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# Memorandum

**To:** BWCD BOARD OF DIRECTORS  
**From:** ERIC MANGEOT   
**CC:** CHRIS GEIGER  
**Date:** DECEMBER 1, 2020  
**File:** APPLICATION

**Applicant Name:** KRB Investments, LLC (Lot 2 Broadhurst Minor Subdivision)

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

**Amount:**   1.3   AF   0.033   cfs   15   gpm

**Location:** Area A   A-4   Area B        Inclusion         
 County:   GARFIELD   Contiguous:         
 BWCD Division:   3  

**Mid Valley Metro District Notice Required?** Yes        No   X  

**Blue Creek Water Rights Applied?** Yes        No   X  

**02CW77 Umbrella Plan Water Rights Applied?** Yes   X   No        **Cost:**   \$2,250  

This application is to cover depletions associated with two single family dwellings and an ADU (Total 2.75 EQR) and 21,780 square feet (0.5 acres) of lawn and landscape irrigation. Total contract depletions are 1.3 acre-feet (AF) as shown on the attached table.

The contract will be associated with the proposed Lot 2 of the Broadhurst Minor Subdivision. The overall property is 44.245 acres as is owned by KRB Investments, LLC (Applicant) in Garfield County, Colorado (Parcel No. 239321400312). The overall property is located in the NW1/4 SE1/4 of Section 21, Township 7 South, Range 88 West of the 6<sup>th</sup> P.M. The physical address of the property is 1434 County Road 107, Carbondale, Colorado. The property is within Division 3 of the District. A BWCD map is also attached showing the location of the property.

The source of supply for Lot 2 is the Broadhurst Well a/k/a Pines Well (Permit No. 49260-F) located in the NW1/4 SE1/4 of Section 21 Township 7 South, Range 88 West, of the 6<sup>th</sup> P.M. at a point 2,200 feet from the South section line and 2,350 feet from the East section line. The well is located on a neighboring property; however, the Applicant has received permission to utilize their well for Lot 2.

Water User :	KRB Investments, LLC (Lot 2)	
Analysis Date :	December 1, 2020	
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						(13) Source of Aug/Replace	*(14) BWCD Contract & Release
	(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	(12)* TOTAL		
January	0.092	0.000	0.000	0.000	0.000	<b>0.092</b>	0.014	0.000	0.000	0.000	0.000	0.015	GNM	<b>0.104</b>
February	0.083	0.000	0.000	0.000	0.000	<b>0.083</b>	0.012	0.000	0.000	0.000	0.000	0.014	GNM	<b>0.105</b>
March	0.092	0.000	0.000	0.000	0.000	<b>0.092</b>	0.014	0.000	0.000	0.000	0.000	0.015	GNM	<b>0.105</b>
April	0.089	0.000	0.034	0.000	0.000	<b>0.122</b>	0.013	0.000	0.027	0.000	0.000	0.044	GNM	<b>0.105</b>
May	0.092	0.000	0.234	0.000	0.000	<b>0.325</b>	0.014	0.000	0.187	0.000	0.000	0.221	GNM	<b>0.105</b>
June	0.089	0.000	0.298	0.000	0.000	<b>0.387</b>	0.013	0.000	0.238	0.000	0.000	0.277	GNM	<b>0.105</b>
July	0.092	0.000	0.282	0.000	0.000	<b>0.373</b>	0.014	0.000	0.225	0.000	0.000	0.263	GNM	<b>0.104</b>
August	0.092	0.000	0.169	0.000	0.000	<b>0.261</b>	0.014	0.000	0.135	0.000	0.000	0.164	GNM	<b>0.104</b>
September	0.089	0.000	0.155	0.000	0.000	<b>0.243</b>	0.013	0.000	0.124	0.000	0.000	0.151	GNM	<b>0.104</b>
October	0.092	0.000	0.047	0.000	0.000	<b>0.138</b>	0.014	0.000	0.037	0.000	0.000	0.056	GNM	<b>0.104</b>
November	0.089	0.000	0.000	0.000	0.000	<b>0.089</b>	0.013	0.000	0.000	0.000	0.000	0.015	GNM	<b>0.102</b>
December	0.092	0.000	0.000	0.000	0.000	<b>0.092</b>	0.014	0.000	0.000	0.000	0.000	0.015	GNM	<b>0.104</b>
TOTALS -->	1.078	0.000	1.217	0.000	0.000	<b>2.295</b>	0.162	0.000	0.974	0.000	0.000	1.249		<b>1.249</b>

Assumptions						
(1)	NUMBER OF RESIDENCES	2.75		(5)	# of Livestock @ 11 gals/day	0
	# persons/residence	3.5				
	# gallons/person/day	100		(7)	% CU for Domestic/Commercial	15
(2)	Commercial/Other Demand (af)	0.000	Office	(9)	% Lawn Irrig. Efficiency	80
					Consumption of Irrig. (af/ac)	1.964
(3)	Sq. Ft. of Lawn Irrigated	21,780		(10)	% Crop Irrig. Efficiency	80
	Lawn Application Rate (af/ac)	2.455			Consumption of Irrig. (af/ac)	0.000
(4)	Acres of Crop Irrigated	0.00		(9-10)	Elevation (feet)	6640
	Crop Application Rate (af/ac)	0.000				

Roaring Fork River  
Area A-4  
KRB Well  
Well Type E - Permit No. 49260-F

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

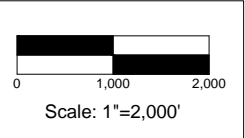
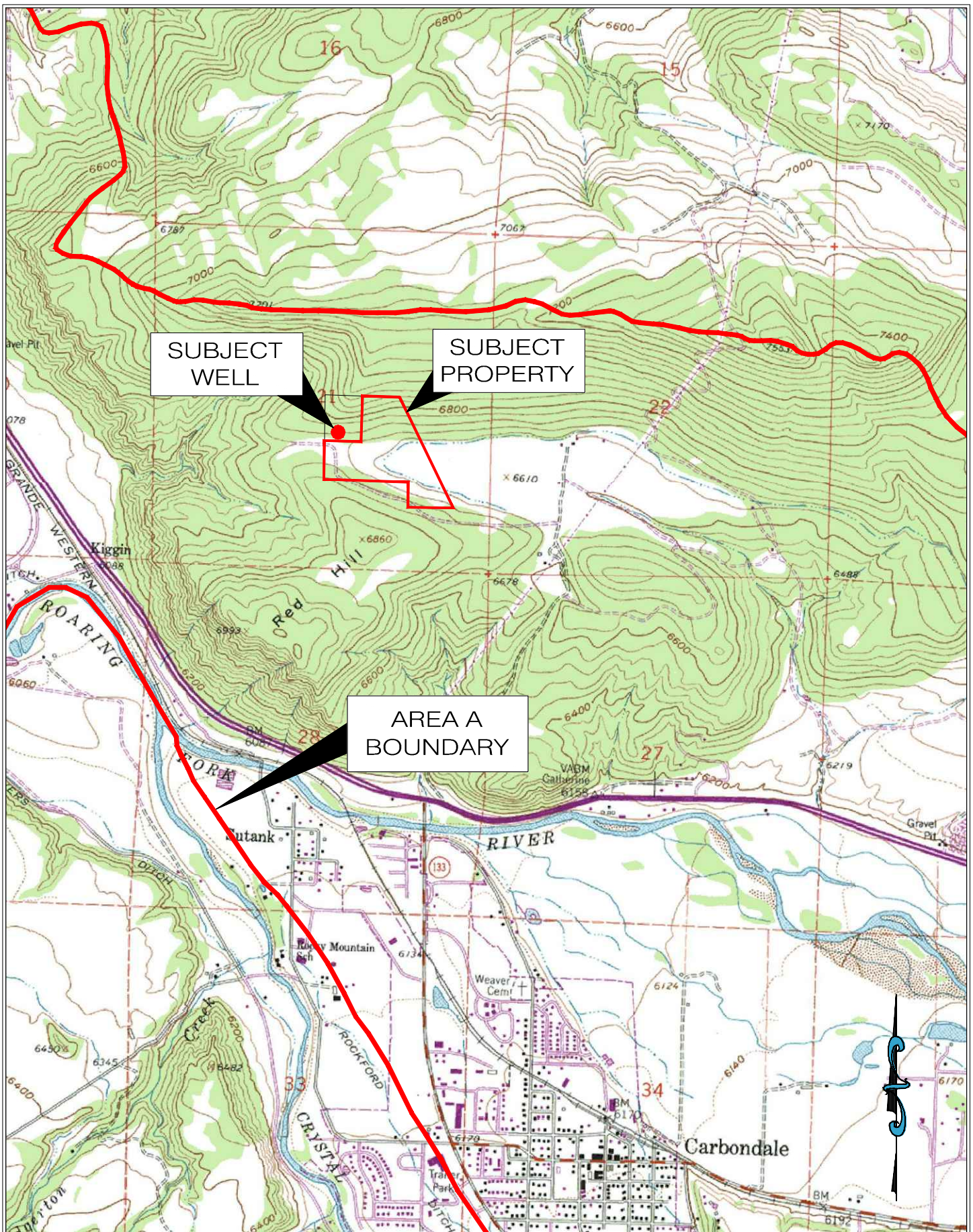


Figure 1: KRB Investments, LLC (Lot 2)

Water Allotment Contract Application  
 Basalt Water Conservancy District

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

1. Applicant(s) Contact Information

a. Name: KRB Investments, LLC

b. Mailing Address:

5317 County Road 154, Suite 201  
Glenwood Springs, CO 81601

c. Street Address:

Same

d. Telephone Numbers: 970-945-6500

e. Email Address: [rbroadhurst@raelectric.com](mailto:rbroadhurst@raelectric.com)

f. If Applicant is represented by an Attorney, please provide the Attorney's contact information, including name, address, telephone, and email:

Chad J. Lee, Esq.  
Sara M. Dunn, Esq.  
Balcomb & Green, P.C.  
818 Colorado Avenue  
Glenwood Springs, CO 81601  
Ph: 970-945-6546  
E-mail: [clee@balcombgreen.com](mailto:clee@balcombgreen.com); and [sarad@balcombgreen.com](mailto:sarad@balcombgreen.com)

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

See paragraph f., 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:

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

Single Family Home and Accessory Dwelling Unit

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)\*:

Lot 2, Broadhurst Minor Subdivision (see attached proposed plat). KRB Investments, LLC currently owns Lots 1, 2 and 3 of the proposed subdivision.

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 – Broadhurst Well

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

Legal Description: NW Quarter, SE Quarter, Section 21, Township 7 S, Range 88 W, of the 6<sup>th</sup> Principal Meridian, at a location 2200 feet from the South Section line and 2350 feet from the East Section line.

UTM Coordinates (NAD 83):

Northing: \_\_\_\_\_.

Easting: \_\_\_\_\_.

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

If diversion point is a well, please provide the Well Permit No. 049260-F.

Is the well operational/active?  Yes,  No

Is there currently an operating well meter?  Yes for Well Permit No. 049260-F.

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 Fryngpan 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

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 - Pending. (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? None.
10. What other uses of water occur on the property? None.
11. Remarks: The Broadhurst Well is also used to supply domestic and irrigation water to a parcel owned by Rick and Florence Ann Broadhurst pursuant to Well Permit No. 049260-F and Basalt Water Conservancy District Contract No. 293. Those uses will continue and be unaffected by this application. Applicant will obtain an additional well permit for the uses within Lot 2 upon approval of the Application and issuance of the Water Allotment Contract.

Please complete the section below if you selected domestic/municipal use on Page 3,  
No. 8

DOMESTIC/MUNICIPAL WATER USES

In-House

Single family residential home(s)	Number of Units: 2: SFD + ADU
Duplex(s)	Number of Units: _____
Condominium(s)	Number of Units: _____
Apartment(s)	Number of Units/Rooms: _____
Mobile Home(s)	Number of Units: _____

Irrigation (lawns, parks, open space)

Total area to be irrigated \_\_\_\_\_ Sq. Ft. or 0.5 Acres

Type of irrigation system (please check)

  X   Sprinkler

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

Domestic stock watering (cattle, horses)

Number of animals:

Period of use (months):

Other domestic/municipal uses not listed:



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:

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:

