




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: DECEMBER 30, 2020
File: APPLICATION

Applicant Name: Karen Poulos Revocable Trust

Type of Use: Domestic Commercial
 Industrial Agricultural

Amount: 0.1 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

Blue Creek Water Rights Applied? Yes No

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

This application is to cover depletions associated with an accessory dwelling unit or second single family dwelling (1.0 EQR total) located on the Karen Poulos Revocable Trust (Applicant) property. Total contract depletions are 0.1 acre-feet (AF) as shown on the attached table.

The contract will be associated with Lot A of the Glen Exemption Subdivision. The overall property is 5.329 acres and is located at 611 Harmony Road in Carbondale, Colorado (Garfield County Parcel No. 239128300238). The overall property is located in the W1/2 SE1/4 SE1/4 SW1/4 of Section 28, Township 7 South, Range 87 West of the 6th P.M. 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 the contract is the Antonides Well a/k/a Midvalley No. 2 (Permit No. 51135-F) located in the NW1/4 SE1/4 of Section 28 Township 7 South, Range 87 West, of the 6th P.M. at a point 3,980 feet from the North section line and 2,622 feet from the East section line. However, the actual location according to CDSS is NW1/4 SE1/4 of Section 28 Township 7 South, Range 87 West, of the 6th P.M. at a point 1,398 feet from the South section line and 2,600 feet from the East section line (NAD83 Z13 UTM(x)=318027.0, UTM(y)=4364874.0). LRE Water recommends that the Applicant verify the legal description for the well prior to amending the well permit.

BWCD Water Allotment Contract 284 also covers the property for a single-family residence, and 5,000 square feet of irrigation. However, the contract is in the District's 01CW305 batch augmentation plan decree and cannot be amended.

Water User :	Karen Poulos Revocable Trust	
Analysis Date :	December 30, 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	0.033	0.000	0.000	0.000	0.000	0.033	0.005	0.000	0.000	0.000	0.000	0.005	GNM	0.005
February	0.030	0.000	0.000	0.000	0.000	0.030	0.005	0.000	0.000	0.000	0.000	0.005	GNM	0.005
March	0.033	0.000	0.000	0.000	0.000	0.033	0.005	0.000	0.000	0.000	0.000	0.005	GNM	0.005
April	0.032	0.000	0.000	0.000	0.000	0.032	0.005	0.000	0.000	0.000	0.000	0.005	GNM	0.005
May	0.033	0.000	0.000	0.000	0.000	0.033	0.005	0.000	0.000	0.000	0.000	0.005	GNM	0.005
June	0.032	0.000	0.000	0.000	0.000	0.032	0.005	0.000	0.000	0.000	0.000	0.005	GNM	0.005
July	0.033	0.000	0.000	0.000	0.000	0.033	0.005	0.000	0.000	0.000	0.000	0.005	GNM	0.005
August	0.033	0.000	0.000	0.000	0.000	0.033	0.005	0.000	0.000	0.000	0.000	0.005	GNM	0.005
September	0.032	0.000	0.000	0.000	0.000	0.032	0.005	0.000	0.000	0.000	0.000	0.005	GNM	0.005
October	0.033	0.000	0.000	0.000	0.000	0.033	0.005	0.000	0.000	0.000	0.000	0.005	GNM	0.005
November	0.032	0.000	0.000	0.000	0.000	0.032	0.005	0.000	0.000	0.000	0.000	0.005	GNM	0.005
December	0.033	0.000	0.000	0.000	0.000	0.033	0.005	0.000	0.000	0.000	0.000	0.005	GNM	0.005
TOTALS -->	0.392	0.000	0.000	0.000	0.000	0.392	0.059	0.000	0.000	0.000	0.000	0.065		0.065

Assumptions					
(1)	NUMBER OF RESIDENCES	1	(5)	# of Livestock @ 11 gals/day	0
	# persons/residence	3.5	(7)	% CU for Domestic/Commercial	15
	# gallons/person/day	100	(9)	% Lawn Irrig. Efficiency	80
(2)	Commercial/Other Demand (af)	0.000	Office	Consumption of Irrig. (af/ac)	0.000
(3)	Sq. Ft. of Lawn Irrigated	0	(10)	% Crop Irrig. Efficiency	80
	Lawn Application Rate (af/ac)	0.000		Consumption of Irrig. (af/ac)	0.000
(4)	Acres of Crop Irrigated	0.00	(9-10)	Elevation (feet)	7020
	Crop Application Rate (af/ac)	0.000			

Blue Creek
Area A-4
Anotnoides Well
Well Type E - Permit No.

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

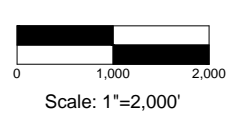
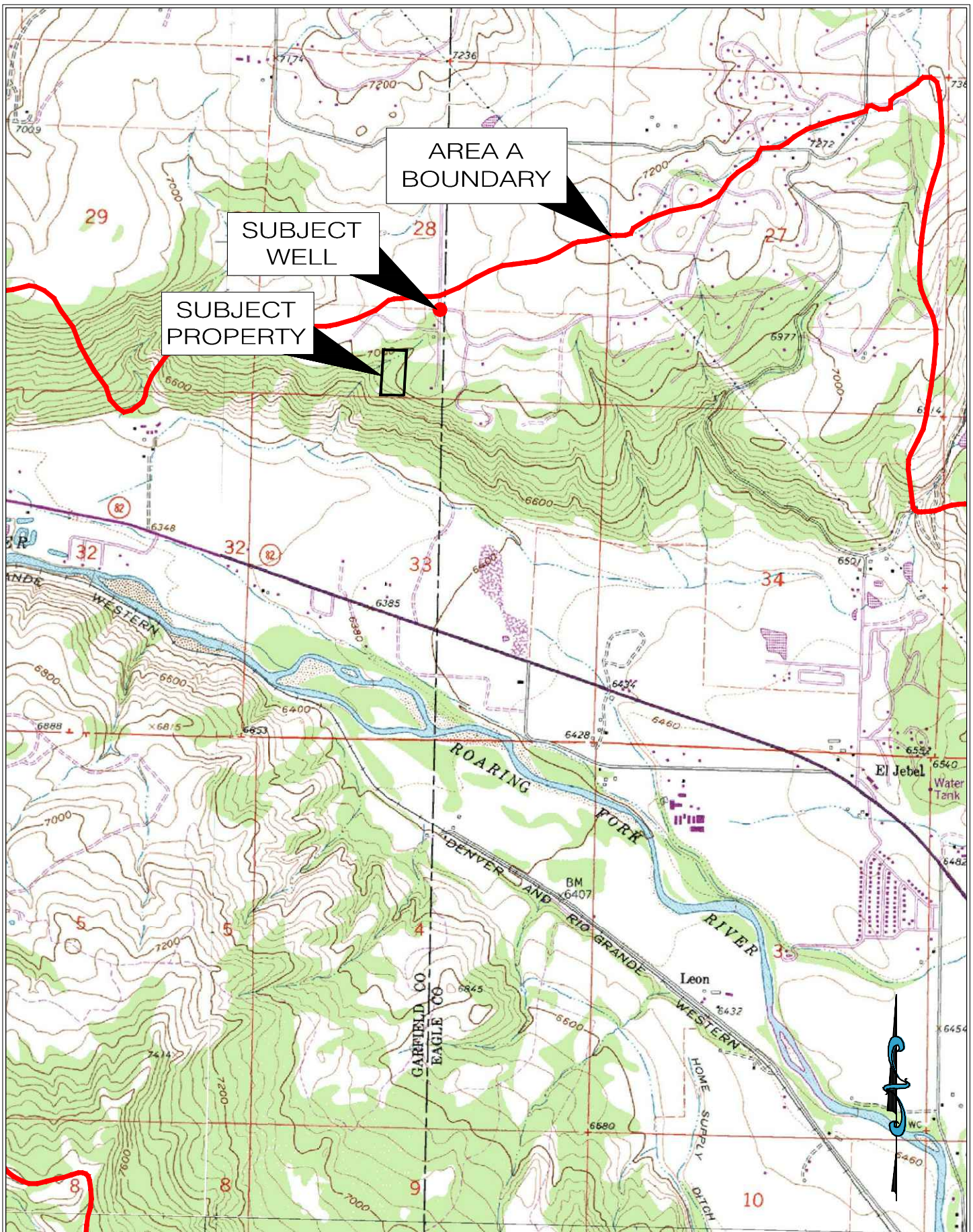


Figure 1: Karen Poulos Revocable Trust

Water Allotment Contract Application
 Basalt Water Conservancy District

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

1. Applicant(s) Contact Information

- a. Name: Karen Poulos Revocable Trust
- b. Mailing Address: 0611 Harmony Lane, Carbondale CO 81623
- c. Street Address: 0611 Harmony Lane, Carbondale CO 81623
- d. Telephone Numbers: 620-244-0998
- e. Email Address: mpoulos@mwe.com
- f. If Applicant is represented by an Attorney, please provide the Attorney's contact information, including name, address, telephone, and email:
Chris Geiger, Balcomb & Green, P.C., P.O. Drawer 790, GWS CO 81602; 970-928-3463; chrisg@balcombgreen.com
- g. Emergency Local Contact Information, including name, address, telephone, and email: Michael Poulos, 0611 Harmony Lane, Carbondale, CO 81623, mpoulos@mwe.com.
- 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: n/a

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

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)*: Attached.

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

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

Name of Diversion: Midvalley Well No. 2 .

Type of Diversion: Well

Legal Description: NW Quarter, SE Quarter, Section 28, Township 7 S, Range 87 W, of the 6th Principal Meridian, at a location ³⁹⁸⁰ feet from the ~~N~~ Section line and ²⁶²² feet from the E Section line.

UTM Coordinates (NAD 83):

PERMITTED Northing: 318226.9

Easting: 4365026.8

_____ Zone 12 / X Zone 13.

If diversion point is a well, please provide the Well Permit No.: 51135-F

1398 *S* *2600* *Edr*

ACTUAL

318027.0

4364847.0

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 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).

n/a 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: November 3, 1997; plat attached.

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

Please see #10 below.

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

One-single family residence, 5000 sf of irrigation and two head of livestock within the property are supported by BWCD Contract 284. Water is diverted from the Midvalley Well

No. 2 (Antonides Well) for these purposes. Permit No. 0501135-F is the current permit associated with this structure and the property. This permit also reflects service to the adjoining Glen Exemption Lot B, which is not owned by Applicant and is purportedly served under Contract 334.

By this application, Applicant requests a second contract to serve a second, existing, single-family home on the property. Applicant will apply for a new or amended permit upon issuance of the contract requested here to cover the uses under Contract 284 and this new 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: 1 _____

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 0 Sq. Ft. or _____ Acres

Type of irrigation system (please check)

_____ Sprinkler

_____ Flood (irrigation ditch)

Domestic stock watering (cattle, horses)

Number of animals: 0

Period of use (months): _____

Other domestic/municipal uses not listed: None

VERIFICATION

STATE OF _____)

) ss.

COUNTY OF _____)

I, Karen Poulos (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:

12/24/2020

By:

Karen Poulos

Print Name: Karen Poulos

Title: Trustee, Karen Poulos Revocable Trust

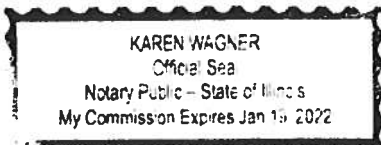
Subscribed and sworn before me this 24th day of December, 2020, by
Karen Poulos

Witness my hand and seal.

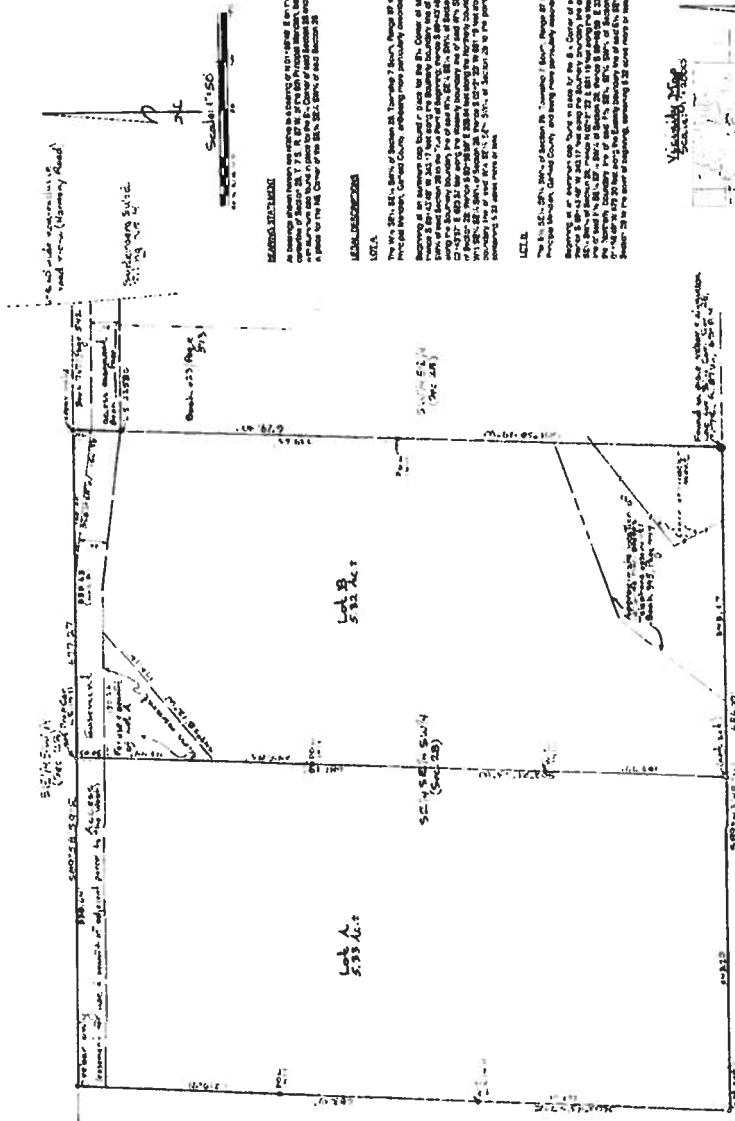
Karen Wagner

Notary Public

My commission expires: 1-19-22



GLEN SUBDIVISION EXEMPTION



LEGAL DESCRIPTION
 The S.W. 1/4 Sec. 28, Township 22 North, Range 27 West of the 1st Principal Meridian, DeWitt County, Iowa, more particularly described as follows:
 Beginning at an iron pipe top found on the S.W. Corner of said S.W. 1/4 Sec. 28, Township 22 North, Range 27 West of the 1st Principal Meridian, DeWitt County, Iowa, and running North 89° 15' 00" West 100.00 feet to a stake in the ground, then South 89° 15' 00" East 100.00 feet to a stake in the ground, then East 89° 15' 00" North 100.00 feet to a stake in the ground, then South 89° 15' 00" West 100.00 feet to the point of beginning, containing 10,654.00 square feet of land.

REMARKS
 Wherefore, I, the undersigned, County Clerk of DeWitt County, Iowa, do hereby certify that the above described land is owned by the State of Iowa, and is exempt from taxation under the provisions of Chapter 411, Section 10.1, of the Code of Iowa, 1979.

COUNTY COMMERCIAL DEVELOPMENT DIVISION
 This is approved by resolution of the Board of County Commissioners of DeWitt County, Iowa, on this 15th day of _____, A.D. 1979. At _____, Iowa.

COUNTY RECORDS SECTION
 This is approved by resolution of the Board of County Commissioners of DeWitt County, Iowa, on this 15th day of _____, A.D. 1979. At _____, Iowa.

CLEAR AND RECORDABLE INSTRUMENTS
 This is approved by resolution of the Board of County Commissioners of DeWitt County, Iowa, on this 15th day of _____, A.D. 1979. At _____, Iowa.

LEGAL DESCRIPTION
 The S.W. 1/4 Sec. 28, Township 22 North, Range 27 West of the 1st Principal Meridian, DeWitt County, Iowa, more particularly described as follows:
 Beginning at an iron pipe top found on the S.W. Corner of said S.W. 1/4 Sec. 28, Township 22 North, Range 27 West of the 1st Principal Meridian, DeWitt County, Iowa, and running North 89° 15' 00" West 100.00 feet to a stake in the ground, then South 89° 15' 00" East 100.00 feet to a stake in the ground, then East 89° 15' 00" North 100.00 feet to a stake in the ground, then South 89° 15' 00" West 100.00 feet to the point of beginning, containing 10,654.00 square feet of land.

COUNTY COMMERCIAL DEVELOPMENT DIVISION
 This is approved by resolution of the Board of County Commissioners of DeWitt County, Iowa, on this 15th day of _____, A.D. 1979. At _____, Iowa.

CLEAR AND RECORDABLE INSTRUMENTS
 This is approved by resolution of the Board of County Commissioners of DeWitt County, Iowa, on this 15th day of _____, A.D. 1979. At _____, Iowa.

- NOTES**
1. The lot shown on this plan is shown as being owned by the State of Iowa, and is exempt from taxation under the provisions of Chapter 411, Section 10.1, of the Code of Iowa, 1979.
 2. The lot shown on this plan is shown as being owned by the State of Iowa, and is exempt from taxation under the provisions of Chapter 411, Section 10.1, of the Code of Iowa, 1979.
 3. The lot shown on this plan is shown as being owned by the State of Iowa, and is exempt from taxation under the provisions of Chapter 411, Section 10.1, of the Code of Iowa, 1979.
 4. The lot shown on this plan is shown as being owned by the State of Iowa, and is exempt from taxation under the provisions of Chapter 411, Section 10.1, of the Code of Iowa, 1979.

Glen Subdivision Exemption 241,524 sq. ft. of Section 28, T22N, R27W, S18E, DeWitt County, Iowa Sampled 1/15/79 BY: _____
LINES IN SPACE STONEY LANGICOME (L.S. #111) 1/15/79 BY: _____

515947