

**INTERVENTION
ORIGINAL**



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Arizona Corporation Commission
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Attorney for Intervenors

AZ CORP COMMISSION
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THE ARIZONA CORPORATION COMMISSION

IN THE MATTER OF DESERT HILLS)	Docket No. W-02124A-06-0717
WATER COMPANY'S APPLICATION)	
FOR APPROVAL OF TRANSFER OF)	Case No. 0717
UTILITY ASSETS TO TOWN OF)	
CAVE CREEK, PURSUANT TO A.R.S.)	NOTICE OF INTENT TO
40-285)	INTERVENE
)	

Pursuant to A.A.C. R14-3-105, Renaissance Partners, LLC, an Arizona limited liability company ("Renaissance") hereby files this Notice of Intent to Intervene in the above captioned matter. As an impacted landowner in the service area of Desert Hills Water Company ("Desert Hills"), Renaissance respectfully requests that the Arizona Corporation Commission ("Commission") enter an Order allowing it to intervene at the hearing to be held on the above referenced matter. This Notice is made and supported by the Memorandum of Points and Authorities submitted herewith and all exhibits attached hereto.

MEMORANDUM OF POINTS AND AUTHORITIES

I. INTRODUCTION

Pursuant to A.R.S. 40-285, on or about November 8, 2006, Desert Hills filed an Application for Approval of Transfer of Utility Assets to Town of Cave Creek (the "Application"). The Application seeks not only to have the Commission approve the

purchase and sale of all of the assets of Desert Hills to the Town of Cave Creek but to also to cancel the Desert Hills Certificate of Convenience and Necessity (the "CC&N"), because the transfer of assets will terminate Desert Hills' public service function. The purchase and sale of Desert Hills directly impacts all landowners within the Desert Hills service area and Renaissance, therefore, seeks to intervene in the action to ensure that the Town of Cave Creek intends to maintain and honor all its commitments to those in its service area.

II. THE INTERVENOR

Renaissance is the owner of 5 one acre parcels of real property located east of North 22nd Street, just south of Joy Ranch Road in Maricopa County, Arizona (the "Properties"). The Properties are located within Desert Hills' current CC&N area.

Renaissance has had a rough relationship with Desert Hills dating back to August, 2005 when Renaissance began a protracted effort to get the Company to honor commitments to serve water to the Properties. All of this culminated in Renaissance filing a Formal Complaint, Docket No. W-02124A-06-0286, with the Commission against Desert Hills regarding this matter in April, 2006. Thereafter, on or about July 21, 2006 Desert Hills provided Renaissance with an executed copy of a Settlement Agreement agreeing to extend water service to the Properties. Given Renaissance's unpleasant history of dealing with Desert Hills, it welcomes the new ownership so long as such ownership honors the commitments made in the Settlement Agreement from July 21, 2006.

III. ARGUMENT

Pursuant to A.A.C. R14-3-104 and R14-3-105, the Commission may allow Intervenor to participate in a proceeding, who are directly and substantially affected by the proceedings. Given the location of Renaissance's Properties and the important interest in the water line extensions and service, Renaissance should be allowed to intervene in this matter.

IV. CONCLUSION

For the reasons stated above and to ensure that the essential water service is provided to Renaissance's Properties, we respectfully request that the Commission allow Renaissance to intervene.

WHEREFORE, Renaissance respectfully requests that the Commission enter an Order allowing it to intervene in this matter.

DATED this 5th day of December, 2006.

Rose Law Group pc



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Attorney for Renaissance Partners, LLC

It is hereby certified that a copy of the Notice to Intervention has been mailed to Desert Hills Water Company's attorney Jay Shapiro and Patrick Black at Fennemore Craig, P.C. 3003 North Central Avenue, Suite 2600, Phoenix, Arizona 85012.

ORIGINAL and thirteen (13) copies of
the foregoing were delivered this
5th day of December, 2006, to:

Arizona Corporation Commission
Docket Control
1200 Washington Street
Phoenix, Arizona 85007

A copy of the foregoing was hand delivered
this 5th day of December, 2006, to:

Chairman Jeff Hatch-Miller
Arizona Corporation Commission
1200 W. Washington Street
Phoenix, AZ 85007

Chairman William Mundell
Arizona Corporation Commission
1200 W. Washington Street
Phoenix, AZ 85007

Chairman Mike Gleason
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Chairman Kris Mayes
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Chairman Barry Wong
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Patrick Black
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3003 N. Central Ave #2600
Phoenix, Arizona 85012
Attorney for Desert Hills Water Company

By: _____

A handwritten signature in black ink, appearing to be 'P. Black', written over a horizontal line. The signature is stylized and cursive.