


Memorandum

To: BWCD BOARD OF DIRECTORS
From: ERIC MANGEOT 
CC: CHRIS GEIGER
Date: FEBRUARY 25, 2016
File: APPLICATION AND INCLUSION –
ROBERTS LAND & CATTLE, LLC, ALPINE CENTER, LLC, AND ALPINE BANK

Applicant Name: Roberts Land & Cattle, LLC, Alpine Center, LLC, and Alpine Bank

Type of Use: Domestic Commercial
Industrial Agricultural

Amount: 1.5 AF 0.033 cfs 15 gpm

Location: Area A A-4 Area B Inclusion
County: GARFIELD Contiguous: No (to Division Boundary)
BWCD Division: 4

Mid Valley Metro District Notice Required? Yes No

Blue Creek Water Rights Applied? Yes No

02CW77 Umbrella Plan Water Rights Applied? Yes No **Cost:** \$1,200

This application is to cover irrigation depletions associated with three adjoining parcels of land owned by Roberts Land & Cattle, LLC, Alpine Center, LLC, and Alpine Bank (Applicants). The three parcels are further described as follows:

- The Roberts Land & Cattle, LLC parcel is located at 0304 Highway 133 in Garfield County (Parcel No. 239328400032);
- The Alpine Center, LLC parcel is located at 0326 Highway 133 in Garfield County (Parcel No. 239328400037); and
- The Alpine Bank parcel is located at 0350 Highway 133 in Garfield County (Parcel No. 239333116006).

All three properties require inclusion into the District as they are located outside the Division 4 boundary. However, the Roberts Land & Cattle, LLC and Alpine Center, LLC were previously included into the District as part of Contract No. 667 (which provides a legal water supply for commercial uses on these two properties).

Total depletions are 1.5 acre-feet (AF) for 27,610 square feet of lawn and landscape irrigation as estimated by Resource Engineering, Inc. broken down as follows:

- Roaring Fork Land & Cattle, LLC – 10,650 square feet
- Alpine Center, LLC – 1,460 square feet

- Alpine Bank – 15,500 square feet

Diversions are to be from an existing shared alluvial well (Ernest Gianinetti Well a.k.a. Green House Well; Permit No. 63520) located in the SE1/4 SE1/4 of Section 28, Township 7 South, Range 88 West, of the 6th P.M. at a point 361 feet from the South section line and 419 feet from the East section line. The Applicants will need obtain a new well permit with the Division of Water Resources for the shared irrigation uses.

A copy of the water requirement table is attached along with a BWCD map showing the location of the properties.

Water User :	Roberts Land & Cattle, LL, Alpine Center, LLC, and Alpine Bank		
Analysis Date :	February 25, 2016		
District Area:	A		
Source Series:	4		
Maximum Demand:	15	0.033	(GFS)
	(GPM)		

**BASALT WATER CONSERVANCY DISTRICT
WATER REQUIREMENTS**
(acre feet)

Month	Total Demand				Consumptive Use						*(12) TOTAL	(13) Source of Aug/Replace	*(14) Delayed Depletions	
	(1) Domestic In-house	(2) Commercial or Other	(3) Lawn Irrigation	(4) Crop Irrigation	(5) Livestock	(6) TOTAL	(7) Domestic In-house	(8) Commercial or Other	(9) Lawn Irrigation	(10) Crop Irrigation				(11) Livestock
January	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	GNM	0.082
February	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	GNM	0.082
March	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	GNM	0.082
April	0.000	0.000	0.069	0.000	0.000	0.069	0.000	0.000	0.055	0.000	0.000	0.061	GNM	0.090
May	0.000	0.000	0.312	0.000	0.000	0.312	0.000	0.250	0.000	0.000	0.000	0.275	GNM	0.156
June	0.000	0.000	0.384	0.000	0.000	0.384	0.000	0.308	0.000	0.000	0.000	0.338	GNM	0.194
July	0.000	0.000	0.369	0.000	0.000	0.369	0.000	0.295	0.000	0.000	0.000	0.324	GNM	0.191
August	0.000	0.000	0.226	0.000	0.000	0.226	0.000	0.181	0.000	0.000	0.000	0.199	GNM	0.156
September	0.000	0.000	0.206	0.000	0.000	0.206	0.000	0.165	0.000	0.000	0.000	0.181	GNM	0.145
October	0.000	0.000	0.078	0.000	0.000	0.078	0.000	0.062	0.000	0.000	0.000	0.069	GNM	0.101
November	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	GNM	0.084
December	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	GNM	0.082
TOTALS -->	0.000	0.000	1.644	0.000	0.000	1.644	0.000	0.000	1.315	0.000	0.000	1.447		1.447

Assumptions

(1)	NUMBER OF RESIDENCES	0	(5)	# of Livestock @ 11 gals/day	0
	# persons/residence	3.5	(7)	% CU for Domestic/Commercial	5
	# gallons/person/day	100	(9)	% Lawn Irrig. Efficiency	80
(2)	Commercial/Other Demand (af)	Office	(10)	% Crop Irrig. Efficiency	2.107
(3)	Sq. Ft. of Lawn Irrigated	27,610	(9-10)	Elevation (feet)	80
	Lawn Application Rate (af/ac)	2.634			0.000
(4)	Acres of Crop Irrigated	0.00			6120
	Crop Application Rate (af/ac)	0.000			

* (12), (14)
Total Includes 5% Transit Loss
10% from Green Mtn.

Area A-4, Case No. 02CW77
Type A Well
Ex. Permit No. 63520
Roaring Fork River

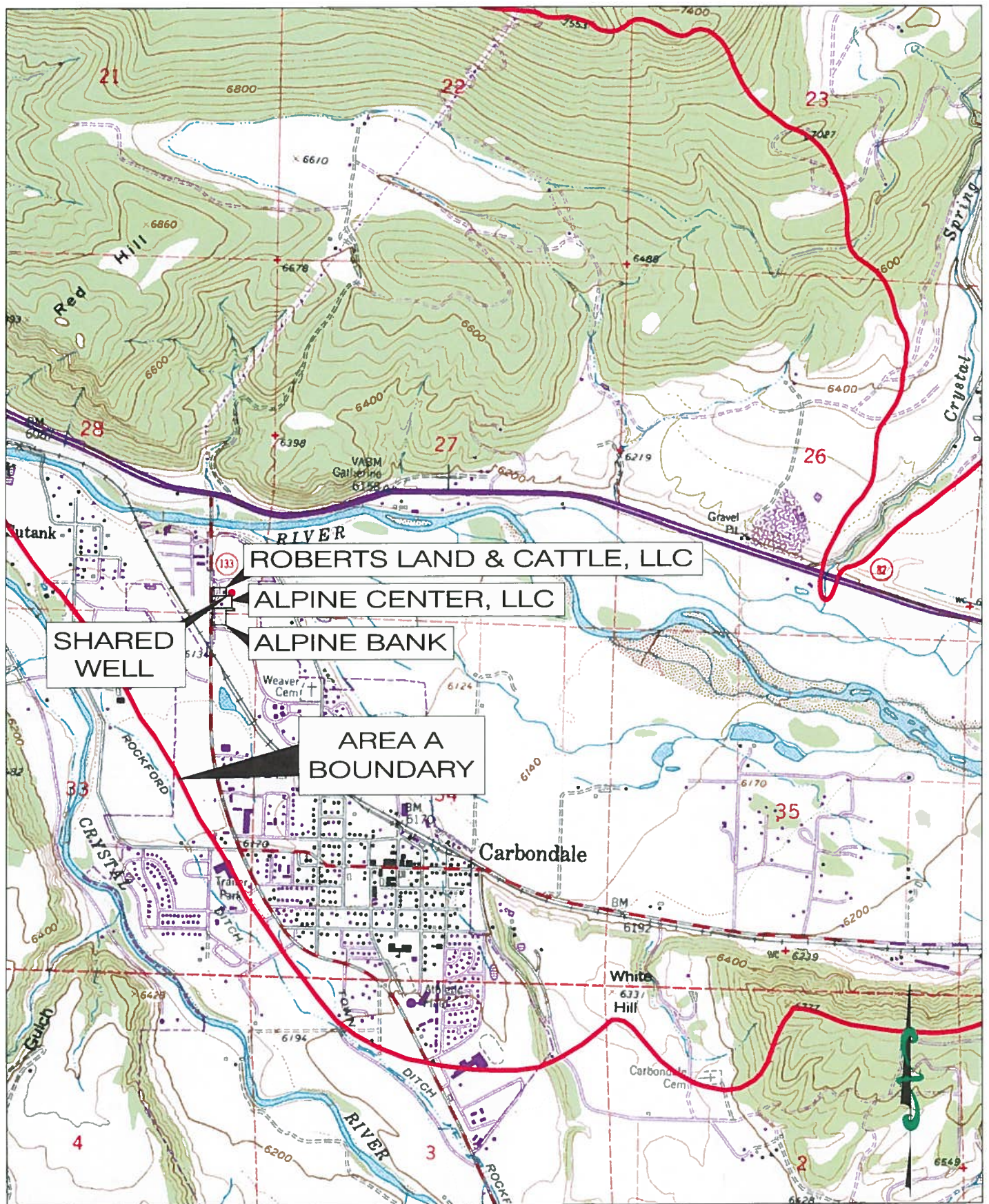


Figure 1: Roberts Land & Cattle, LLC,
Alpine Center, LLC, and Alpine Bank

Basalt Water Conservancy District

File: 033-7 2
Date: 02/25/16



Scale: 1"=2,000'

RESOURCE ENGINEERING, INC.
 909 Colorado Avenue
 Glenwood Springs, CO 81601
 (970) 945-8777 Voice 945-1137 Facsimile

DATA ENTRY MENU

QUICK ZOOM MENU

AQUAMAP

Colorado Division of Water Resources

1563 Irrigation Use Tax no R341212 R590169 R590303

Map created by dmw 12/22/2015

PLSS LOCATOR MENU

PLSS <=> UTM Zone Conversions Lat-Long

Section 28 Township 7 Range 88 Dist. (ft N/S) 361 Dist. (ft E/W) 419

Q 160 SE Q 40 SE

Copy From Map

Zoom In Map

Easting UTM X (m) 308846.00 Northing UTM Y (m) 4364816.00

to create PDF

X, Zone 13: 30933;

Y, Zone 13:436471E

-107° 12' 52.9"

39° 24' 39.3"

and Geographic(LL)

ates in NAD 83

Background Counties Water Well App

Quad Maps PLSS DWR Parcels

Low High Roads EPA Well Notifi

Transparency Hydrography Oil/Gas Well Lo

County Parcels (No Public Access)

Towns More Data

LOCATION

Section 28 Township 7 Range 88 Meridian W Sixth

PLSS Locator Quick Zoom Spacing

PRINTING

Output Scale 6,000 Page Size 8.5x11 User dmw

Title i3 Irrigation Use Tax no R341212 R590169 R59

Note: The well locations displayed on AquaMap are based on location information provided by well permit application forms and are only as accurate as the information provided. The actual physical locations of all wells have not been field verified and may vary from the location displayed. Refer to a copy of the original well permit file, available on the Division of Water Resources website, for well location details.



Address location by Bing Maps

AquaMap Version 3.0.1 July 5, 2009

Based on work developed at <http://www.carto.net>



**APPLICATION FOR WATER ALLOTMENT CONTRACT
BASALT WATER CONSERVANCY DISTRICT**

1. Applicant(s) Contact Information

- a. Name: Alpine Bank - Ian Bays Roberts Land + Cattle LLC -
Alpine Center - Mark Karasch William M. Roberts
- b. Mailing Address:
Alpine Bank - 0350 Hwy 133, Carbondale, CO. 81623
RLC - 0304 Hwy 133, Carbondale, CO. 81623
Alpine Center - 0326 Hwy 133, Carbondale, CO. 81623
- c. Street Address:
Same as above
- d. Telephone Numbers: RLC - 970-379-1279 Alpine Bank - 970-704-3105
Alpine Center - 970-429-2503
- e. Email Address: RLC - billroberts32@hotmail.com
Alpine Bank - ianbays@alpinebank.com
- f. If Applicant is represented by an Attorney, please provide the Attorney's contact information, including name, address, telephone, and email:
RLC - Chris Greger - Balcomb + Green - 945-6546
Alpine Center - David Myler - 970-927-0456
Alpine Bank - Bob Emerson - 970-704-3105
- g. Emergency Local Contact Information, including name, address, telephone, and email:
See above
- h. Contact Information of property manager, caretaker, irrigator, system operator, or agent who should be provided a copy of this contract, including name, address, telephone, and email:
Alpine Bank - Ian Bays - 970-704-3105

2. Type of land use (development) proposed for water allotment contract (i.e. single family home, subdivision, gravel pit, etc.): Irrigation

3. Legal description and address of property on which District's water rights and/or contract water will be used (attach map and vesting deed with proof of ownership)*: See above

4. Elevation of property: 6-7,000 ft., _____ 7-8,000 ft., _____ 8-9,000 ft.

5. Name and legal description of water supply diversion point(s):

Name of Diversion Green House Well

Type of Diversion Well (e.g., a well, spring, ditch, pipeline, etc.)

Legal Description: SE Quarter, SE Quarter, Section 28, Township 7
N / (S) Range 88 E / (W) of the 6th Principal Meridian, at a location
361 feet from the S Section line and 419 feet
from the E Section line.

UTM Coordinates (NAD 83):

Northing: _____.

Easting: _____.

_____ Zone 12 / _____ Zone 13.

If diversion point is a well, please provide the Well Permit No. 63520.

Is the well operational/active? Yes, _____ No

Is there currently an operating well meter? _____ Yes, No

Notice: A valid well permit with operating well meter will be required under the contract.

6. Legal Water Supply: (please check one)

Applicant requests consideration by the District to be included in the District's Umbrella Plan for Augmentation decreed in Case No. 02CW77.*

*Note: Certain applicants may qualify to be included in the District's Umbrella Plan at the District's discretion. In order to be included in the District's Umbrella Plan, the Applicant's depletions must occur within the District's defined "Area A" and the Applicant must

reimburse the District its *pro rata* share of the District's expenses in obtaining the Umbrella Plan decree. Costs of reimbursement range from \$1,200 for contractees with less than 2 units (EQRs) to \$3,000 for more than 8 EQRs.

_____ Applicant will obtain its own plan for augmentation by applying to the Water Court, Water Division 5 within 2 years of this application. If Applicant has already applied for its own change/approval of plan for augmentation, the Water Court Case Number is: _____.

7. Proposed waste water treatment system: (please check)

- Tap to central waste water treatment facility
- Septic tank/leachfield system
- Evapotranspiration system
- Other:

8. Proposed use of water (please check)

- Domestic/Municipal (single family home(s), duplex(s), condominium(s), mobile home(s), apartment). Please complete page four of this application.
- Commercial (hotel, office, warehouse, restaurant, bar, retail). Please complete page five of this application.
- Industrial (gravel pit, manufacturing). Please complete page six of this application.
- Agricultural (crop irrigation, stock watering). Please complete page seven of this application.

Date on which the county or other applicable governmental entities approved the land use for which you seek legal water service: _____. (Note: Copy of the Resolution of other documentation evidencing such approval should be submitted with application.)

9. What other water rights are associated with or used on the property?

10. What other uses of water occur on the property?

Commercial office use
under BWCD contract 667

Please complete this page if you selected commercial use on Page 3, No. 8

COMMERCIAL WATER USES

In-House

Hotel: _____

Office(s), square footage: _____

Warehouse/distributor, square footage: _____

Retail, square footage: _____

Restaurant, number of seats: _____

Bar, number of seats: _____

Irrigation (lawns, parks, open space)

Total area to be irrigated 27,610 Sq. Ft. or _____ Acres

Type of irrigation system (please check)

Sprinkler

Flood (irrigation ditch)

Other Commercial Uses Not Listed:

RL&C	10,650 sq
ALPINE C	1,460
ALPINE BANK	15,500
Total	<u>27,610</u>

Please complete this page if you selected industrial use on Page 3, No. 8

INDUSTRIAL WATER USES

Please describe your industrial development in some detail:

Irrigation (lawns, parks, open space)

Total area to be irrigated _____ Sq. Ft. or _____ Acres

Type of irrigation system (please check)

- _____ Sprinkler
- _____ Flood (irrigation ditch)

Please complete this page if you selected agricultural use on Page 3, No. 8.

AGRICULTURAL WATER USE

Irrigation

Type of crop(s) (pasture, alfalfa, beans, etc.) and irrigation system:

Crop: _____	Acres: _____	Sprinkler: _____	Flood: _____
Crop: _____	Acres: _____	Sprinkler: _____	Flood: _____
Crop: _____	Acres: _____	Sprinkler: _____	Flood: _____
Crop: _____	Acres: _____	Sprinkler: _____	Flood: _____

Stock Watering (cattle, horses)

Number of animals:

Months of use:

Other agricultural uses not listed:

VERIFICATION

STATE OF Colorado)
) ss.
COUNTY OF Garfield)

I, Ian Bays (name of Applicant or Applicant's duly authorized representative), being first duly sworn, upon oath, depose and state as follows:

- 1) I am the Applicant or a duly authorized officer, manager, agent or attorney-in-fact for the Applicant for this Application for Water Allotment Contract;
- 2) I have read and know the contents of this Application;
- 3) The information contained herein is an accurate and complete description of the Applicant's intended use of the Basalt Water Conservancy District's water rights;
- 4) The Applicant acknowledges that the accuracy and truth of all statements in this Application are conditions of approval of this Application by the Basalt Water Conservancy District and of the Contract to be made pursuant to such approval; and
- 5) I acknowledge that this application shall be subject to the District's Water Allotment Contract as approved and issued by the District.

Date: 2/23/2016

By: Ian Bays

Print Name: Ian Bays

Title: President Alpine Bank-Carbondale

Subscribed and sworn before me this 23rd day of February, 2016
by Ian Bays.

Witness my hand and seal.

Cindy J. Pena Gutierrez
Notary Public

My commission expires:

07/02/2019

