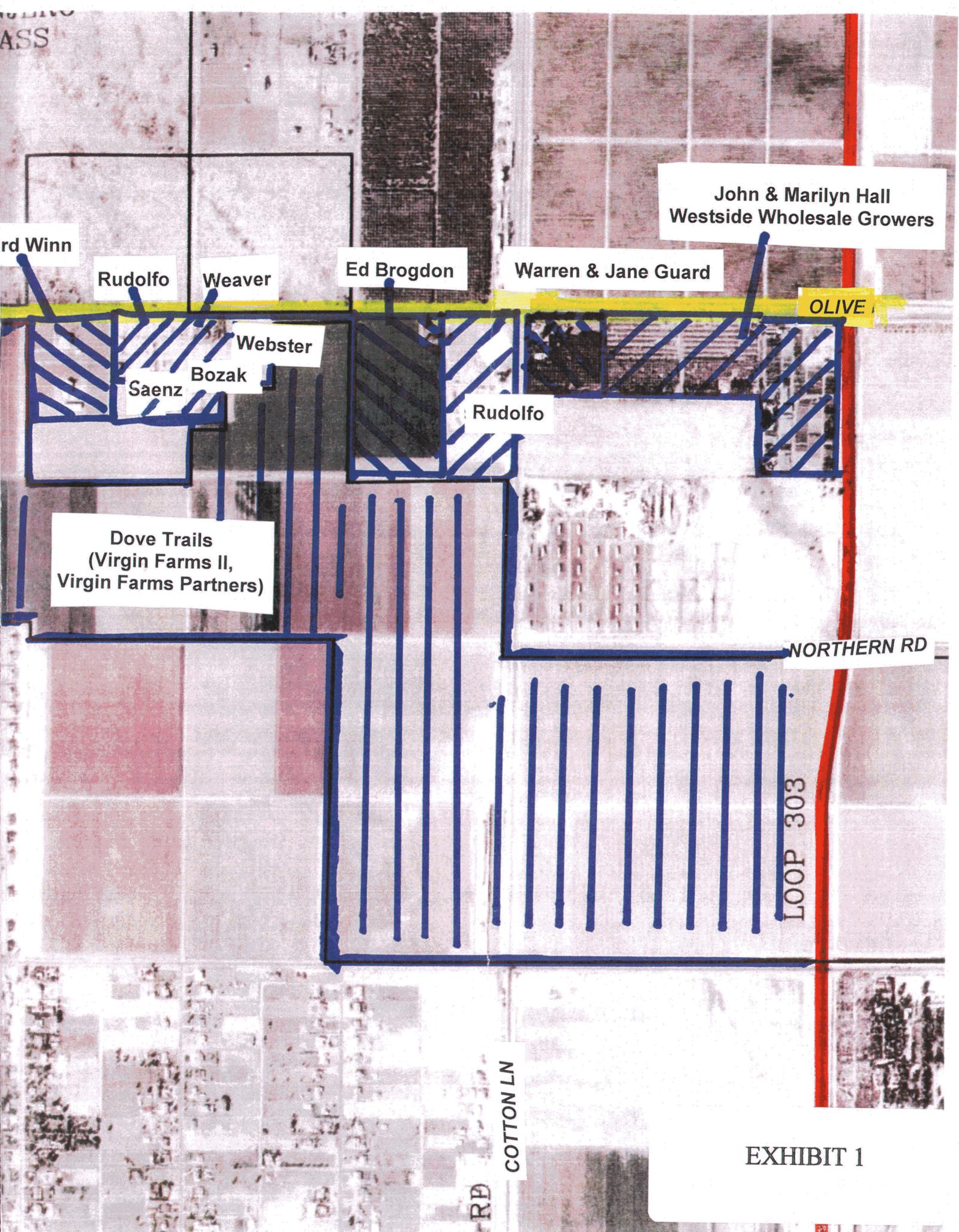
Parcel 35  
72.4 ac  
217 units

**PERRYVILLE RD**

**CITRUS AVE**

Richa

P



John & Marilyn Hall  
Westside Wholesale Growers

rd Winn

Rudolfo

Weaver

Ed Brogdon

Warren & Jane Guard

OLIVE

Webster

Bozak

Saenz

Rudolfo

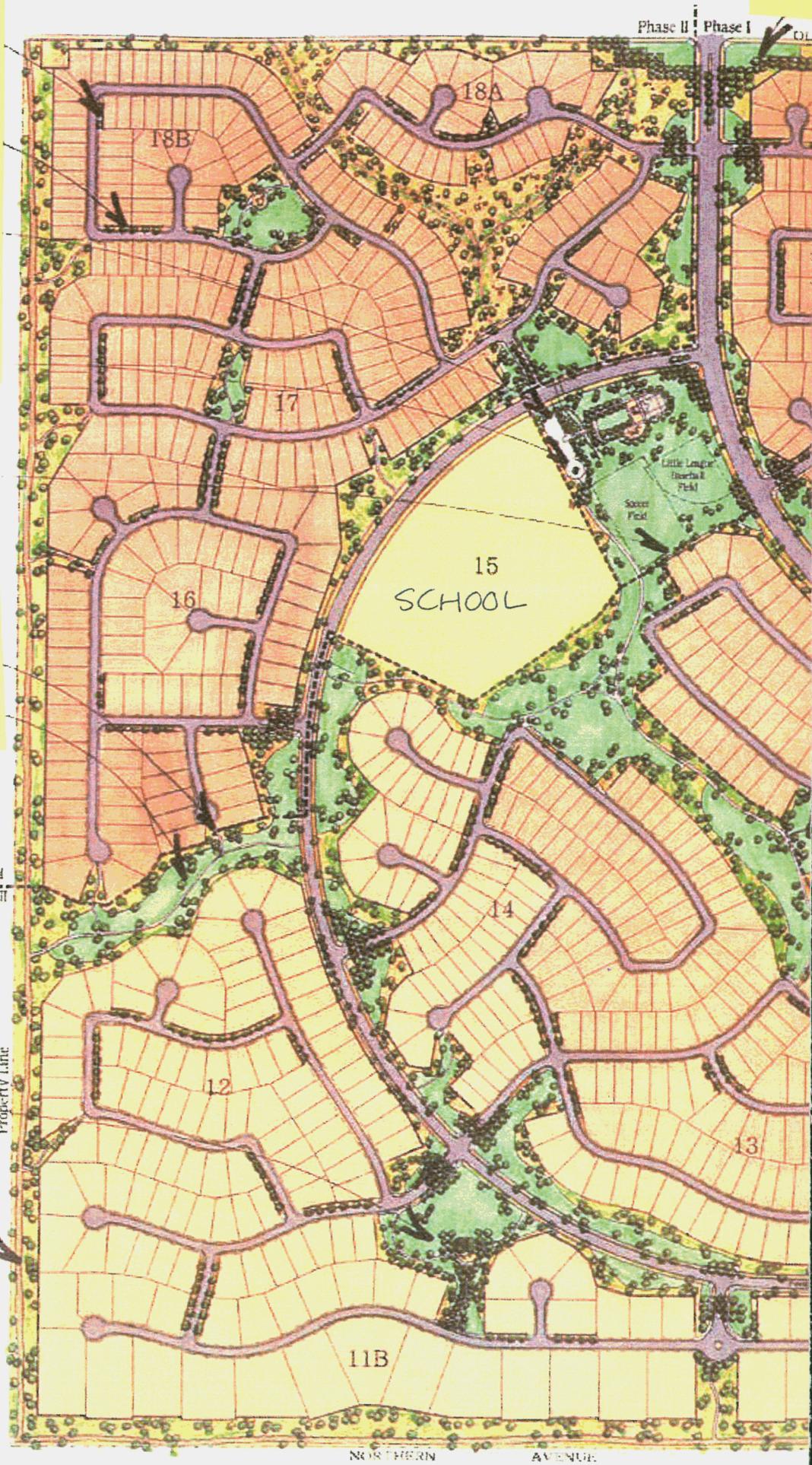
Dove Trails  
(Virgin Farms II,  
Virgin Farms Partners)

NORTHERN RD

LOOP 303

COTTON LN

EXHIBIT 1



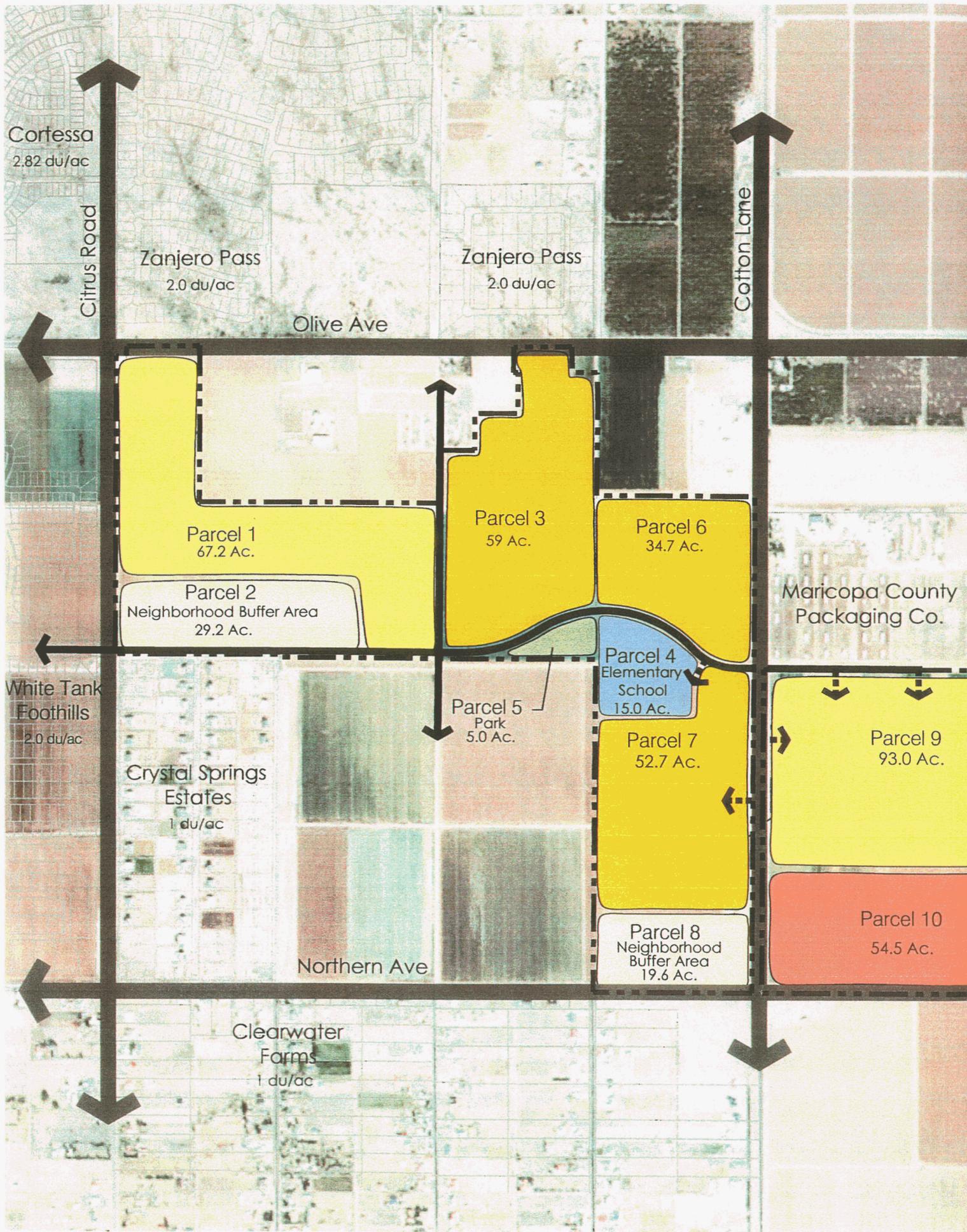
Enviromental Masterplan

# WHITE TANK FOOTHILLS

NWC Citrus Road and Northern Avenue  
Maricopa County, Arizona  
Protitlement L.L.C.



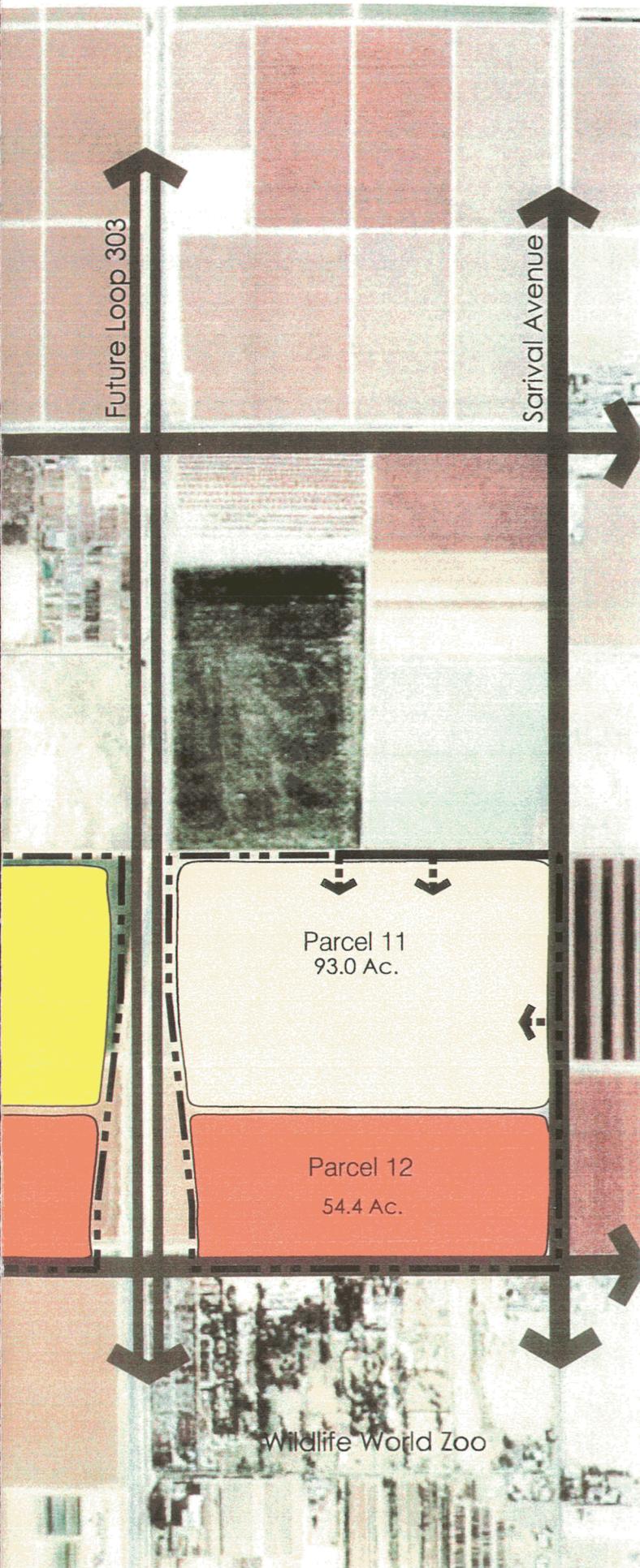
- 1,286 HOMES
- 640 TOTAL ACRES
- 15 ACRE SCHOOL SITE
- 10 ACRES PUBLIC PARK
- 1 ACRE FIRE STATION
- 20 ACRES COMMERCIAL
- 100+ ACRES OPEN SPACE



# Dove Trails

Development Master Plan

**849 HOMES**  
**577 TOTAL ACRES**  
**15 ACRE SCHOOL SITE**  
**5 ACRE PARK**  
**110 ACRES COMMERCIAL**  
**60+ ACRES OPEN SPACE**



**EXHIBIT 3a**

# Impacted Master Development Projects

## White Tank Foothills

CRC  
18 ac

Parcel 29  
16.6 ac  
10 units

30  
ac  
10 units

E

Parcel 35  
72.4 ac  
17 units

PERRYVILLE RD.

CITRUS AVE.

1,286 homes  
640 total acres  
15 acre school site  
10 acre public park  
1 acre fire station  
20 acres commercial  
100+ acres open space

Parcel 1  
67.2 Ac.

Parcel 2  
Neighborhood Buffer  
29.2 Ac.

Crystal Springs  
Estates  
1 du/ac

Dove Trails

OLIVE AVE.

849 homes  
577 total acres  
15 acres school site  
5 acres park  
110 acres commercial  
60+ acres open space

Parcel 3  
59 Ac.

Parcel 6  
34.7 Ac.

Parcel 4  
Elementary  
School  
15.0 Ac.

Parcel 5  
Park  
5.0 Ac.

Parcel 7  
52.7 Ac.

Parcel 9  
93.0 Ac.

Parcel 8  
Neighborhood  
Buffer Area  
19.6 Ac.

Parcel 10  
54.5 Ac.

Northern Ave

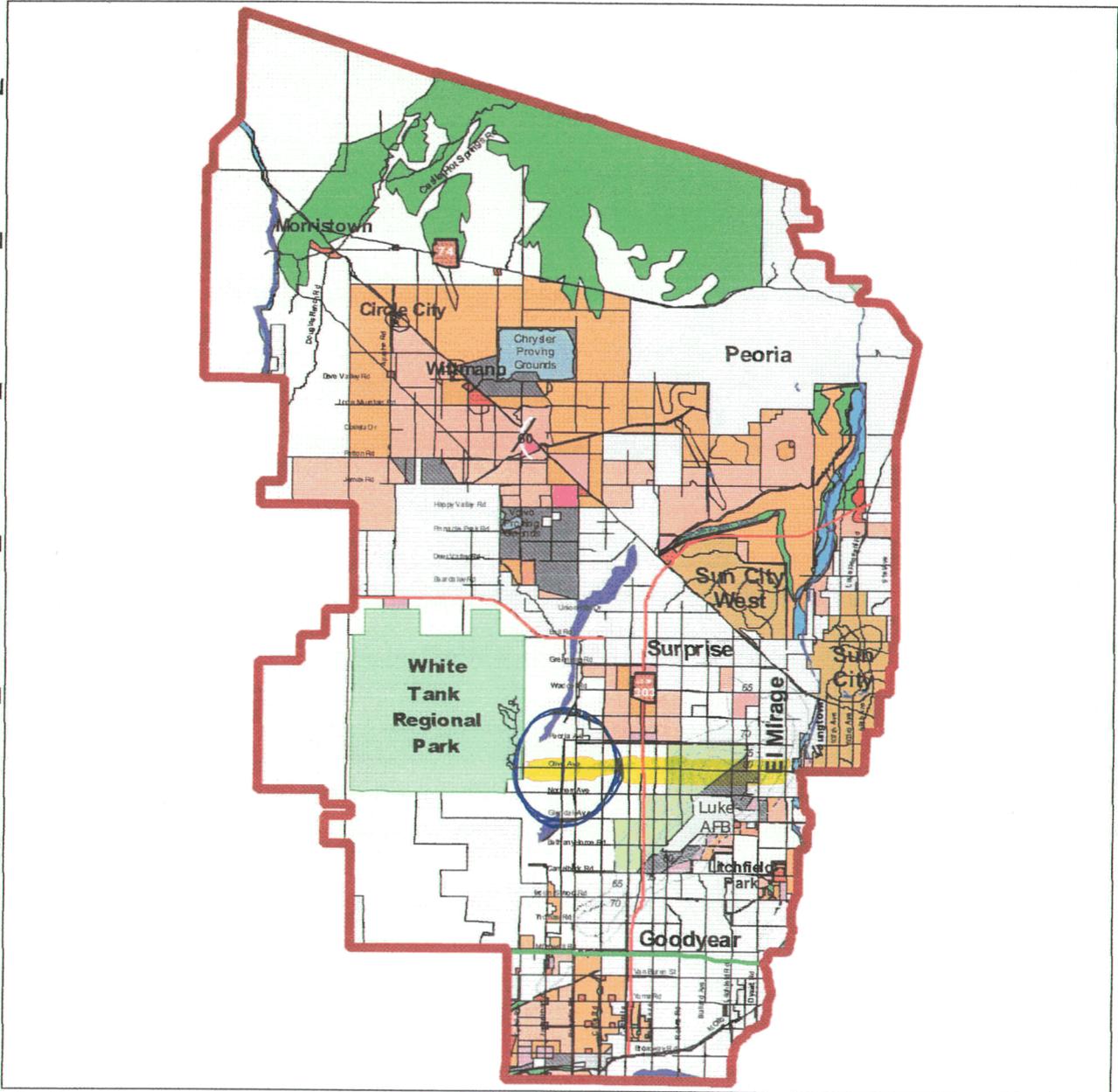
LOOP 303  
VE.

COTTON LANE

EXHIBIT 3b

5W 4W 3W 2W 1W 1E 2E

7N  
6N  
5N  
4N  
3N  
2N  
1N



- |   |                               |                        |
|---|-------------------------------|------------------------|
| Agriculture                             | Medium Density Residential    | Planning Area Boundary |
| Airport                                 | Neighborhood Retail Center    | Luke AFB Noise Contour |
| Business Park                           | Office                        | Water Channel          |
| Community Retail Center                 | Public Facility               | Incorporated Area      |
| Dedicated or Non-developable Open Space | Recreational Open Space       | Interstate             |
| Educational                             | Regional Retail Center        | Future Freeway         |
| High Density Residential                | Rural                         | Arterial Street        |
| Hotel, Motel or Resort                  | Small Lot Residential         |                        |
| Industrial                              | Transportation                |                        |
| Institutional                           | Unknown                       |                        |
| Large Assembly Area                     | Warehouse/Distribution Center |                        |
| Large Lot Residential                   |                               |                        |

# Planned Land Use

Figure 4



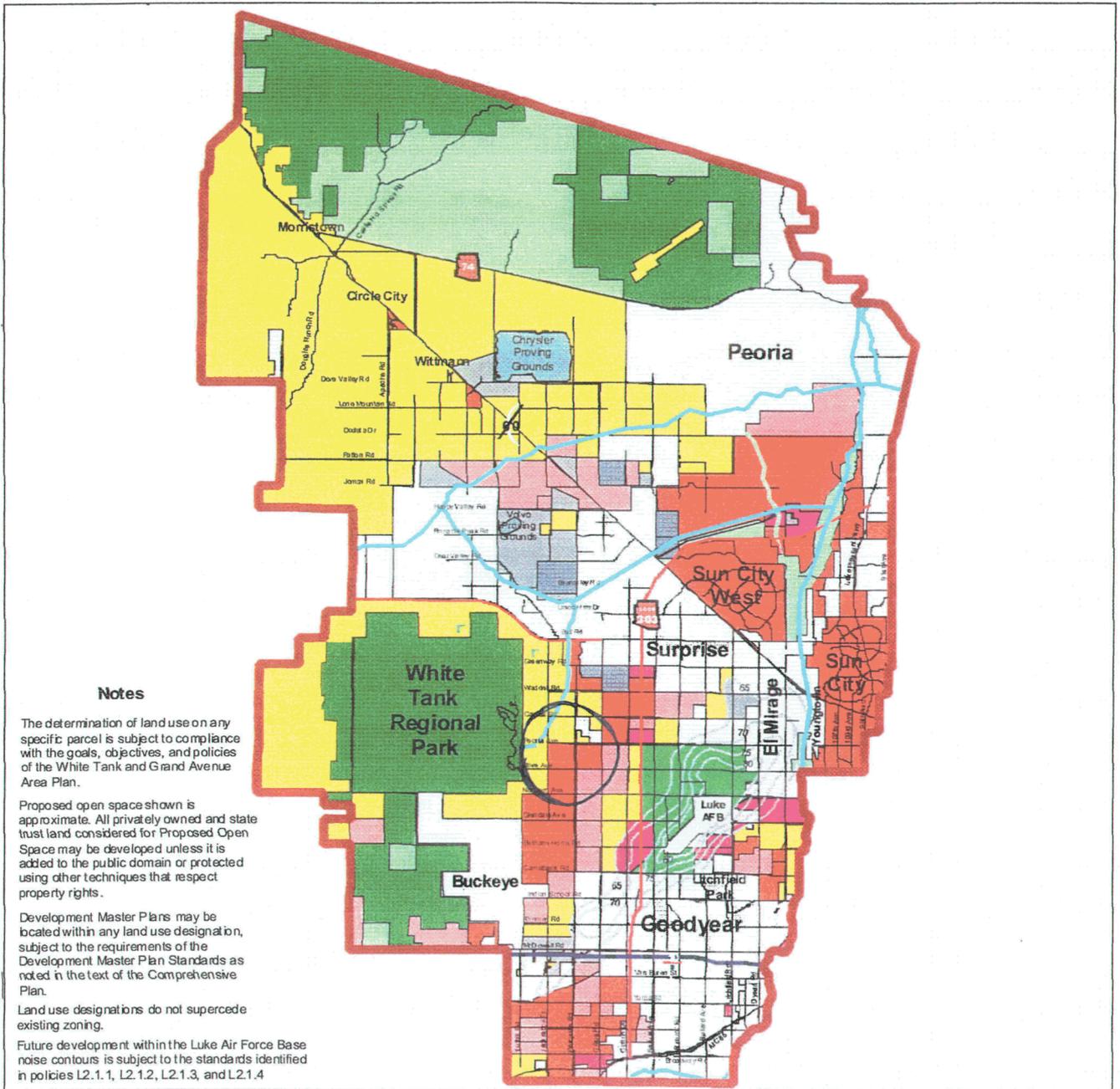
## White Tank / Grand Avenue Area Plan

Source: Maricopa Association of Governments, Maricopa County, and municipal general plans



5W 4W 3W 2W 1W 1E 2E

7N  
6N  
5N  
4N  
3N  
2N  
1N



**Notes**

- The determination of land use on any specific parcel is subject to compliance with the goals, objectives, and policies of the White Tank and Grand Avenue Area Plan.
- Proposed open space shown is approximate. All privately owned and state trust land considered for Proposed Open Space may be developed unless it is added to the public domain or protected using other techniques that respect property rights.
- Development Master Plans may be located within any land use designation, subject to the requirements of the Development Master Plan Standards as noted in the text of the Comprehensive Plan.
- Land use designations do not supercede existing zoning.
- Future development within the Luke Air Force Base noise contours is subject to the standards identified in policies L2.1.1, L2.1.2, L2.1.3, and L2.1.4

**Future Land Use**

- Proposed Annexation
- Proposed Open Space (0-1)
- Dedicated Open Space
- Agriculture (0-1)
- Rural Residential (0-1)
- Large Lot Residential (1-2)
- Small Lot Residential (2-5)
- Mixed Use Employment
- Commercial
- Industrial
- Incorporated Area
- Resort
- Luke Noise Contours
- Interstate
- Proposed Freeway
- Maricopa County Trail (conceptual)



1 0 1 2 3 4 5 6 Miles

**Future Land Use**

Figure 14



INSTITUTE FOR JUSTICE  
ARIZONA CHAPTER

July 31, 2003

Arizona Power Plant and Transmission Line Siting Committee  
c/o Chairman Laurie Woodall, Assistant Attorney General  
1275 W. Washington Street  
Phoenix, AZ 85007

**RE: APS West-Valley South Line Siting "Preferred Alignment"**

Dear Members of the Line Siting Committee and Distinguished Corporation Commissioners:

I write because the Committee's preferred alignment for the West-Valley's south line may result in the taking of a great number of homes already approved and many more that have been proposed for the area. As you may know, the Institute for Justice is a non-profit, public interest legal foundation dedicated to securing greater protection for individual freedom and challenging government actions that interfere with private property rights. The preferred alignment sites the power line down a three-mile stretch of Olive Avenue, resulting in a taking of hundreds of approved homes and untold numbers of homes in the approval process. Any alignment of power lines along Olive Avenue will adversely affect single-family residential developments and take home sites.

Arizona law allows a taking only when it is *necessary* for a public use. Because other options exist to avoid taking private property, we recommend you reconsider the alternative option that affects only State owned land and a comparatively small area of private property. APS could also be directed to locate other options, such as, but not limited to, siting on Peoria Avenue, which appears to miss most approved but not yet built developments.

We are monitoring this case closely. If the Committee opts to approve the Olive Avenue siting, takings will result in at least two approved developments and no less than three other projects in various stages of approval. The Institute for Justice stands willing to challenge any unnecessary takings to vindicate private property rights in Arizona.

Very Sincerely,

Clint Bolick  
Vice-President and  
National Director of State Chapters

**Transmission Line  
minimum 150 ft. ROW  
south side of Olive**

CRC  
18 ac

Parcel 29  
6 ac  
units

30  
ac  
units

**WHITE TANK FOOTHILLS  
TOTAL LOSS:**

**57 Lots  
3,960 ft of commercial  
\$1,990,890.00**

**Parcel 1  
67.2 Ac.**

**Parcel 2  
Neighborhood Buffer  
29.2 Ac.**

**DOVE T  
TOTAL**

**22 L**

**\$1,493,**

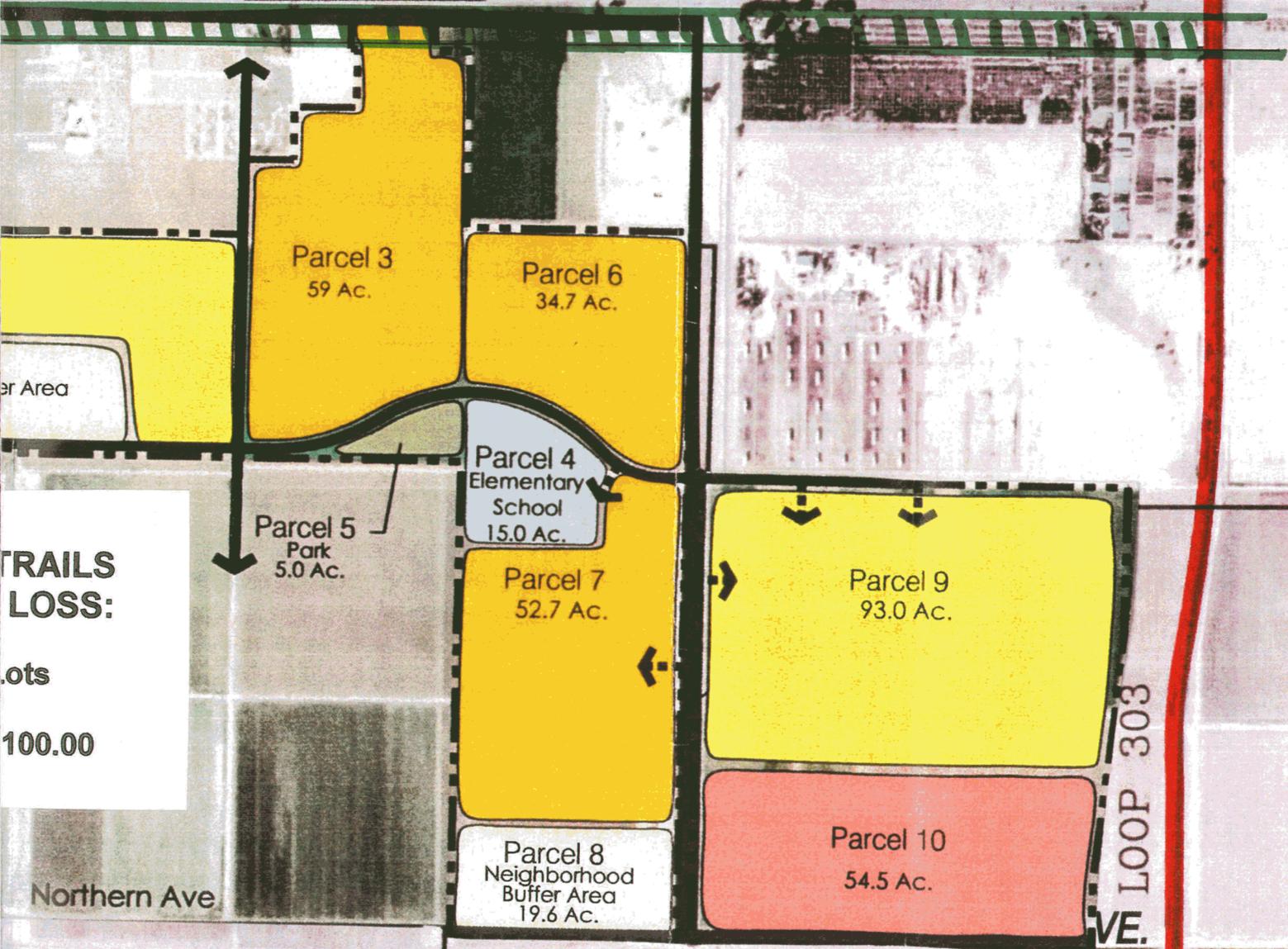
E

Parcel 35  
72.4 ac  
7 units

**PERRYVILLE RD.**

**CITRUS AVE.**

OLIVE AVE.



TRAILS  
LOSS:

lots

100.00

Northern Ave

COTTON LANE

LOOP 303  
VE.

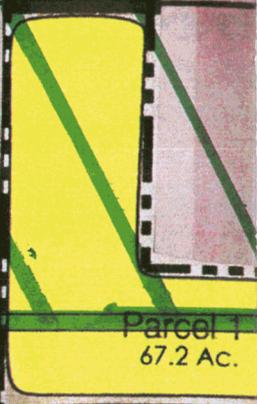
EXHIBIT 6a

**Transmission Line  
maximum 1500 ft. ROW  
south side of Olive**

CRC  
18 ac

Parcel 29  
6 ac  
units

30  
ac  
units



Parcel 1  
67.2 Ac.

Parcel 2  
Neighborhood Buff  
29.2 Ac.

**WHITE TANK FOOTHILLS  
TOTAL LOSS:**

**512 Lots  
20 acres of commercial  
2 acres of school  
5 acres of public park**

**\$21,505,600.00**

**DOVE  
TOTAL**

**183**

**\$7,91**

E

Parcel 35  
72.4 ac  
7 units

**PERRYVILLE RD.**

**CITRUS AVE.**

OLIVE AVE.

Parcel 3  
59 Ac.

Parcel 6  
34.7 Ac.

Parcel 4  
Elementary  
School  
15.0 Ac.

Parcel 5  
Park  
5.0 Ac.

Parcel 7  
52.7 Ac.

Parcel 9  
93.0 Ac.

Parcel 8  
Neighborhood  
Buffer Area  
19.6 Ac.

Parcel 10  
54.5 Ac.

VE. LOOP 303

ED COTTON LANE

TRAILS  
LOSS:  
Lots  
9,100.00

EXHIBIT 6b



## Impact on Development Master Plan Projects

South of Olive Avenue, Perryville Road to Loop 303

<b>150 ft ROW</b>				
<b>WHITE TANK FOOTHILLS</b>	<u>Total Lots Lost</u>	<u>Avg Lot Width (ft)</u>	<u>Front Footage Lost</u>	<u>\$630 / FF</u>
	57	55	3135	\$ 1,975,050.00
	<u>Commercial Area Lost</u>			<u>\$4 / sq ft</u>
	3960 sq ft			\$ 15,840.00
<b>Loss:</b>				<b>\$ 1,990,890.00</b>
<b>DOVE TRAILS</b>	<u>Total Lots Lost</u>	<u>Avg Lot Width (ft)</u>	<u>Front Footage Lost</u>	<u>\$630 / FF</u>
	Parcel 1 15	90	1350	\$ 850,500.00
	Parcel 3 17	60	1020	\$ 642,600.00
<b>Loss:</b>				<b>\$ 1,493,100.00</b>
<b>Total Loss 150 ft ROW:</b>				<b>\$ 3,483,990.00</b>

<b>1500 ft ROW</b>				
<b>WHITE TANK FOOTHILLS</b>	<u>Total Lots Lost</u>	<u>Avg Lot Width (ft)</u>	<u>Front Footage Lost</u>	<u>\$630 / FF</u>
	512	55	28,160	\$ 17,740,800.00
	<u>Commercial Area Lost</u>			<u>\$4 / sq ft</u>
	871200 sq ft			\$ 3,484,800.00
	<u>Total School Lost</u>			<u>\$40,000 / acre</u>
	2 acres			\$ 80,000.00
	<u>Total Park Lost</u>			<u>\$40,000 / acre</u>
	5 acres			\$ 200,000.00
<b>Loss:</b>				<b>\$ 21,505,600.00</b>
<b>DOVE TRAILS</b>	<u>Total Lots Lost</u>	<u>Avg Lot Width (ft)</u>	<u>Front Footage Lost</u>	<u>\$630 / FF</u>
	Parcel 1 22	90	1980	\$ 1,247,400.00
	Parcel 3 68	60	4080	\$ 2,570,400.00
	Parcel 6 93	70	6510	\$ 4,101,300.00
<b>Loss :</b>				<b>\$ 7,919,100.00</b>
<b>Total Loss 1500 ft ROW:</b>				<b>\$ 29,424,700.00</b>

# APS Alternative 230kV Transmission Line Alignment





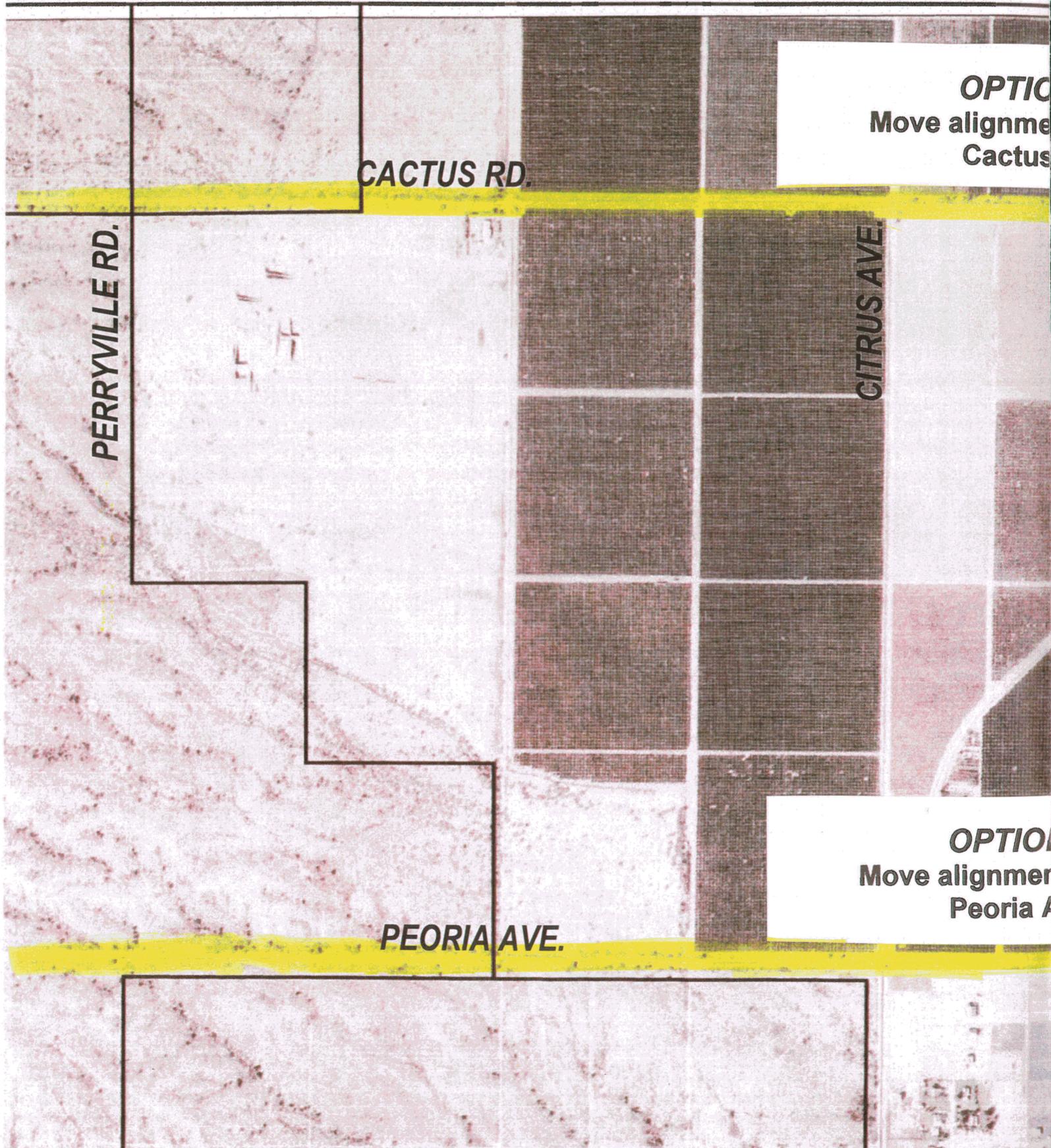
Transmission line:



Substation:



Suggested



CACTUS RD.

PERRYVILLE RD.

CITRUS AVE.

PEORIA AVE.

**OPTIO**  
Move alignment  
Cactus

**OPTIO**  
Move alignment  
Peoria A

# Options

**OPTION 2**  
Alignment north to  
Rd.

**OPTION 3**  
Alignment stays on Loop 303;  
ends at substation, does not  
continue west



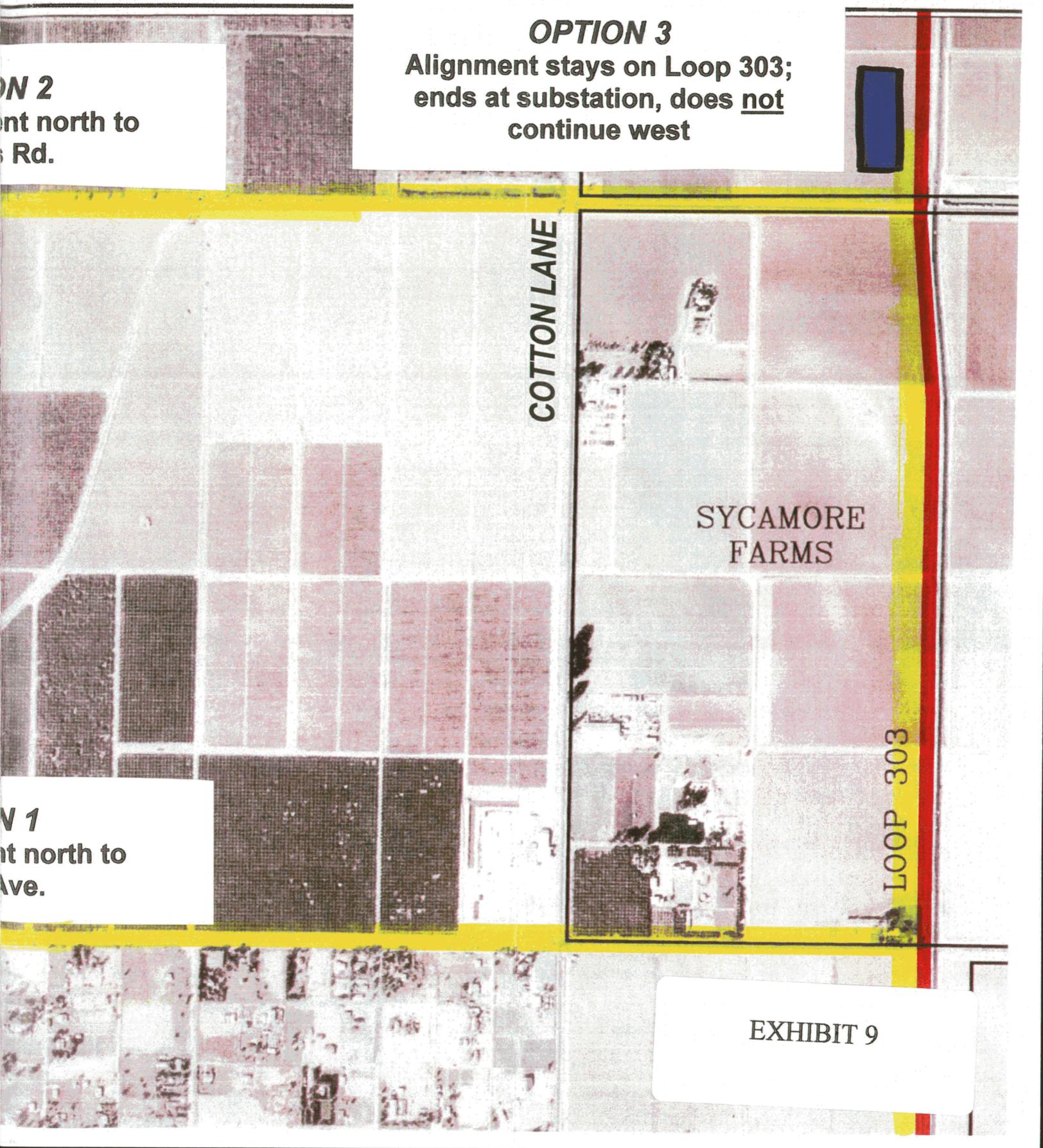
**OPTION 1**  
Alignment north to  
Ave.

COTTON LANE

SYCAMORE  
FARMS

LOOP 303

EXHIBIT 9





# Maricopa County

Board of Supervisors

RECEIVED  
JAN 06 2003

BY:.....

Max W. Wilson  
District 4  
1000 W. Jefferson, 10th Floor  
Phoenix, Arizona 85003-2148  
Phone: (602) 506-7642  
Fax: (602) 506-4989  
Cell: (602) 506-2966  
www.maricopa.gov

December 19, 2002

Mr. Steve Goodman  
Arizona Public Service  
Mail Station: 4030  
P.O. Box 53933  
Phoenix, AZ 85072-3933

RE: West Valley-South Project

Dear Mr. Goodman:

I have reviewed the information provided by you on the preferred system option of the 230kv transmission and the 230kv substation for the subject project. From our very first meeting, my main concerns were Loop 303 and the White Tank Mountain Regional Park. I realize that it is necessary to provide electrical service for the future growth in the vicinity. A lot of the growth is a result of the beautiful vistas and recreational opportunities available to residents in the areas around White Tank Mountain Regional Park. It is important that we do everything possible to preserve the existing attributes of the park.

I would encourage you to site the 230kv-transmission line and substation north of Olive Avenue and off the Loop 303. Olive Avenue is the main entrance access route into the park and would be severely impacted aesthetically by a major substation in close proximity. A Peoria Avenue alignment would be much preferred. I strongly disagree that Alternative 2 would be the preferred choice for this area.

Thank you for all your time on this matter.

Sincerely,

A handwritten signature in black ink that reads "Max W. Wilson".

Max W. Wilson  
Supervisor - District Four

cc: Corporation Commission  
Bear Shimmin, Sun City Collation

EXHIBIT 10



# Maricopa County

Parks and Recreation Department

RECEIVED  
JAN 06 2003

BY: .....

N. Central Avenue  
# 470  
Phoenix, Arizona 85004  
Phone: (602) 506-2930  
(602) 506-4692  
www.maricopa.gov/parks

December 17, 2002

Mr. Steve Goodman  
Arizona Public Service  
Mail Station: 4030  
P.O. Box 53933  
Phoenix, AZ 85072-3933

RE: West Valley-South Project

Dear Mr. Goodman:

We have reviewed the information provided by you on the preferred system option of the 230kv transmission and the 230kv substation for the subject project. We realize that it is necessary to provide electrical service for the future growth in the vicinity of White Tank Mountain Regional Park. A lot of the growth is a result of the beautiful vistas and recreational opportunities available to residents in the areas around White Tank Mountain Regional Park. It is important that we do everything possible to preserve the existing attributes of the park.

We would encourage you to site the 230kv transmission line and substation as far north of Olive Avenue as possible. Olive Avenue is the main entrance access route into the park and would be severely impacted aesthetically by a major substation in close proximity. A Peoria Avenue alignment would be much preferred. Alternative 2 would be our least preferred choice.

Thank you for your consideration in this matter.

Sincerely,

William C. Scalzo, Director

- cc: Don Stapley, Chairman, Board of Supervisors, District 2
- Fulton Brock, Board of Supervisors, District 1
- Andrew Kunasek, Board of Supervisors, District 3
- Max Wilson, Board of Supervisors, District 4
- Mary Rose Wilcox, Board of Supervisors, District 5
- Parks and Recreation Commission Members
- Bill VanAusdal, Deputy Director, Parks and Recreation
- Jennifer Lawrence-Harris, Westside Superintendent, Parks and Recreation
- Ken Taylor, Park Supervisor, Parks and Recreation
- Central Files and Chrono Files

***Jurisdictional General Plans***

General plan land uses are identified on Exhibit H-1 with a hatched pattern. Each of the plans reviewed is listed below:

- City of Goodyear, 1998
- City of Goodyear 2002-2012, Draft
- Town of Buckeye, 2001
- Maricopa County White Tank/Grand Avenue Area Plan, 1999

***Agency General Plans***

- Arizona State Land Department, Draft West Side State Lands Study, 2001
- Maricopa Water District, proposed land use map, 2002
- Luke Air Force Base, Clear Zone, Accident Potential Zones, and Noise Contour data, 2003

***Developments Greater than 160 acres***

The following developments were identified as approved within the study area. When possible, specific site plans were acquired and incorporated into the future land use database. Where specific site plans were not available, the area within an approved development was designated wholly residential. The developments listed below are shown on Exhibit H-1 as approved residential developments.

<b>Development</b>	<b>Developer/Builder</b>	<b>Cross Streets</b>
Blue Horizons	AMI L.L.C.	Tuthill Road and Van Buren Street
Canyon Trails	Continental	Buckeye Road and Sarival Avenue
Cotton Flower	Roston Companies	Yuma Road and Cotton Lane
Dreaming Summit	Multiple*	Dysart and Bethany Home roads
El Cidro Ranch	Citrus & Lower Buckeye C/O Recorp	Citrus and Lower Buckeye roads
Jackrabbit Estates	Camelback Jackrabbit	Jackrabbit Trail and Camelback Road
Litchfield Farms	Beazer Homes	Perryville and Indian School roads
Palm Valley and Pebble Creek	Suncor/Golden Heritage	Sarival Avenue and Thomas Road
Parkman Ranch	Three Continents #10	Perryville Road and Van Buren Street
Pasqualetti Mountain Ranch	Multiple*	Indian School Road and Jackrabbit Trail
Russell Ranch	Russell Ranch LLC	Camelback and Citrus roads
Savannah	Adobe Land & Cattle AZ LTD	Perryville and Camelback roads
Sonoran Ridge Estates	Sonoran Ridge	Jackrabbit Trail and Olive Avenue
Sundance	Multiple*	Rainbow and Buckeye roads
Verrado	DMB	West of Tuthill Road and north and south of I-10
Vista De Montaña	Columbia	Van Buren Street and Perryville Road
White Tank Foothills	<i>Not identified</i>	Olive Avenue and Perryville Road
White Tank Mountain Ranch	Bauza Holdings	Citrus and Perryville roads

\* Multiple—Several different developers



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**Property Information**

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Parcel #: 502 - 09 - 012-C  
 Property Address: , AZ

Subdivision Name:  
 Lot #:

MCR #:

Property Description: W2 SEC 34 EX N 40F & EX W 33F  
 Section Township Range: 34 3N 2W

Associated Parcel:

**Owner Information**

[View Tax Statement](#)

Owner: CITRUS & NORTHERN LLC  
 Mailing Address: 11219 100TH AVE  
 Address: EDMONTON, AB T5K 0- 0J1

Deed #: 000076804  
 Deed Date: 2/1/2000

Sales Price: \$0  
 Sales Date: n/a \*

## INTERESTED IN REAL ESTATE SERVICES?

**Valuation Information**

Tax Year:	2004	2003	2002
Full Cash Value:	\$192,870	\$172,486	\$172,486
Limited Property Value:	\$189,735	\$172,486	\$172,486
Legal Class:	2	2	2
Assessment Ratio:	16%	16%	16%
Assessed FCV	\$30,859	\$27,598	\$27,598
Assessed LPV	\$30,358	\$27,598	\$27,598
Property Use Code:	4110	4110	4110
Tax Area Code:	890003	890003	890003

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

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

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**Helpful Information:**

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

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