



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

# Memorandum

To: BWCD BOARD OF DIRECTORS  
From: ERIC MANGEOT  
CC: CHRIS GEIGER  
Date: FEBRUARY 21, 2019  
File: APPLICATION – ROARING FORK VIEW II, LLC

**Applicant Name:** Roaring Fork View II, LLC

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

**Amount:** 0.7 AF 0.033 cfs 15 gpm

**Location:** Area A A-3 Area B \_\_\_\_\_ Inclusion \_\_\_\_\_  
County: PITKIN Contiguous: \_\_\_\_\_  
BWCD Division: 7

**Mid Valley Metro District Notice Required?** Yes \_\_\_\_\_ No

**Blue Creek Water Rights Applied?** Yes \_\_\_\_\_ No

**02CW77 Umbrella Plan Water Rights Applied?** Yes  No \_\_\_\_\_ **Cost:** \$2,000

This application is to cover depletions associated with a single family dwelling w/ large caretaker unit, and 0.25 acres of lawn and landscape irrigation on a property owned by Roaring Fork View II, LLC (Applicant) located in the SE1/4 of Section 17, Township 8 South, Range 86 West of the 6<sup>th</sup> P.M. in Pitkin County, Colorado. Total depletions are 0.7 acre-feet (AF) as estimated by Resource Engineering, Inc. The property is located at 327 Holland Hills Road in Pitkin County (Parcel ID 246717400030). A copy of the water requirement table is attached along with a BWCD map showing the location of the property.

All contract diversions are from a proposed well, Roaring Fork View II Well located in the SE1/4 SE1/4 of Section 17, Township 8 South, Range 86 West, of the 6<sup>th</sup> P.M. at a point 1,280 feet from the South Section line and 1,238 feet from the East section line as shown on **Figure 1**. The well will provide supplemental irrigation to the Applicant's shares in the Kester Ditch.

Water User :	Roaring Fork View II, LLC
Analysis Date :	February 21, 2019
District Area :	A
Source Series:	4
Maximum Demand:	15 (GPM) 0.033 (CFS)

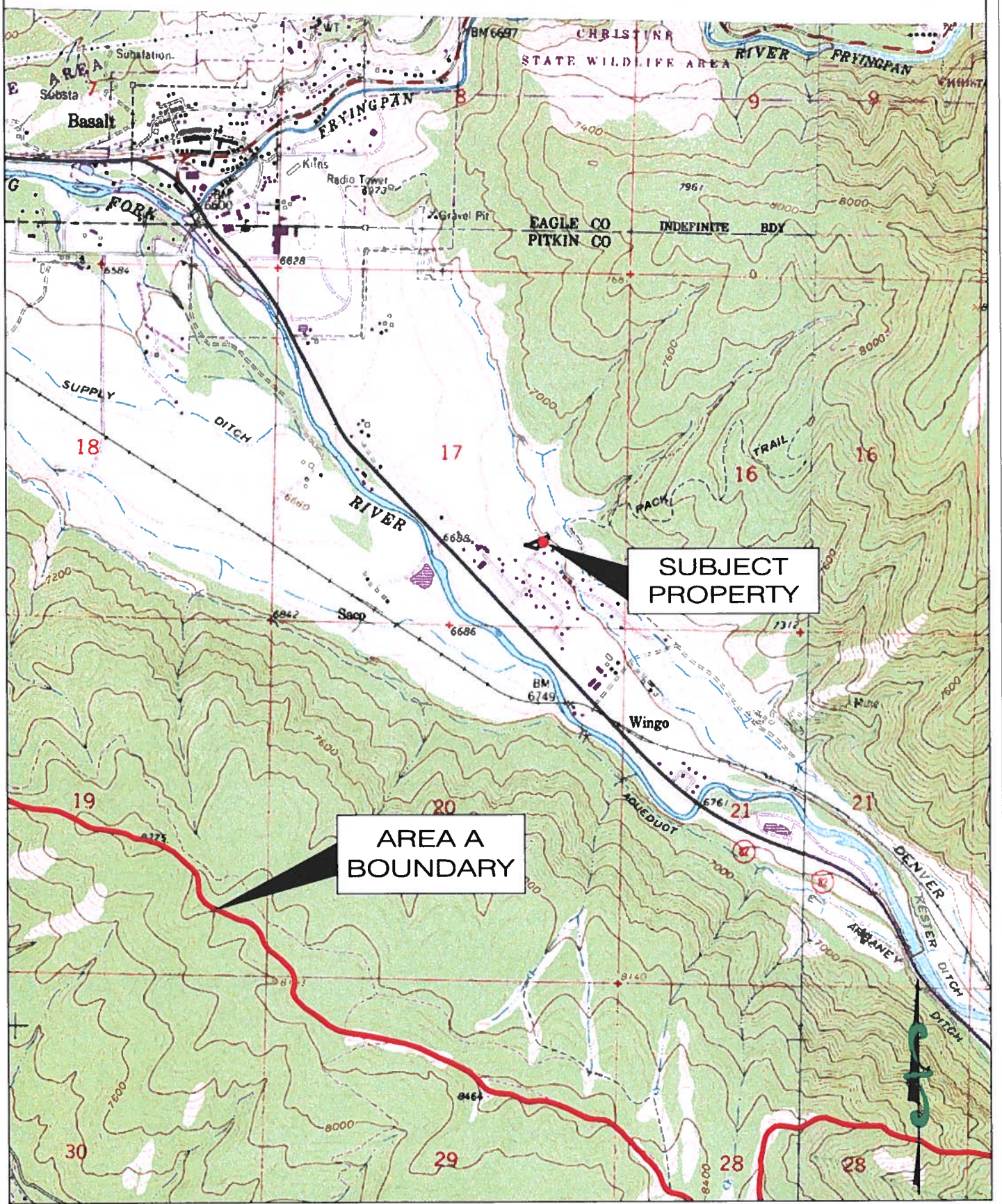
**BASALT WATER CONSERVANCY DISTRICT  
WATER REQUIREMENTS**  
(acre feet)

Month	Total Demand				Consumptive Use						*(13) Delayed Depletions	(13) Source of Aug/Replace		
	(1) Domestic In-house	(2) Comm./ Other	(3) Lawn Irrigation	(4) Crop Irrigation	(5) Livestock	(6) TOTAL	(7) Domestic In-house	(8) Comm./ Other	(9) Lawn Irrigation	(10) Crop Irrigation			(11) Livestock	(12) TOTAL
January	0.067	0.000	0.000	0.000	0.000	0.067	0.010	0.000	0.000	0.000	0.000	0.011	0.056	GNM
February	0.060	0.000	0.000	0.000	0.000	0.060	0.009	0.000	0.000	0.000	0.000	0.010	0.055	GNM
March	0.067	0.000	0.000	0.000	0.000	0.067	0.010	0.000	0.000	0.000	0.000	0.011	0.055	GNM
April	0.064	0.000	0.015	0.000	0.000	0.079	0.010	0.000	0.012	0.000	0.000	0.024	0.054	GNM
May	0.067	0.000	0.116	0.000	0.000	0.182	0.010	0.000	0.092	0.000	0.000	0.113	0.053	GNM
June	0.064	0.000	0.148	0.000	0.000	0.213	0.010	0.000	0.119	0.000	0.000	0.141	0.053	GNM
July	0.067	0.000	0.140	0.000	0.000	0.206	0.010	0.000	0.112	0.000	0.000	0.134	0.053	GNM
August	0.067	0.000	0.084	0.000	0.000	0.150	0.010	0.000	0.067	0.000	0.000	0.085	0.053	GNM
September	0.064	0.000	0.077	0.000	0.000	0.141	0.010	0.000	0.061	0.000	0.000	0.078	0.055	GNM
October	0.067	0.000	0.022	0.000	0.000	0.089	0.010	0.000	0.018	0.000	0.000	0.030	0.055	GNM
November	0.064	0.000	0.000	0.000	0.000	0.064	0.010	0.000	0.000	0.000	0.000	0.011	0.056	GNM
December	0.067	0.000	0.000	0.000	0.000	0.067	0.010	0.000	0.000	0.000	0.000	0.011	0.058	GNM
TOTALS -->	0.784	0.000	0.601	0.000	0.000	1.385	0.118	0.000	0.481	0.000	0.000	0.658	0.658	

**Area A-3  
Formation Well Type D assumed  
Roaring Fork River**

		Assumptions	
(1)	(2)	(5)	(7)
NUMBER OF RESIDENCES	2	# of Livestock @ 11 gals/day	0
# persons/residence	3.5	% CU for Domestic/Commercial	15
# gallons/person/day	100	% Lawn Irrig. Efficiency Consumption of Irrig. (af/ac)	80 1.937
Commercial/Other Demand (af)	0.000	% Crop Irrig. Efficiency Consumption of Irrig. (af/ac)	80 0.000
Sq. Ft. of Lawn Irrigated Lawn Application Rate (af/ac)	10,890 2.421	Elevation (feet)	6740
Acres of Crop Irrigated Crop Application Rate (af/ac)	0.00 0.000	*(12) (13) Total Includes 5% Transit Loss 10% from Green Mtn.	

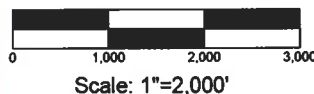




**Figure 1: Roaring Fork View II, LLC  
Vicinity Map**

Basalt Water Conservancy District

File: 033-7.2  
Date: 02/21/2019



**RESOURCE  
ENGINEERING, INC.**

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



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

1. Applicant(s) Contact Information

- a. Name: **Roaring Fork View II LLC**
- b. Mailing Address: **Anchor Pacifica Co.  
c/o Dave Hotchkin  
1010 E. Union Street, Suite 100  
Pasadena, CO 91106**
- c. Street Address: **327 Holland Hills Road, Basalt, CO 81621.**
- d. Telephone Number: **626-440-7070, x129**
- e. Email Address: **dave@anchorpacificacom**
- f. If Applicant is represented by an Attorney, please provide the Attorney's contact information, including name, address, telephone, and email:

**Paul L. Noto, Esq.  
Patrick, Miller & Noto, P.C.  
229 Midland Ave.  
Basalt, CO 81621  
970-920-1030  
[noto@waterlaw.com](mailto:noto@waterlaw.com)**

- g. Emergency Local Contact Information, including name, address, telephone, and email:

**Peace of Mind – Properties LLC  
35 Widget St, Unit 501  
Basalt, CO 81621**

- 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: **Brian Dillard. Peace of Mind Properties (see above). (970) 618-6065. BDillard@pom-properties.com.**

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

**Single family home site.**

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

A parcel map and warranty deed with included legal description for the property are enclosed.

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):

a. Name of Diversion: **Roaring Fork View II Well.**

Type of Diversion: **Well**

Legal Description: **GPS: 39°21'12.88", -107°00'53.07"**

If diversion point is a well, please provide the Well Permit No.: An application for a well permit is pending with the State Engineer's Office.

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:

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:

- \_\_\_\_\_ 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.

9. Date on which the county or other applicable governmental entities approved the land use for which you seek legal water service: **October 26, 2018.**

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

**3 Shares in the Kester Ditch Company**

11. What other uses of water occur on the property? N/A

DOMESTIC/MUNICIPAL WATER USES

In-House:

Single family residential home(s)	Number of Units: <u>  2  </u>
Duplex(s)	Number of Units: <u>          </u>
Condominium(s)	Number of Units: <u>          </u>
Apartment(s)	Number of Units/Rooms: <u>          </u>
Mobile Home(s)	Number of Units: <u>          </u>

Irrigation (lawns, parks, open space)

Total area to be irrigated            Sq. Ft. or   0.25   Acres

Type of irrigation system (please check)

  X   Sprinkler

           Flood (irrigation ditch)

Domestic stock watering (cattle, horses): N/A

Number of animals:

Period of use (months):

Other domestic/municipal uses not listed:

**Domestic use inside a two-bedroom, two bathroom caretaker unit connected to the single-family home.**

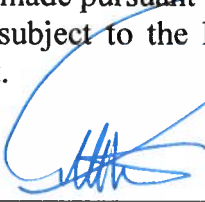
**VERIFICATION**

STATE OF COLORADO )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

I, David Hotchkin, 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: 1/8/2019

By: 

Print Name: David Hotchkin

Title: MANAGER MEMBER

~~Subscribed and sworn before me this \_\_\_\_ day of June, 2018 by \_\_\_\_\_.~~

~~Witness my hand and seal.~~

\_\_\_\_\_  
Notary Public

My commission expires:

*See Attached California Jurat Form*



# CALIFORNIA JURAT WITH AFFIANT STATEMENT

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-5 to be completed only by document signer[s], *not* Notary)

1 \_\_\_\_\_  
 2 \_\_\_\_\_  
 3 \_\_\_\_\_  
 4 \_\_\_\_\_  
 5 \_\_\_\_\_  
 6 \_\_\_\_\_

Signature of Document Signer No. 1 \_\_\_\_\_ Signature of Document Signer No. 2 (if any) \_\_\_\_\_

State of California  
 County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this  
9<sup>th</sup> day of January, 2019, by  
Date Month Year  
 (1) David L. Hotchen,  
Name of Signer

proved to me on the basis of satisfactory evidence  
 to be the person who appeared before me (.) (,)

(and  
 (2) Ma,  
Name of Signer

proved to me on the basis of satisfactory evidence  
 to be the person who appeared before me.)

Signature [Signature]  
Signature of Notary Public



Place Notary Seal Above

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Further Description of Any Attached Document

Title or Type of Document: Application-Water Allotment  
 Document Date: 1/8/19 Number of Pages: 4  
 Signer(s) Other Than Named Above: none

RIGHT THUMBPRINT OF SIGNER #1  
 Top of thumb here

RIGHT THUMBPRINT OF SIGNER #2  
 Top of thumb here