

INTERVENTION



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BEFORE THE ARIZONA CORPORATION COMMISSION

2013 APR 26 P 2:24

COMMISSIONERS

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IN THE MATTER OF THE APPLICATION OF VALENCIA WATER COMPANY—TOWN DIVISION FOR THE ESTABLISHMENT OF JUST AND REASONABLE RATES AND CHARGES FOR UTILITY SERVICE DESIGNED TO REALIZE A REASONABLE RATE OF RETURN ON THE FAIR VALUE OF ITS PROPERTY THROUGHOUT THE STATE OF ARIZONA.

DOCKET NO. W-01212A-12-0309

IN THE MATTER OF THE APPLICATION OF GLOBAL WATER-PALO VERDE UTILITIES COMPANY FOR THE ESTABLISHMENT OF JUST AND REASONABLE RATES AND CHARGES FOR UTILITY SERVICE DESIGNED TO REALIZE A REASONABLE RATE OF RETURN ON THE FAIR VALUE OF ITS PROPERTY THROUGHOUT THE STATE OF ARIZONA.

DOCKET NO. SW-20445A-12-0310

IN THE MATTER OF THE APPLICATION OF WATER UTILITY OF NORTHERN SCOTTSDALE FOR APPROVAL OF A RATE INCREASE.

DOCKET NO. W-03720A-12-0311

IN THE MATTER OF APPLICATION OF WATER UTILITY OF GREATER TONOPAH FOR THE ESTABLISHMENT OF JUST AND REASONABLE RATES AND CHARGES FOR UTILITY SERVICE DESIGNED TO REALIZE A REASONABLE RATE OF RETURN ON THE FAIR VALUE OF ITS PROPERTY THROUGHOUT THE STATE OF ARIZONA.

DOCKET NO. W-02450A-12-0312

Arizona Corporation Commission

DOCKETED

APR 26 2013

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1 IN THE MATTER OF THE APPLICATION OF
2 VALENCIA WATER COMPANY—GREATER
3 BUCKEYE DIVISION FOR THE
4 ESTABLISHMENT OF JUST AND
5 REASONABLE RATES AND CHARGES FOR
6 UTILITY SERVICE DESIGNED TO REALIZE
7 A REASONABLE RATE OF RETURN ON THE
8 FAIR VALUE OF ITS PROPERTY
9 THROUGHOUT THE STATE OF ARIZONA.

DOCKET NO. W-02451A-12-0313

7 IN THE MATTER OF THE APPLICATION OF
8 GLOBAL WATER—SANTA CRUZ WATER
9 COMPANY FOR THE ESTABLISHMENT OF
10 JUST AND REASONABLE RATES AND
11 CHARGES FOR UTILITY SERVICE
12 DESIGNED TO REALIZE A REASONABLE
13 RATE OF RETURN ON THE FAIR VALUE OF
14 ITS PROPERTY THROUGHOUT THE STATE
15 OF ARIZONA.

DOCKET NO. W-20446A-12-0314

13 IN THE MATTER OF THE APPLICATION OF
14 WILLOW VALLEY WATER COMPANY FOR
15 THE ESTABLISHMENT OF JUST AND
16 REASONABLE RATES AND CHARGES FOR
17 UTILITY SERVICE DESIGNED TO REALIZE
18 A REASONABLE RATE OF RETURN ON THE
19 FAIR VALUE OF ITS PROPERTY
20 THROUGHOUT THE STATE OF ARIZONA.

DOCKET NO. W-01732A-12-0315

**SIERRA NEGRA RANCH, LLC'S
APPLICATION FOR LEAVE TO
INTERVENE**

21 **INTRODUCTION**

22 Pursuant to A.A.C. R14-3-105, Sierra Negra Ranch (“SNR”), by and through undersigned
23 counsel, hereby applies to the Arizona Corporation Commission (the “Commission”) for an order
24 granting leave to intervene in the above captioned docket. In support of its Application, SNR
25 submits the following information.
26

1 **RELEVANT BACKGROUND**

2 SNR, a Nevada limited liability company owns approximately 2700 acres of entitled land
3 in Maricopa County currently known as Silver Water Ranch and Silver Springs Ranch
4 developments (“SNR Developments”). Like New World Properties Inc. (“NWP”), a party that
5 was granted intervention in this case on November 20, 2012, SNR is a developer of residential
6 property and the SNR Developments are located in the water CC&N of Water Utility of Greater
7 Tonopah (“WUGT”). On July 10, 1996, SNR entered into an Infrastructure Coordination Finance
8 and Option Agreement (“ICFA”) with Global Water Resources, LLC, a Delaware limited liability
9 company, the parent of WUGT.

10 To support SNR’s Motion to Intervene, SNR asserts and adopts those arguments raised by
11 NWP in its Reply in Support of its Application to Intervene filed on October 11, 2012 and
12 applicable to SNR, including: (1) SNR being directly and substantially affected by this rate case,
13 including WUGT’s request to increase residential rates by over 300%; (2) Intervenor status
14 should not be limited to customers of a utility; (3) SNR will eventually be a customer of WUGT;
15 (4) SNR and Global Water, the parent of WUGT, are parties to an ICFA; and (5) granting SNR
16 intervention will not unduly broaden the scope of the proceeding. In that regard, like NWP, SNR
17 asserts that it also does not wish to re-litigate issues resolved in the arbitration proceeding
18 referenced by WUGT in its Response in Opposition to NWP’s Motion to Intervene filed on
19 September 26, 2012, in which SNR was also a party.

20 In addition, SNR is mindful that the intervention deadline in this matter had been set for
21 March 1, 2013 (*See*, Procedural Order dated November 20, 2012). On April 19, 2013, Staff of the
22 Commission filed a Request for a Modification of the Procedural Schedule (“Request to Modify”)
23 requesting that certain procedural deadlines, including the filing of testimony and hearing date be
24 extended for a 60-day period (*See*, Staff’s Request to Modify). If the ALJ is inclined to grant
25 such request, no party would be prejudiced by extending the intervention deadline 60 days as long
26

1 as the granting of such intervention would not broaden the issues in the case or unduly delay the
2 proceeding.

3 For the reasons outlined above, SNR respectfully requests the Commission grant this
4 Application for Leave to Intervene in this matter. SNR will be directly and substantially affected
5 by the decision of the Commission in this matter and SNR's participation in this matter will not
6 broaden the issues nor unduly delay the proceeding.

7 SNR requests that all communications in connection with the above captioned proceeding
8 be directed to:

9
10 Robert J. Metli, Esq.
11 MUNGER CHADWICK, P.L.C.
12 2398 E. Camelback Road, Suite 240
13 Phoenix, Arizona 85016
14 (602) 358-7348
15 rjmetli@mungerchadwick.com

Barry W. Becker & Bryan O'Reilly
SNR MANAGEMENT LLC
50 S. Jones Blvd., Suite 101
Las Vegas, Nevada 89107
(702) 812-3332
bor@snrllc.net

16 RESPECTFULLY SUBMITTED this 26th day of April, 2013.

MUNGER CHADWICK, P.L.C.

17
18 By 
19 Robert J. Metli
20 2398 E. Camelback Road, Suite 240
21 Phoenix, Arizona 85016
22 Attorneys for Applicant Intervenor
23 Sierra Negra Ranch LLC and Sierra
24 Negra Management LLC

25 Original + 13 copies of the foregoing
26 filed this 26th day of April, 2013, with:
Docket Control
ARIZONA CORPORATION COMMISSION
1200 West Washington
Phoenix, Arizona 85007

1 Copies of the foregoing mailed/emailed
2 this 26th day of April, 2013, to:

3 Michael W. Patten
4 Timothy J. Sabo
5 Roshka, DeWulf & Patten PLC
6 400 E. Van Buren, Suite 800
7 Phoenix, AZ 85004
8 mpatten@rdp-law.com
9 tsabo@rdp-law.com

10 Mr. Ron Fleming
11 General Manager, Arizona
12 Global Water Management
13 21410 North 19th Avenue, Suite 201
14 Phoenix, Arizona 85027
15 ron.fleming@gwresources.com

16 Garry D. Hays
17 The Law Offices of Garry D. Hays, PC
18 1702 E. Highland Avenue, Suite 204
19 Phoenix, AZ 85016
20 Attorneys for New World Properties, Inc.
21 ghays@lawgdh.com

22 Jeffrey W. Crockett
23 Brownstein Hyatt Farber Schreck, LLP
24 One East Washington Street, Suite 2400
25 Phoenix, AZ 85004
26 Attorneys for New World Properties, Inc.
jcrockett@bhfs.com

Michelle Wood, Counsel
Residential Utility Consumer Office
1110 West Washington Street, Suite 200
Phoenix, AZ 85007
dpozefsky@azruco.com

Lawrence V. Robertson, Jr.
Attorney at Law
P.O. Box 1448
Tubac, AZ 85646
Attorney for the City of Maricopa, Arizona
tubaclawyer@aol.com

1 Denis M. Fitzgibbons
2 Fitzgibbons Law Offices, PLC
3 1115 East Cottonwood Lane, Suite 150
4 Casa Grande, AZ 85122
5 City Attorney for the City of Maricopa
6 denis@fitzgibbonslaw.com

7 Michelle Van Quathem
8 Sheryl A. Sweeney
9 Ryley Carlock & Applewhite
10 One North Central Avenue, Suite 1200
11 Phoenix, AZ 85004-4417
12 Attorneys for Maricopa Area Homeowners Association
13 mvanquathem@rcalaw.com

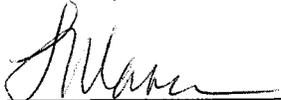
14 Steven P. Tardiff
15 44840 W. Paitilla Lane
16 Maricopa, AZ 85139

17 Willow Valley Club Association
18 c/o Gary McDonald, Chairman
19 1240 Avalon Avenue
20 Havasu City, AZ 86404
21 Gary.willowvalley@yahoo.com

22 Andy and Marilyn Mausser
23 20828 North Madison Drive
24 Maricopa, AZ 85138

25 Janice Alward, Chief Counsel
26 Legal Division
Arizona Corporation Commission
1200 West Washington Street
Phoenix, AZ 85007

Steve Olea, Director
Utilities Division
Arizona Corporation Commission
1200 West Washington Street
Phoenix, AZ 85007

24 
25 _____

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