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AZ CORP COMMISSION
DOCKET CONTROL

4 Attorneys for Keaton Development Company

5 **BEFORE THE ARIZONA CORPORATION COMMISSION**

6 IN THE MATTER OF THE APPLICATION OF)
7 KEATON DEVELOPMENT COMPANY FOR) DOCKET NO. W-02169A-08-0301
AN EXTENSION OF ITS CERTIFICATE OF)
8 CONVENIENCE AND NECESSITY FOR THE) **AMENDED APPLICATION**
PROVISION OF WATER SERVICE IN)
9 PORTIONS OF LA PAZ COUNTY, ARIZONA,)

10
11 Keaton Development Company ("Keaton" or the "Company") hereby submits an
12 amendment to its Certificate of Convenience and Necessity ("CC&N") Extension Application in
13 the subject Docket, and in support of that Amendment states as follows:

14 1. On June 13, 2008, Keaton submitted an Application (the "Application") to extend
15 its CC&N.

16 2. Subsequent to filing the Application, Keaton received a request from an additional
17 property owner requesting that its property be included in the extension Application. The Company
18 has obtained the necessary information regarding that parcel and provides the following revisions to
19 the Application:

20 A. Exhibit B is hereby replaced with **Revised Exhibit B** and attached hereto, to
21 add Parcel 2 to the legal description as Page 2 of 2.

22 Arizona Corporation Commission

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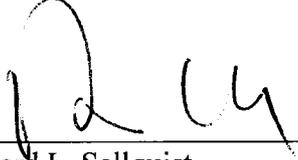
- 1 B. Exhibit C is hereby replaced with **Revised Exhibit C** attached hereto, to
2 indicate the location of Parcel 2 on the Engineering Division's map dated
3 June 23, 2008 which was previously filed in this Docket.
- 4 C. Exhibit E is hereby replaced with **Revised Exhibit E** attached hereto, to
5 show the effect of the additional 73 lots proposed in Parcel 2 on the
6 Company's revenues and expenses.
- 7 D. Exhibit I is hereby replaced with **Revised Exhibit I**, attached hereto, which
8 adds Page 2 of 2, the formal Request for Service from the Developer, Laser
9 Development Partners, LLC, for service to Parcel 2 .
- 10 E. **Exhibit J** is supplemented by stating that the Company has sufficient
11 capacity to serve the 73 additional lots on Parcel 2, and that the 250-300 feet
12 of transmission main necessary to serve the parcel, which parcel abuts the
13 Company's existing CC&N, will be constructed by the Developer under the
14 Company's standard form Line Extension Agreement.

15 3. All other provisions of the Application are unchanged.

16 WHEREFORE, the Company respectfully requests that the Commission grant the CC&N
17 for the amended area as set forth in **Revised Exhibit B** hereto.

18 RESPECTFULLY submitted this 3rd day of July, 2008.

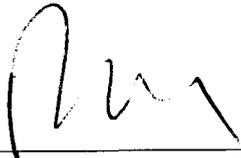
19 SALLQUIST, DRUMMOND & O'CONNOR, P.C.

20
21 By 
22 Richard L. Sallquist
23 4500 S. Lakeshore Drive, Suite 339
Tempe, Arizona 85282
Attorney for Keaton Development Company

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Original and ten copies of the foregoing filed this 31st day of July, 2008, with:

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



LIST OF EXHIBITS

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
REVISED EXHIBIT B.	REVISED LEGAL DESCRIPTION
REVISED EXHIBIT C.	REVISED MAP OF EXISTING AND REQUESTED AREA
REVISED EXHIBIT E.	REVISED CUSTOMER COUNT AND REVENUE/EXPENSE COMPUTATIONS
REVISED EXHIBIT I.	REVISED REQUESTS FOR SERVICE

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LEGAL DESCRIPTION

(Please see Attached)

Parcel 1

That portion of the NW 1/4 of Section 20, Township 5 North, Range 13 West, Gila and Salt River Meridian, La Paz County, Arizona, being more particularly described as follows:

Lot 3, Lot 4, and Lot 5 as shown on that Results of Survey on file at Record No. 1999-04542, Official Records of La Paz County, Arizona, and being more particularly described as follows:

BEGINNING at a brass cap in concrete marked "Holmquist RLS25074" at the West 1/4 Corner of said Section 20, said brass cap also being the Southwesterly corner of said Lot 5;

Thence $N0^{\circ}04'08''W$ along the West line of said NW 1/4 of said Section 20 (Westerly line of said Lot 5 and Lot 4) a distance of 1178.01 feet to an ADOT brass cap in concrete on the Southerly right-of-way line of U.S. Highway 60-70 (Northwesterly corner of said Lot 4);

Thence $N56^{\circ}24'10''E$ along said right-of-way line (Northerly line of said Lot 5 and Lot 3) a distance of 1277.45 feet to a 1/2" rebar with yellow plastic cap marked "TIERRA RLS31598" (Northerly corner of said Lot 3);

Thence $S33^{\circ}35'50''E$ along the Northeasterly line of said Lot 3 a distance of 632.12 feet to a 1/2" rebar with yellow plastic cap marked "TIERRA RLS31598";

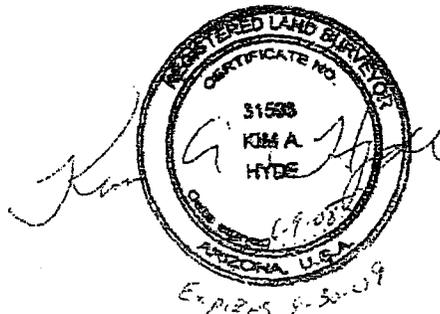
Thence $S89^{\circ}50'04''E$ continuing along the Northeasterly line of said Lot 3 a distance of 1241.65 feet to a 1/2" rebar with yellow plastic cap marked "TIERRA RLS31598" on the East line of said NW 1/4 of Section 20 (Northeasterly corner of said Lot 3);

Thence $S0^{\circ}00'51''E$ along the East line of said NW 1/4 of Section 20 (Easterly line of said Lot 3 and Lot 5) a distance of 1355.75 feet to a 1/2" rebar with yellow plastic cap marked "RLS25074" at the Center 1/4 Corner of said Section 20 (Southeasterly corner of said Lot 5);

Thence $N89^{\circ}58'45''W$ along the South line of said NW 1/4 of Section 20 (Southerly line of said Lot 5) a distance of 2654.40 to the POINT OF BEGINNING.

Containing 89.1 acres, more or less.

Basis of Bearings is $N56^{\circ}24'10''E$ along the Southerly right-of-way line of the Quartzsite-Wickenburg Highway (U.S. 60-70) as shown on the Arizona Highway Department right-of-way plans for Project F-022-1(1), sheet 5 of 46, As-Built, 12-07-61.



1 **Parcel 2**

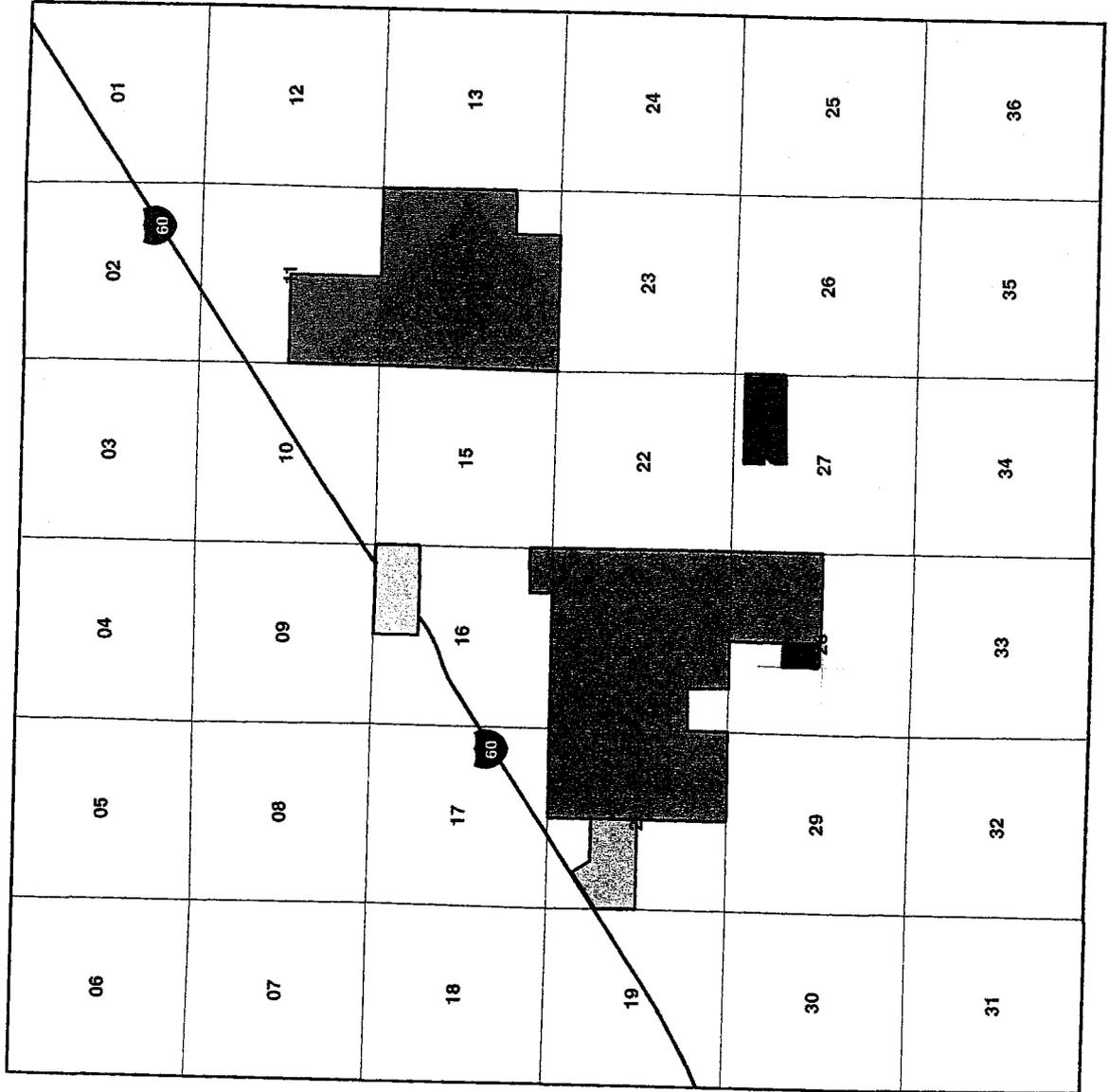
2 LASER Development Partners, LLC
3 Legal Description

4 The East one-half of the Southeast one-quarter of the Northwest one-quarter of
5 Section 28, Township 5 North, Range 13 West. G&SRB&M, LaPaz County,
6 Arizona; EXCEPT the North 33 feet and the East 33 feet thereof.
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LA PAZ COUNTY

RANGE 13 West

TOWNSHIP 5 North



-  W-2169 (1)
Keaton Development Company
-  W-1084 (1)
Salome Water Company
-  (1)
Keaton Development Company
Docket No. W-02169A-07-0098
Application for Extension
-  (1)
Keaton Development Company
Docket No. W-02169A-08-0301
Application for Extension
- 
Keaton Development Company
Docket No. W-02169A-08-0301
Application for Extension
Amended Application Addition

REVISED EXHIBIT C

KEATON DEVELOPMENTCOMPANY
Sunland Estates Development
 CC&N Application Revenue and Expense Computation

Revenue Computation

Developer/Owner	Tax Parcel Number	Total Lots	2009	2010	2011	2012	2013
Phoenix Atlantic	2G,2H,2F	228	50	50	50	50	28
LASER Development Partners, LLC		73	15	15	15	14	14
Total		301	65	65	65	64	42

Year-end Additional Customers

Average New Customers during Year	33	90	163	227	280
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Rates

WATER	5/8 x 3/4	
Meter Size	7,500	
Average Monthly Consumption	16.00	\$
Monthly Minimum	0	
Gallons included in Minimum Commodity Charges:		
'0 to 8,000 Gallons	3.00	\$
'8,001 & Over	4.25	\$
Average Monthly Bill	47.88	\$

Annual Water Revenues

\$ 18,671	\$ 51,705	\$ 93,356	\$ 130,412	\$ 160,860
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Expense Computation

Ratio of Expenses to Revenue Water

91.76%

Annual Water Expenses

\$ 17,133	\$ 47,445	\$ 85,665	\$ 119,667	\$ 147,607
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**Request of Real Estate Property annexation to
Keaton Development Co.'s Water Services Area
Salome, La Paz County, AZ**

**To:
KEATON DEVELOPMENT CO
P.O. BOX 905
SALOME, AZ 85348**

**Tel. (928) 859-3982
Fax (928) 859-3984**

To Whom It May Concern:

I request Keaton Development Co. to provide water services to my property.

I understand that my property must be annexed to Keaton's Certificate of Convenience and Necessity and will post the appropriate amount of money for legal and other costs.

My information:

Name: PHOENIX ATLANTIC PROPERTIES L.L.C.

Address: 7349 Via paseo del sur # 515-173

Phone: (480) 905-1076

APN of the property to be annexed: 304-69-002G, 304-69-002H & 304-69-002F

Signature: 
By: Francois Martinet, Manager

Date: 10-10-2007

LASAR DEVELOPMENT PARTNERS, LLC

P.O. Box 908
Salome, AZ 85348
602-317-2988

6/20/08

Keaton Development Co.
PO Box 905
Salome, AZ 85348

Dear Sirs,

We request Keaton Development Co. provide potable water service to our proposed 73 lot subdivision, located at (APN 304-87-002F) (E2 SE4 NW4 Sec 28 T5N R13W) exc Public R/W N 33' and E 33', Salome, AZ.

Sincerely Yours,



William Scott - Manager
LASAR Development Partners, LLC