



0000161650

SW ENVIRONMENTAL UTILITIES, L.L.C.

5230 East Shea Boulevard, Suite 200 * Scottsdale, Arizona 85254
PH: (480) 998-3300; FAX: (480) 483-7908

RECEIVED

2015 APR 13 P 4: 09

AZ CORP COMMISSION
DOCKET CONTROL

ORIGINAL

13 April 2015

Docket Control
Arizona Corporation Commission
1200 West Washington Street
Phoenix AZ 85007-2927

Re: Southwest Environmental Utilities, L.L.C. – Application for a Certificate of Convenience and Necessity (CC&N) to provide Water and Wastewater.
Docket No. WS-20878A-13-0065
Amendment to the Proposed CC&N Area

Southwest Environmental Utilities, LLC is submitting a revised legal description of the proposed CC&N area to include the following properties:

- Johnson Ranch Estates
- Florence Majestic Ranch
- Sunaire Ranch
- Majestic Ranch
- Redstone Ranch

The metes and bounds legal description of the entire proposed CC&N Area, the Pinal County Maps showing the proposed CC&N Area, and the Conceptual Land Use Plan and Phasing Plan are attached hereto as Attachment A.

The metes and bounds legal description encompasses the gross acreage. The acreage in the Conceptual Land Use Plan and Phasing Plan excludes roadways and easements.

If you have any questions, feel free to contact me at (480) 998-3300.

Regards,

Bradley J. Cole
Chief Operating Officer

Arizona Corporation Commission

DOCKETED

APR 13 2015

DOCKETED BY	
-------------	--

Attachment A

LEGAL DESCRIPTIONS
FOR
SOUTHWEST ENVIRONMENTAL UTILITIES, LLC.
CC&N

CONSISTING OF 2 PARCELS DESCRIBED AS FOLLOWS

BEING PORTIONS OF SECTION 12 TOWNSHIP 5 SOUTH, RANGE 9 EAST AND
SECTIONS 7, 8, 17, AND 18, TOWNSHIP 5 SOUTH RANGE 10 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA
AND DESCRIBED AS FOLLOWS:

PARCEL 1

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 18,

THENCE N.00°24'15"E., ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE
OF 2653.09 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 18;

THENCE N.00°34'14"E., CONTINUING ALONG SAID WEST LINE, A DISTANCE OF
2598.88 FEET TO THE NORTHWEST CORNER OF SAID SECTION 18;

THENCE N.89°29'42"E., ALONG THE NORTH LINE OF SAID SECTION 18. A
DISTANCE OF 409.56 FEET;

THENCE LEAVING SAID NORTH LINE OF SAID SECTION 18, N.15°25'20"W., A
DISTANCE OF 108.55 FEET;

THENCE N.24°57'43"W., A DISTANCE OF 115.42 FEET;

THENCE N.17°44'42"W., A DISTANCE OF 236.79 FEET;

THENCE N.39°36'06"W., A DISTANCE OF 257.56 FEET;

THENCE N.50°11'31"W., A DISTANCE OF 84.54 FEET;

THENCE N.01°08'06"W., A DISTANCE OF 182.25 FEET;

THENCE N.05°42'39"E., A DISTANCE OF 108.79 FEET;

THENCE N.03°00'49"W., A DISTANCE OF 171.63 FEET;

THENCE N.26°33'54"W., A DISTANCE OF 40.22 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 7;

THENCE N.00°31'20"E. ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 1516.91 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 7;

THENCE N.00°24'19"E. ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 2582.92 FEET TO THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE N.89°42'17"E. ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 2446.83 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 7;

THENCE N.89°42'22"E. CONTINUING ALONG SAID NORTH LINE OF SAID WEST HALF, A DISTANCE OF 1126.07 FEET;

THENCE S.00°20'26"E., A DISTANCE OF 1321.30 FEET;

THENCE N.89°16'52"E., A DISTANCE OF 658.03 FEET;

THENCE S.00°31'36"E., A DISTANCE OF 661.20 FEET;

THENCE S.89°57'19"E., A DISTANCE OF 660.17 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 7, SAID POINT BEING S.00°19'40"E., A DISTANCE OF 1981.58 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 8;

THENCE N.89°41'14"E., A DISTANCE OF 2649.31 FEET; TO A POINT ON THE NORTH-SOUTH MID SECTION LINE OF SAID SECTION 8;

THENCE S.00°19'50"E., ALONG THE SAID NORTH-SOUTH MID SECTION LINE A DISTANCE OF 661.63 FEET, TO THE CENTER OF SAID SECTION 8;

THENCE S.00°19'50"E., ALONG THE SAID NORTH-SOUTH MID SECTION LINE A DISTANCE OF 2642.50 FEET, TO THE SOUTH QUARTER CORNER OF SAID SECTION 8 AND THE NORTH QUARTER CORNER OF SECTION 17;

THENCE S.00°16'36"E., ALONG THE NORTH-SOUTH MID SECTION LINE OF SAID SECTION 17 A DISTANCE OF 4452.50 FEET, TO A POINT

THENCE LEAVING SAID NORTH-SOUTH MID SECTION LINE N.90°00'00"E., A DISTANCE OF 1316.41 FEET;

THENCE S.01°00'09"E., A DISTANCE OF 826.94 FEET, TO A POINT ON THE SOUTH LINE OF SAID SECTION 17, SAID POINT BEING N.89°45'22"E A DISTANCE OF 1324.35 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 17;

THENCE S.89°45'24"W., ALONG THE SAID SOUTH LINE OF SAID SECTION 17 A DISTANCE OF 1324.35 FEET, TO THE SOUTH QUARTER CORNER OF SAID SECTION 17;

THENCE S.89°45'41"W., CONTINUING ALONG THE SAID SOUTH LINE OF SAID SECTION 17 A DISTANCE OF 2648.72 FEET, TO THE SOUTHWEST CORNER OF SAID SECTION 17;

THENCE N.00°18'43"W., ALONG THE WEST LINE OF SAID SECTION 17 A DISTANCE OF 2641.52 FEET, TO THE WEST QUARTER CORNER OF SAID SECTION 17 AND THE EAST QUARTER CORNER OF SECTION 18;

THENCE N.89°51'00"W., ALONG THE EAST-WEST MID SECTION LINE OF SAID SECTION A DISTANCE OF 2641.96 FEET, TO THE CENTER OF SAID SECTION 18;

THENCE S.00°15'32"E., ALONG NORTH-SOUTH MID SECTION LINE, A DISTANCE OF 2646.01 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 18;

THENCE S.89°58'47"W., ALONG THE SOUTH LINE OF SAID SECTION 18 A DISTANCE OF 2396.08 FEET, TO THE SOUTHWEST CORNER OF SAID SECTION 18; AND THE POINT OF BEGINNING FOR PARCEL 1.

EXCEPT THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7, OTHERWISE KNOWN AS PARCELS 3, 4, AND 5 OF FINISTERRE RANCHETTES AS SHOWN ON BOOK 1 OF RECORDS OF SURVEY, PAGE 93, PINAL COUNTY RECORDER.

THE ABOVE DESCRIBED PARCEL 1 CONTAINS 1,430 ACRES MORE OR LESS

PARCEL 2

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 12,

THENCE N.00°10'32"W., ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 2678.11 FEET;

THENCE N.89°57'33"E., A DISTANCE OF 1549.82 FEET;

THENCE S.00°00'57"E., A DISTANCE OF 916.20 FEET;

THENCE N.89°45'56"E., A DISTANCE OF 985.61 FEET;

THENCE N.00°00'57"W., A DISTANCE OF 803.25 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE FOR EAST SALAZAR ROAD;

THENCE S.73°06'18"E. ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 999.04 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE FOR US HIGHWAY 79;

THENCE S.30°22'30"E. ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 2639.38 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 12;

THENCE S.89°57'58"W. ALONG SAID SOUTHERLY LINE A DISTANCE OF 4817.78 FEET TO THE POINT OF BEGINNING FOR PARCEL 2

EXCEPT THE FOLLOWING DESCRIBED PARCEL;

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 12,

THENCE N.00°10'32"W., ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 2678.11 FEET;

THENCE N.89°57'33"E., A DISTANCE OF 1549.82 FEET;

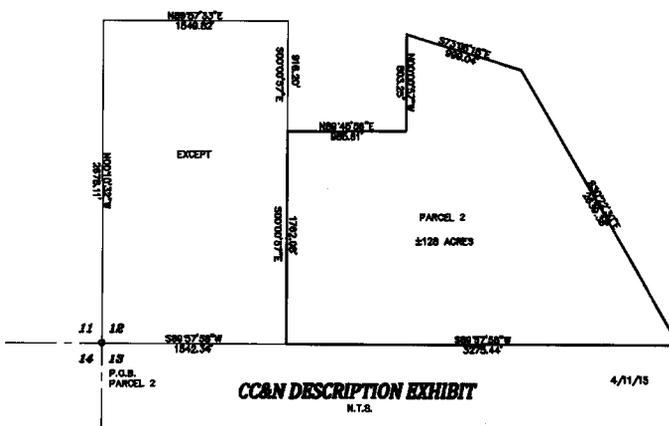
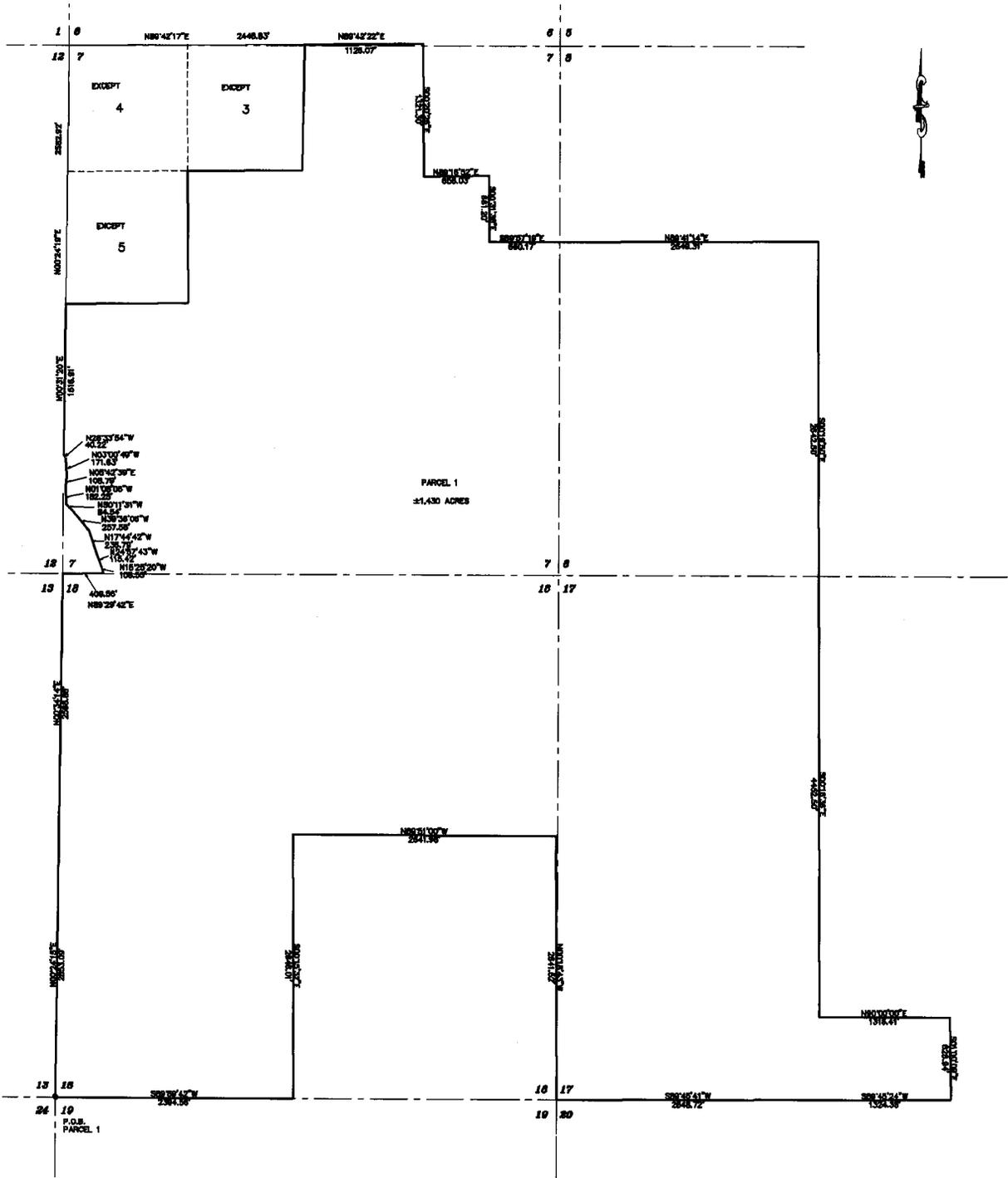
THENCE S.00°00'57"E., A DISTANCE OF 916.20 FEET;

THENCE CONTINUE S.00°00'57"E., A DISTANCE OF 1762.08 FEET;

THENCE S.89°57'58"W. ALONG SAID SOUTHERLY LINE A DISTANCE OF 1542.34 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL 2 CONTAINS 128 ACRES MORE OR LESS.

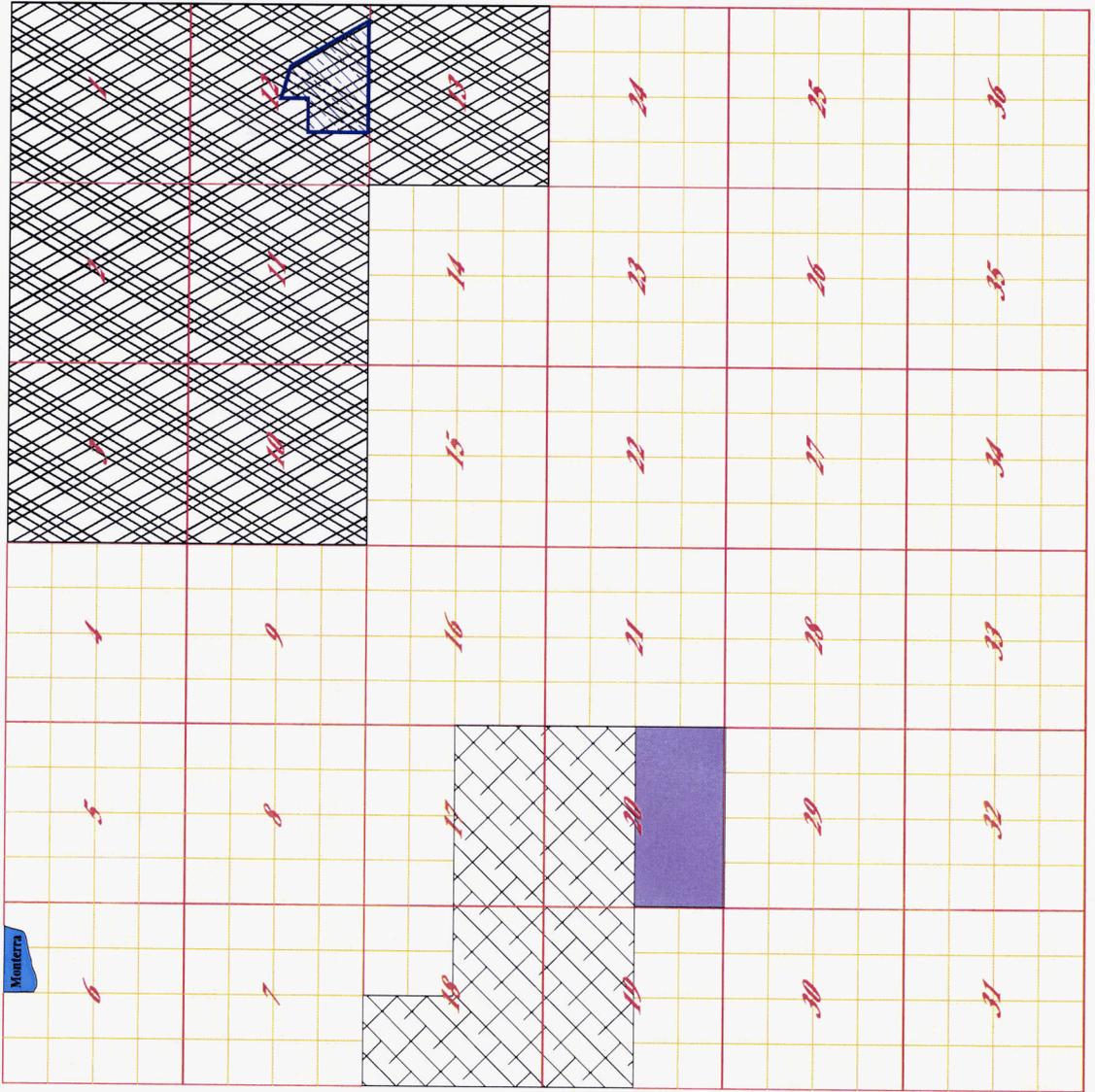
NOTE: THIS LEGAL DESCRIPTION IS FOR CC&N PURPOSES ONLY AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD SURVEY.

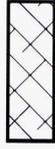


COUINITY: Pinal

RANGE 9 East

TOWNSHIP 5 South



- 
W-1445 (39)(3)
Arizona Water Company (Coolidge)
- 
C-0005 (4)
City of Florence (Nonjurisdictional)
- 
(3)
Arizona Water Company
Docket No. W-1445-05-389
Application for Extension
- 
(4)
Johnson Utilities Company
Docket No. WS-02987A-06-0667
Application for Extension for Water & Sewer
- 
Southwest Environmental Utilities
CC&N Requested Area

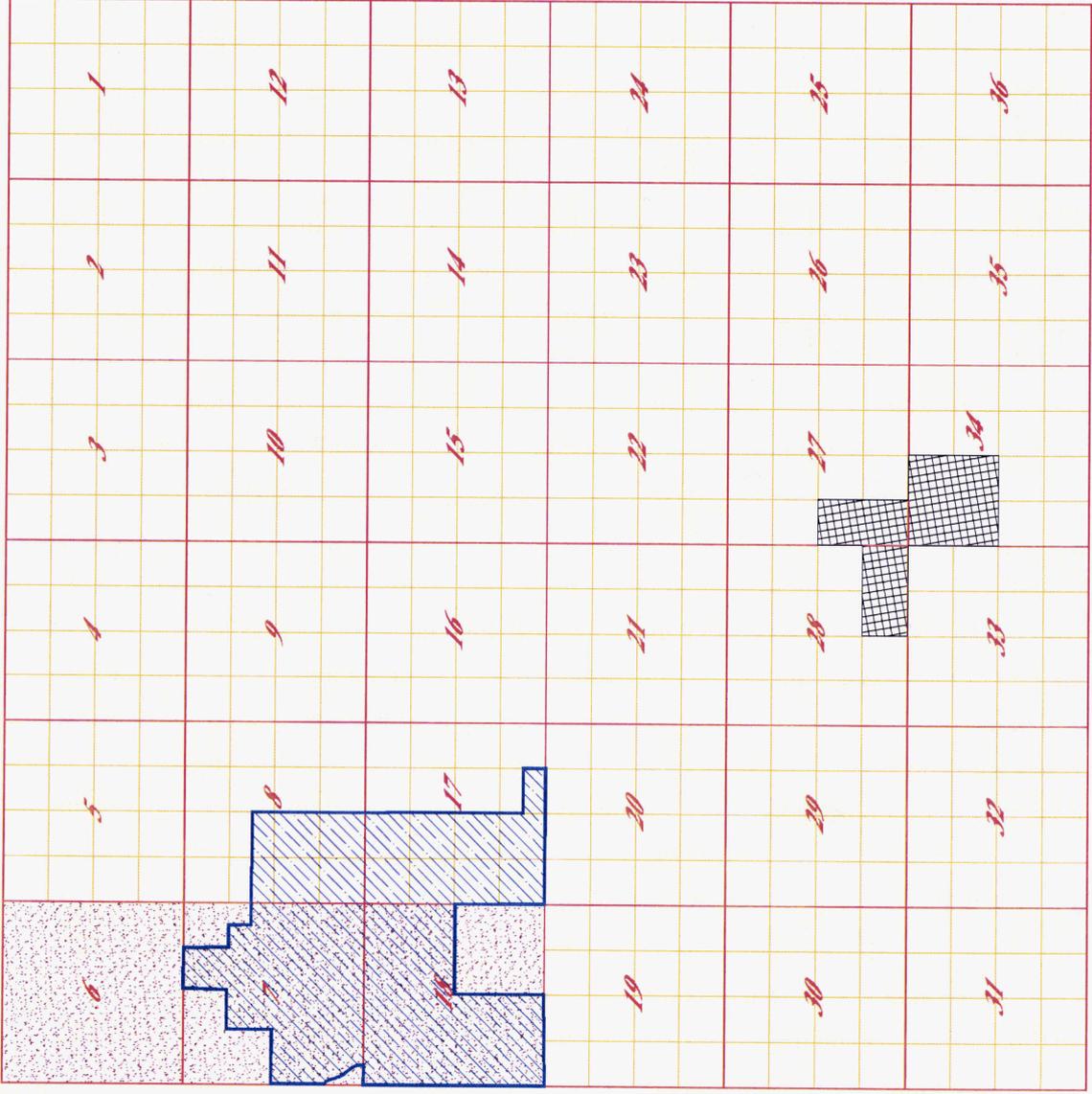
COUINTRY: Pinal

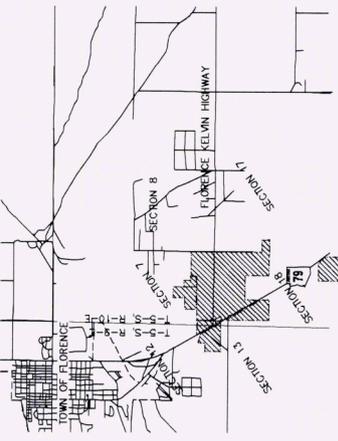
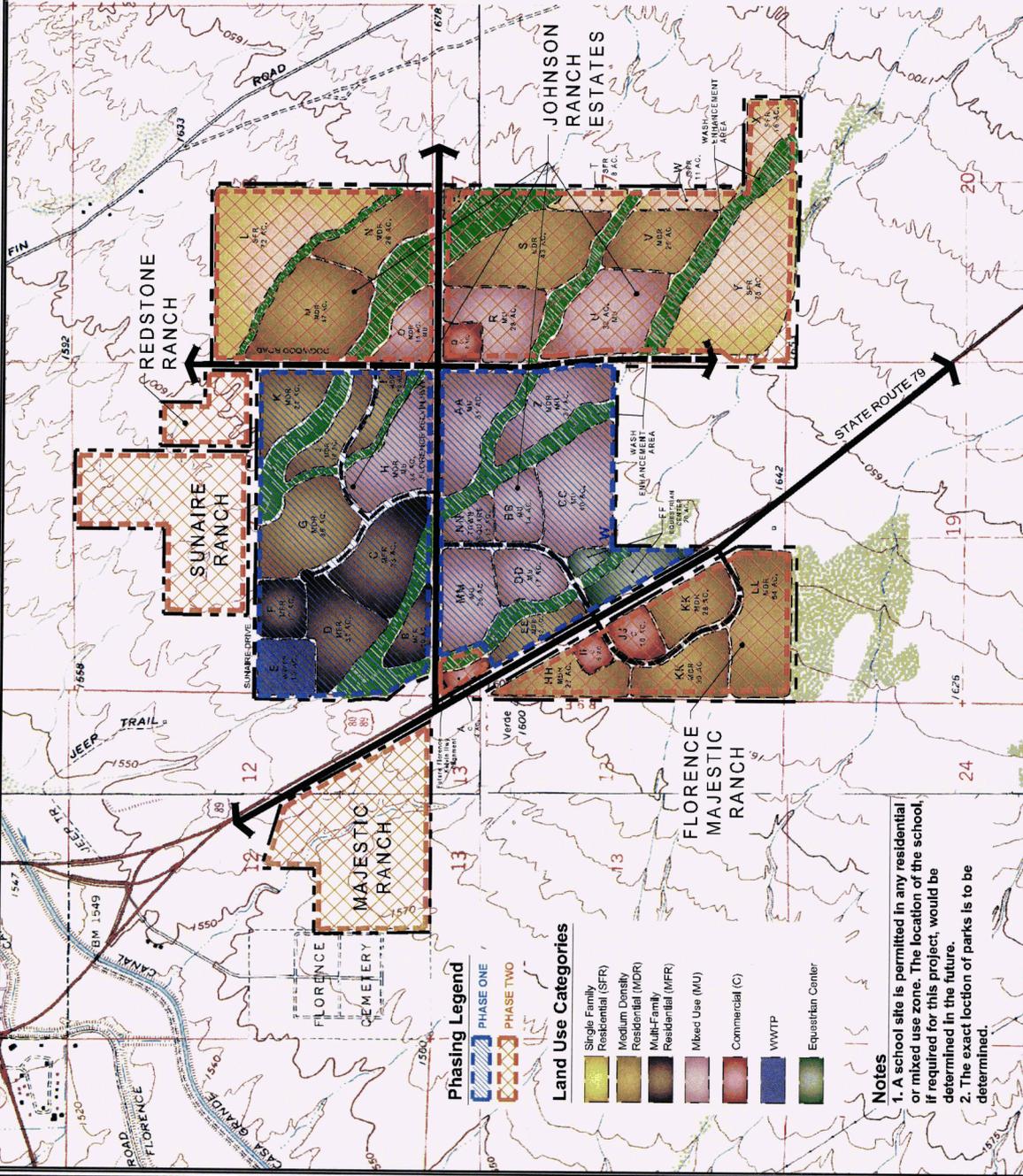
RANGE 10 East

TOWNSHIP 5 South

Legend:

-  U-1993 (1)
United Utilities (Florence/Cactus System)
-  (4)
City of Florence (Nonjurisdictional)
-  Southwest Environmental Utilities
CC&N Requested Area





LOCATION MAP
NOT TO SCALE

Legend of Symbols

- PROPERTY BOUNDARY
- - - DEVELOPMENT PARCEL BOUNDARY
- PROPOSED ROAD
- W WATER PLANT SITE

Project Summary

Project Name	Acreage	Commercial Acreage	Number of Dwelling Units
Johnson Ranch Estates	1,112	11	4,264
Florence Majestic Ranch	154	15	638
Majestic Ranch	134	11	648
Sunaire	108	0	428
Redstone Ranch	30	0	120
Totals	1,538	37	6,098

Phasing Legend

- PHASE ONE
- PHASE TWO

Land Use Categories

- Single Family Residential (SFR)
- Medium Density Residential (MDR)
- Multi-Family Residential (MFR)
- Mixed Use (MU)
- Commercial (C)
- WWTWP
- Equestrian Center

Notes

1. A school site is permitted in any residential or mixed use zone. The location of the school, if required for this project, would be determined in the future.
2. The exact location of parks is to be determined.



Conceptual Land Use Plan and Phasing Plan

August 16, 2013
 Rev. October 4, 2013
 Rev. April 10, 2015
 FILE No. 11-0974-003
 RSP 16 Scale