

INTERVENTION  
ORIGINAL



BEFORE THE ARIZONA CORPORATION  
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Arizona Corporation Commission  
**DOCKETED**  
DEC 16 2004

COMMISSIONERS  
MARC SPITZER - CHAIRMAN 2004 DEC 16 P 4: 36  
WILLIAM A. MUNDELL  
JEFF HATCH-MILLER  
MIKE GLEASON  
KRISTIN K. MAYES

AZ CORP COMMISSION  
DOCUMENT CONTROL

DOCKETED BY *CMC*

IN THE MATTER OF THE APPLICLATION OF  
WOODRUFF WATER COMPANY, INC. FOR A  
CERTIFICATE OF CONVENIENCE AND  
NECESSITY TO PROVIDE WATER SERVICES  
IN PINAL COUNTY, ARIZONA.

DOCKET NO. W-04264A-04-0438

IN THE MATTER OF THE APPLICATION OF  
WOODRUFF UTILITY COMPANY, INC. FOR A  
CERTIFICATE OF CONVENIENCE AND  
NECESSITY TO PROVIDE SEWER SERVICE IN  
PINAL COUNTY, ARIZONA.

DOCKET NO. SW-04265A-04-0439

IN THE MATTER OF THE APPLICATION OF  
ARIZONA WATER COMPANY, AN ARIZONA  
CORPORATION, TO EXTEND ITS EXISTING  
CERTIFICATES OF CONVENIENCE AND  
NECESSITY AT CASA GRANDE AND  
COOLIDGE, PINAL COUNTY, ARIZONA.

DOCKET NO. W-01445A-04-0755

**MOTION TO INTERVENE BY  
PULTE HOME CORPORATION**

and

**REQUEST FOR EXPEDITED  
CONSIDERATION OF  
UNCONTESTED EXTENSION  
AREA**

Pulte Home Corporation ("Pulte"), through undersigned counsel and pursuant to A.A.C. R14-3-105, hereby moves to intervene in the above captioned dockets.

In addition, Pulte requests that the Arizona Corporation Commission ("Commission") conduct an expedited hearing on that portion of Arizona Water Company's application (Docket No. W-01445A-04-0755) seeking the authority to provide water service to a proposed master planned community to be commonly known as "Martin Valley" (the "Martin Valley Development"). No one contests Arizona Water Company's serving the Martin Valley

1 Development. The Martin Valley Development is not within the area sought to be served by  
2 Woodruff Utility Company in its applications.

3 In support of this motion to intervene and request for expedited consideration, Pulte states  
4 as follows:

5 1. Pursuant to an agreement between Pulte, as the buyer, and Marcus David Martin  
6 (“Martin”), as the seller, Pulte has the exclusive right and option to acquire the real property  
7 comprising the Martin Valley Development, which consists of a 565.5 acre parcel of land located  
8 in Pinal County. Pulte intends to acquire and develop the real property comprising the Martin  
9 Valley Development as a master planned community (consisting of single-family, residential  
10 homes and other uses). Pulte has formally requested that Arizona Water Company extend its  
11 certificate of convenience and necessity to be able to provide water service to the Martin Valley  
12 Development. A copy of Pulte’s request is attached as Exhibit 1 to Arizona Water Company’s  
13 application in Docket No. W-01445A-04-0755 and is incorporated herein by this reference.

14 2. Pulte will be directly and substantially affected by the issues addressed in these  
15 dockets.

16 3. Pulte’s participation in these dockets will not unduly broaden the issues presented  
17 herein.

18 4. The name, address and telephone of the persons upon whom service of all  
19 documents is to be made is:

20 Raymond S. Heyman  
21 Michael W. Patten  
22 ROSHKA HEYMAN & DEWULF PLC  
23 400 East Van Buren Street, Suite 800  
24 Phoenix, Arizona 85004  
25 phone: (602) 256-6100  
26 fax: (602) 256-6800  
27 email: [rheyman@rhd-law.com](mailto:rheyman@rhd-law.com)  
[mpatten@rhd-law.com](mailto:mpatten@rhd-law.com)

25 5. Woodruff Water Company has not requested a certificate of convenience and  
26 necessity to provide water service to the Martin Valley Development.

ROSHKA HEYMAN & DEWULF, PLC  
ONE ARIZONA CENTER  
400 EAST VAN BUREN STREET - SUITE 800  
PHOENIX, ARIZONA 85004  
TELEPHONE NO 602-256-6100  
FACSIMILE 602-256-6800

1           6.       Pulte is proceeding in its development of the Martin Valley Development and is  
2 concerned that the contested portion of this proceeding may delay the grant of a CC&N to Arizona  
3 Water Company to serve it when service will be necessary. Pulte currently anticipates that it will  
4 require water service at Martin Valley Development on or about October of 2005.

5           7.       Pulte requests that, upon a finding of sufficiency of the Arizona Water Company  
6 application, a hearing is set for the earliest possible date, preferably in January of 2005.  
7 Alternatively, if it appears that discovery or other matters may delay the resolution of the  
8 contested portion of this proceeding, Pulte requests that this proceeding be bifurcated to allow the  
9 uncontested portion of the Arizona Water Company's requested extension to proceed immediately.

10           WHEREFORE, Pulte requests that it be granted intervention in the above-captioned  
11 proceeding and that the Commission expedite consideration of the portion of Arizona Water  
12 Company's application to extend its certificate of convenience and necessity to the Martin Valley  
13 Development.

14           RESPECTFULLY SUBMITTED this 16<sup>th</sup> day of December, 2004.

15           ROSHKA HEYMAN & DEWULF, PLC

16           By 

17           Raymond S. Heyman  
18           Michael W. Patten  
19           One Arizona Center  
20           400 East Van Buren Street, Suite 800  
21           Phoenix, Arizona 85004

22           Original and 17 copies of the foregoing  
23 filed this 16<sup>th</sup> day of December 2004 with:

24           Docket Control  
25           Arizona Corporation Commission  
26           1200 West Washington Street  
27           Phoenix, Arizona 85007

**ROSHKA HEYMAN & DEWULF, PLC**  
ONE ARIZONA CENTER  
400 EAST VAN BUREN STREET - SUITE 800  
PHOENIX, ARIZONA 85004  
TELEPHONE NO 602-256-6100  
FACSIMILE 602-256-6800

1 Copy of the foregoing hand-delivered/mailed  
2 this 16<sup>th</sup> day of December 2004 to:

3 Marc E. Stern, Esq.  
4 Administrative Law Judge  
5 Hearing Division  
6 Arizona Corporation Commission  
7 1200 West Washington Street  
8 Phoenix, Arizona 85007

7 Timothy J. Sabo, Esq.  
8 Diane M. Targovnik, Esq.  
9 Legal Division  
10 Arizona Corporation Commission  
11 1200 West Washington Street  
12 Phoenix, Arizona 85007

11 Ernest G. Johnson, Esq.  
12 Director, Utilities Division  
13 Arizona Corporation Commission  
14 1200 West Washington Street  
15 Phoenix, Arizona 85007

14 Jeffery W. Crockett, Esq.  
15 Kimberley A. Grouse, Esq.  
16 Snell & Wilmer  
17 400 E. Van Buren  
18 Phoenix, Arizona 85004  
19 Attorneys for Woodruff Water Company

18 Robert W. Geake, Esq.  
19 Arizona Water Company  
20 P.O. Box 29006  
21 Phoenix, Arizona 85038

20 Steven A. Hirsch, Esq.  
21 Bryan Cave  
22 Two North Central Avenue, Ste. 2200  
23 Phoenix, Arizona 85004  
24 Attorney for Arizona Water Company

25  
26 By Mary Appolito  
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