

1 IT IS FURTHER ORDERED that Bensch Ranch Utilities, LLC shall file a rate application no
 2 later than three months following the fifth anniversary of the date it begins providing service to its
 3 first customer.

4 IT IS FURTHER ORDERED that Staff shall, in its analysis of the above-ordered rate
 5 application, examine the cost effects of the fact that Bensch Ranch Utilities, LLC, which owns the
 6 sewer facilities, and Pivotal Utility Management, LLC, which will operate and manage the sewer
 7 facilities, share ownership.

8 IT IS FURTHER ORDERED that Bensch Ranch Utilities, LLC shall file all required
 9 franchise agreements related to this application with the Director of the Commission's Utilities
 10 Division within 365 days.

11 IT IS FURTHER ORDERED that Bensch Ranch Utilities, LLC shall maintain its books and
 12 records in accordance with the NARUC System of Accounts for wastewater utilities.

13 IT IS FURTHER ORDERED that Bensch Ranch Utilities, LLC shall use the depreciation
 14 rates set forth in Schedules LH-1 attached to the November 29, 2002 Staff Report in this docket.

15 IT IS FURTHER ORDERED that Bensch Ranch Utilities, LLC shall charge the following
 16 initial rates and charges:

17 MONTHLY USAGE CHARGES:

18 Residential – Flat Rate	\$47.00
19 Commercial – Flat Rate	Unit Daily Design Flow
	pursuant to A.A.C. Title 18,
	Chapter 9, Table 1 ÷ one
	Single Family Equivalent of
	250 gpd × residential
	flat rate

22 SERVICE CHARGES

23 Establishment	\$35.00
24 Reconnection (Delinquent)	30.00
25 Deposit (Residential)	*
26 Deposit (Commercial)	*
27 Deposit Interest (per annum)	6.0%
28 Re-establishment (Within 12 Months)	15.00
Late Payment Penalty (per month)	1.50%

* Per Commission Rule A.A.C. R14-2-603(B) (7) and (8).

** Months off system times the monthly minimum per
 Commission rule A.A.C. R14-2-603(D) (1).