

# Memorandum

**To:** BWCD BOARD OF DIRECTORS  
**From:** ERIC MANGEOT *EM*  
**CC:** CHRIS GEIGER  
**Date:** MARCH 13, 2018  
**File:** APPLICATION – GIANINETTI FAMILY LIMITED PARTNERSHIP

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**Applicant Name:** Gianinetti Family Limited Partnership

**Type of Use:** Domestic  Commercial   
Industrial  Agricultural

**Amount:** 0.3 AF 0.033 cfs 15 gpm

**Location:** Area A A-4 Area B  Inclusion   
County: GARFIELD Contiguous:   
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:** \$2,250

This application is to cover depletions associated with a proposed Guest Ranch consisting of an Event Center and up to 9 Guest Cabins on an 80 acre (+/-) parcel of land owned by Gianinetti Family Limited Partnership (Applicant). The total estimated demand is 1.504 acre-feet (AF) as estimated by the Applicant's Engineer and total depletions are 0.3 AF as estimated by RESOURCE. A copy of the water requirement table and supporting engineering is attached. The land is located at 343 County Road 166 near Carbondale in Garfield County (Parcel No. 239334200028) as shown on **Figure 1**.

The source of supply is a proposed well known as the Gianinetti Spring Creek Well located in the SW1/4 SW1/4 of Section 27, Township 7 South, Range 88 West, of the 6<sup>th</sup> P.M. at a point 510 feet from the South section line and 1,040 feet from the West section line.

Water User :	Gianninetti Family LLLP
Analysis Date :	March 13, 2018
District Area:	A
Source Series:	4
Maximum Demand:	15 0.033 (GPM) (CFS)

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

Month	Total Demand				Consumptive Use						(12)* TOTAL	(13) Source of Aug/Replace	
	(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	0.128	0.000	0.000	0.000	0.128	0.000	0.019	0.000	0.000	0.000	0.021	GNM
February	0.000	0.115	0.000	0.000	0.000	0.115	0.000	0.017	0.000	0.000	0.000	0.019	GNM
March	0.000	0.128	0.000	0.000	0.000	0.128	0.000	0.019	0.000	0.000	0.000	0.021	GNM
April	0.000	0.124	0.000	0.000	0.000	0.124	0.000	0.019	0.000	0.000	0.000	0.020	GNM
May	0.000	0.128	0.000	0.000	0.000	0.128	0.000	0.019	0.000	0.000	0.000	0.021	GNM
June	0.000	0.124	0.000	0.000	0.000	0.124	0.000	0.019	0.000	0.000	0.000	0.020	GNM
July	0.000	0.128	0.000	0.000	0.000	0.128	0.000	0.019	0.000	0.000	0.000	0.021	GNM
August	0.000	0.128	0.000	0.000	0.000	0.128	0.000	0.019	0.000	0.000	0.000	0.021	GNM
September	0.000	0.124	0.000	0.000	0.000	0.124	0.000	0.019	0.000	0.000	0.000	0.020	GNM
October	0.000	0.128	0.000	0.000	0.000	0.128	0.000	0.019	0.000	0.000	0.000	0.021	GNM
November	0.000	0.124	0.000	0.000	0.000	0.124	0.000	0.019	0.000	0.000	0.000	0.020	GNM
December	0.000	0.128	0.000	0.000	0.000	0.128	0.000	0.019	0.000	0.000	0.000	0.021	GNM
TOTALS -->	0.000	1.504	0.000	0.000	0.000	1.504	0.000	0.226	0.000	0.000	0.000	0.248	

**Assumptions**

(1)	NUMBER OF RESIDENCES	0	(5)	# of Livestock @ 1.1 gals/day	0	Gianninetti Spring Creek Well Uniform Depletion Factor (No Delayed Depletions) Area A-4 Roaring Fork River
	# persons/residence	3.5	(7)	% CU for Domestic/Commercial	15	
(2)	Commercial/Other Demand (af)	0.000	(9)	% Lawn Irrig. Efficiency	80	Consumption of Irrig. (af/ac)
	12 Recreation Cabins @100 gpd	1.344	(10)	% Crop Irrig. Efficiency	80	
(3)	200 seat Event Center (Avg. 1/ wk)	0.160	(9-10)	Consumption of Irrig. (af/ac)	0.000	Elevation (feet)
	Sq Ft. of Lawn Irrigated	0	* (6) (12)	Total Includes 5% Transit Loss	6120	
(4)	Lawn Application Rate (af/ac)	0.000		10% from Green Mtn.		
	Acres of Crop Irrigated	0.00				
	Crop Application Rate (af/ac)	0.000				

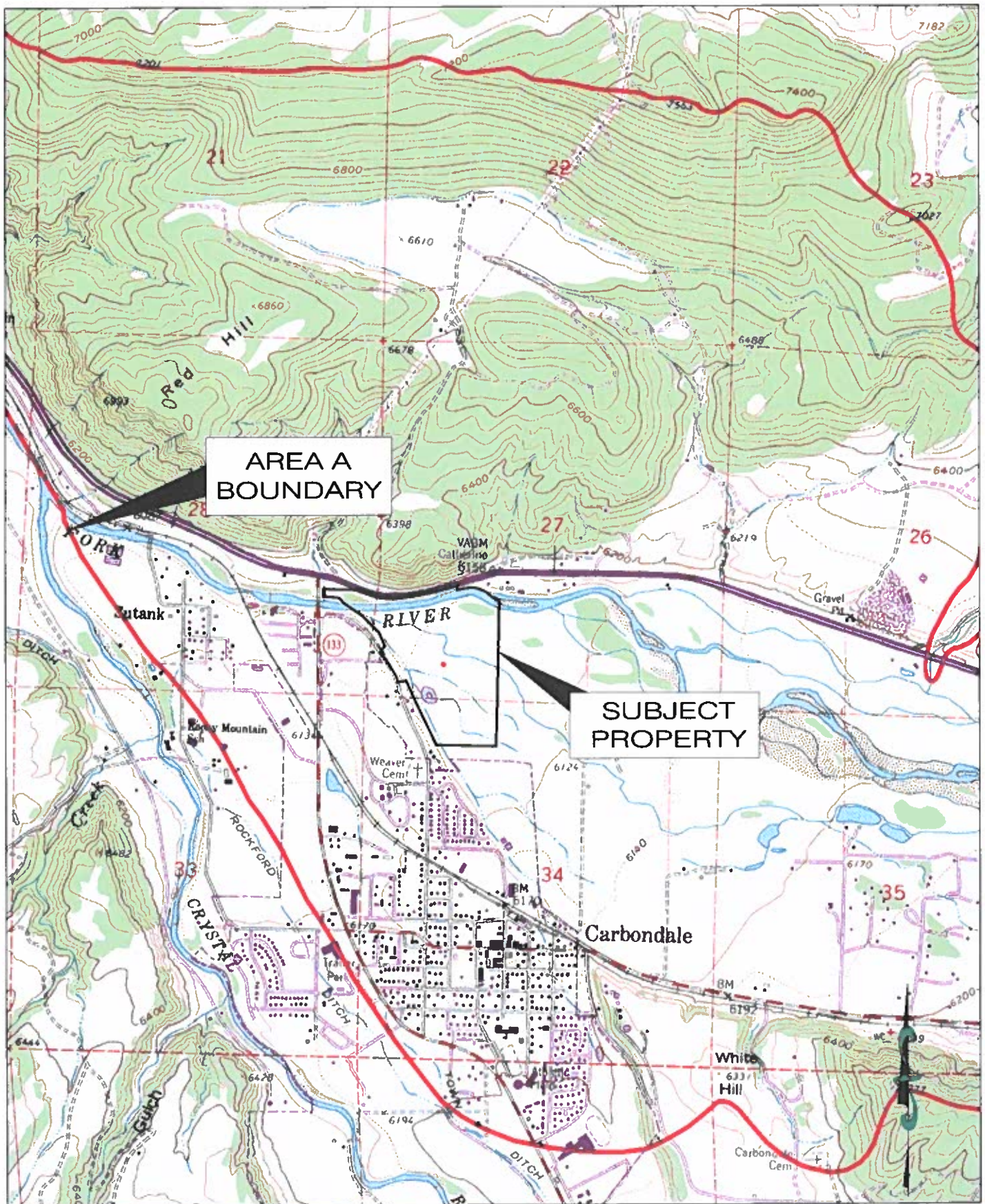


Figure 1: Gianinetti Family Limited Partnership

Basalt Water Conservancy District

File: 033-72  
Date: 03/13/2018



Scale: 1"=2,000'

**RESOURCE ENGINEERING, INC.**

909 Colorado Avenue  
Glenwood Springs, CO 81601  
(970) 945-6777 Voice 945-1137 Facsimile

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

1. Applicant(s) Contact Information
  - a. Name: **Gianinetti Family Limited Partnership**  
**Contact: Ernie Gianinetti & Mark Gianinetti**
  - b. Mailing Address: **611 Cowen Drive, Carbondale, CO 81623**
  
  - c. Street Address: **611 Cowen Drive, Carbondale, CO 81623**
  
  - d. Telephone Numbers: **970-379-4562**
  
  - e. Email Address: **ann@mglandscapinginc.om**
  
  - f. If Applicant is represented by an Attorney, please provide the Attorney's contact information, including name, address, telephone, and email:
  
  
  - g. Emergency Local Contact Information, including name, address, telephone, and email:  
**Ernie Gianinetti, 592 Cowen Drive, Carbondale, CO 81623**  
**970-379-0122**
  
  - 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:
  
2. Type of land use (development) proposed for water allotment contract (i.e. single family home, subdivision, gravel pit, etc.): **Guest Ranch consisting of an Event center and up to 9 Guest Cabins.**

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 attached Survey Drawing and site plan drawings.**
4. Elevation of property: 6,080-6,200 6-7,000 ft., \_\_\_ 7-8,000 ft., \_\_\_ 8-9,000 ft.
5. Name and legal description of water supply diversion point(s):

**Gianinetti Spring Creek Well (not filed yet).**

**NEW WELL (To Be Drilled)** (e.g., a well, spring, ditch, pipeline, etc.)

80 Acre Parcel of land located in the SW QTR of Sec 27, the SE QTR of Sec 28, and the NE QTR of Sec 34, Township 7 South, Range 88 West of the 6<sup>th</sup> Principal Meridian, at a location 1,040 feet from the West Section line of Sec 27 and 510 feet from the South Section line of Sec 27.

UTM Coordinates (NAD 83):

Northing: 4364857.79'

Easting: 309329.86'

\_\_\_ Zone 12 / X Zone 13.

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

Is the well operational/active? \_\_\_ Yes, X No

Is there currently an operating well meter? \_\_\_ Yes, X 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 are contingent upon location and intensity of the uses, and range from \$1,200 for contractees with less than 2 units (EQRs) in certain areas, to \$5,000 for more than 8 EQRs in Area A-3 (generally the Roaring Fork drainage above its confluence with the Fryingpan Rivers).

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    **Leachfield - UTM - N 4364987, E 309290**  
 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: **TBD – Application Submitted To County**

(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?  
**See Attached Documents** LYONS DITCH, LYONS DITCH 1<sup>ST</sup> ENL. 
10. What other uses of water occur on the property? **Field Irrigation**





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 \_\_\_\_\_ Sq. Ft. or \_\_\_\_\_ Acres

Type of irrigation system (please check)

\_\_\_\_\_ Sprinkler

\_\_\_\_\_ Flood (irrigation ditch)

Other Commercial Uses Not Listed:

USE	UNITS	GPD	TGPD	MAX. DAYS PER YEAR OCCUPIED	WATER DEMANDS		
					TOTAL PERSONS SERVED DAILY AT LEAST 60 DAYS PER YEAR	TOTAL PERSONS SERVED DAILY LESS THAN 60 DAYS PER YEAR	TOTAL GALS PER YEAR
Recreational Cabin Bedrooms	12	100	1200	365	24	24	438,000
Event Center - Per Person	200	5	1000	52		1000	52,000
<b>TOTALS</b>	<b>12</b>		<b>2200</b>		<b>24</b>	<b>1024</b>	<b>490,000</b>

CDPHE WATER SYSTEM CLASSIFICATION

Max. Cabin Water Connection 9

Event Center Connection 1

**TOTAL CONNECTIONS = 10 Less than 15 service connections -OK**

**TOTAL PERSONS SERVED DAILY 60 DAYS/YEAR = 24 Less than 25 persons daily 60 days/yr -OK**

**SYSTEM CLASSIFICATION: NOT A PUBLIC WATER SYSTEM**  
 (No water quality testing or treatment required)

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, Ernest Peter Gianinetti (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: March 12, 2018

By: 

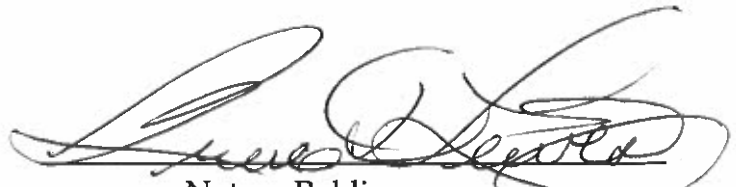
Print Name: Ernest Peter Gianinetti

Title: Manager

Subscribed and sworn before me this 12<sup>th</sup> day of March, 2018 by



Witness my hand and seal.

  
Notary Public

My commission expires:

