




Resource Engineering, Inc.
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 Glenwood Springs, CO 81601
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Memorandum

To: BWCD BOARD OF DIRECTORS
From: ERIC MANGEOT 
CC: CHRIS GEIGER
Date: JULY 30, 2021
File: APPLICATION

Applicant Name: Nordic Gardens Land Fund, LLC

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:
 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 depletions associated with a proposed commercial development (approximately 1 EQR total including an office and shop) and 27,400 square feet of irrigation Applicant's property. Total contract depletions are 1.5 acre-feet (AF) as shown on the attached table.

The contract will be associated with a 35.02-acre property located outside of Carbondale generally located in the SE1/4 of Section 36, Township 7 South, Range 88 West of the 6th P.M. The property is also within Division 4 of the District. A BWCD map is also attached showing the location of the property.

The source of supply is an existing well located in the SE1/4 SE1/4 of Section 36 Township 7 South, Range 886 West, of the 6th P.M. (NAD83 Z13 UTM(x)=313651.2, UTM(y)=4363223.4). The well is currently a 35-acre exempt well (Permit No. 245829) for 15 gpm.

Water User :	Nordic Gardens Land Fund, LLC	
Analysis Date :	July 30, 2021	
District Area:	A-4	
Source Series:	4	
Maximum Demand:	15.0	0.033
	(GPM)	(CFS)

BASALT WATER CONSERVANCY DISTRICT
WATER REQUIREMENTS
(acre feet)

Month	Total Demand						Consumptive Use						(13)* Delayed Depletions	(14) Source of Aug/Replace
	(1) Domestic In-house	(2) Commercial Use	(3) Lawn Irrigation	(4) Crop Irrigation	(5) Livestock	(6) TOTAL	(7) Domestic In-house	(8) Commercial Use	(9) Lawn Irrigation	(10) Crop Irrigation	(11) Livestock	(12)* TOTAL		
January	0.000	0.033	0.000	0.000	0.000	0.033	0.000	0.005	0.000	0.000	0.000	0.006	0.088	GNM
February	0.000	0.031	0.000	0.000	0.000	0.031	0.000	0.005	0.000	0.000	0.000	0.005	0.085	GNM
March	0.000	0.033	0.000	0.000	0.000	0.033	0.000	0.005	0.000	0.000	0.000	0.006	0.084	GNM
April	0.000	0.032	0.061	0.000	0.000	0.093	0.000	0.005	0.049	0.000	0.000	0.060	0.091	GNM
May	0.000	0.033	0.306	0.000	0.000	0.339	0.000	0.005	0.245	0.000	0.000	0.277	0.127	GNM
June	0.000	0.032	0.380	0.000	0.000	0.412	0.000	0.005	0.304	0.000	0.000	0.343	0.167	GNM
July	0.000	0.033	0.363	0.000	0.000	0.396	0.000	0.005	0.290	0.000	0.000	0.328	0.184	GNM
August	0.000	0.033	0.221	0.000	0.000	0.255	0.000	0.005	0.177	0.000	0.000	0.202	0.173	GNM
September	0.000	0.032	0.202	0.000	0.000	0.234	0.000	0.005	0.161	0.000	0.000	0.185	0.158	GNM
October	0.000	0.033	0.072	0.000	0.000	0.105	0.000	0.005	0.058	0.000	0.000	0.070	0.134	GNM
November	0.000	0.032	0.000	0.000	0.000	0.032	0.000	0.005	0.000	0.000	0.000	0.005	0.107	GNM
December	0.000	0.033	0.000	0.000	0.000	0.033	0.000	0.005	0.000	0.000	0.000	0.006	0.094	GNM
TOTALS -->	0.000	0.393	1.605	0.000	0.000	1.998	0.000	0.059	1.284	0.000	0.000	1.492	1.492	

Assumptions					
(1)	NUMBER OF RESIDENCES	0	(5)	# of Livestock @ 11 gals/day	0
	# persons/residence	3.5	(7)	% CU for Domestic/Commercial	15
	# gallons/person/day	100			
(2)	Commercial/Other Demand (af) 350 gpd	0.393 AF	(9)	% Lawn Irrig. Efficiency Consumption of Irrig. (af/ac)	80 2.069
(3)	Sq. Ft. of Lawn Irrigated Lawn Application Rate (af/ac)	27,400 2.586	(10)	% Crop Irrig. Efficiency Consumption of Irrig. (af/ac)	80 0.000
(4)	Acres of Crop Irrigated Crop Application Rate (af/ac)	0.00 0.000	(9-10)	Elevation (feet)	6260

Area A-4
Existing Well Permit No. 245829
Roaring Fork River
Well Type C

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

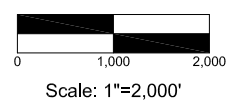
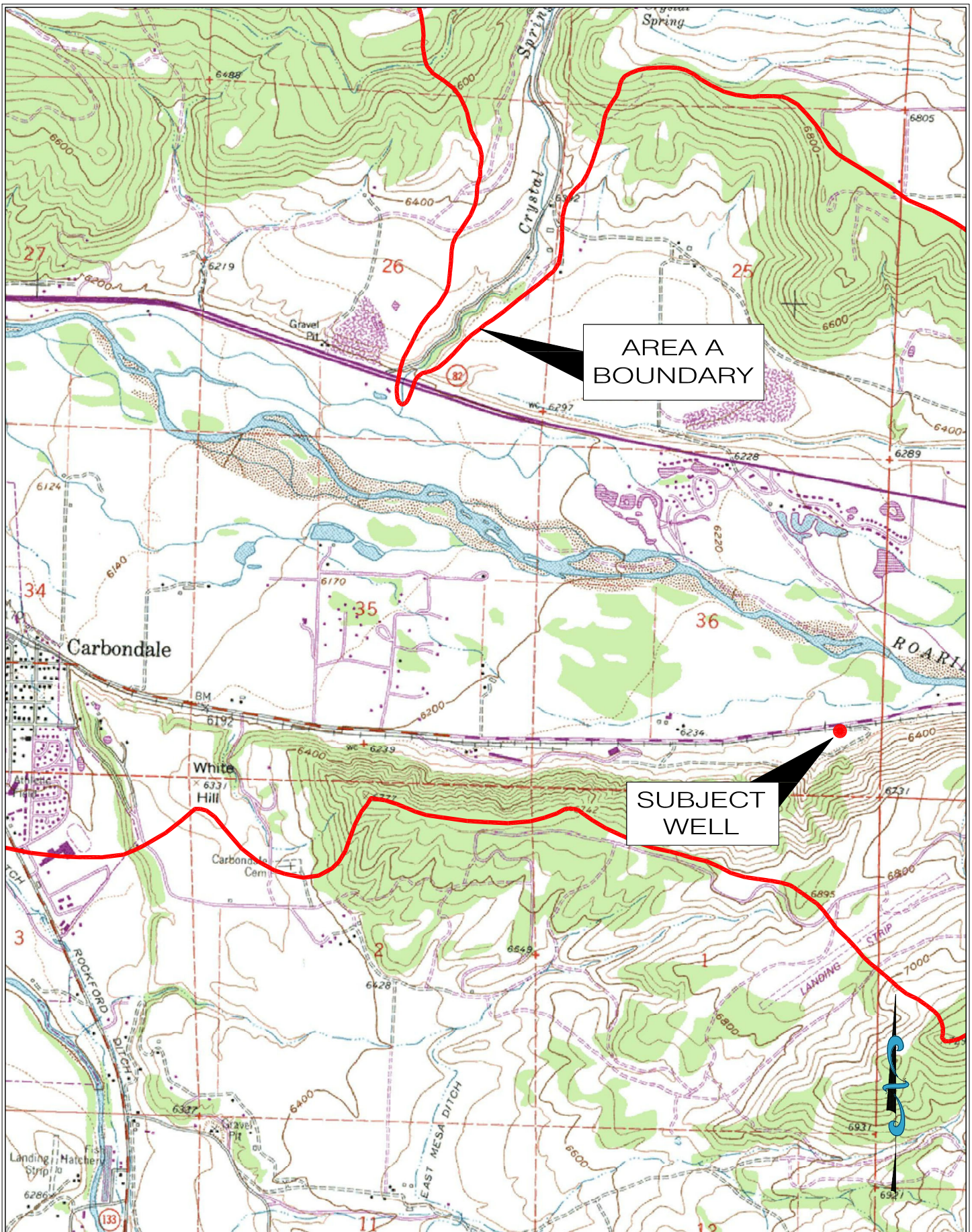


Figure 1: Nordic Gardens Land Fund, LLC

Water Allotment Contract Application
Basalt Water Conservancy District

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

1. Applicant(s) Contact Information

- a. Name:
Nordic Gardens Land Fund, LLC
- b. Mailing Address:
Nordic Gardens Land Fund, LLC
2340 County Road 100
Carbondale, CO 81623
- c. Street Address:
Nordic Gardens Land Fund, LLC
2340 County Road 100
Carbondale, CO 81623
- d. Telephone Numbers:
970-379-3307
- e. Email Address:
kfkeating@gmail.com
- f. If Applicant is represented by an Attorney, please provide the Attorney's contact information, including name, address, telephone, and email:
N/A
- g. Emergency Local Contact Information, including name, address, telephone, and email:
Halley Adams Keating
970.319.8881
Keating.Halley@gmail.com
6505 S Jentilly Ln
Tempe, AZ 85283
- 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:
Regarding Land (RE:LAND)
c/o Nicholas DiFrank
303.829.8362
NICK@RE-LAND.COM
652 Melissa Ln
Carbondale, CO 81623

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

Pending Commercial

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)*:

Nordic Gardens Land Fund, LLC

2340 County Road 100

Carbondale, CO 81623

Section: 36 Township: 7S Range: 88W A PARCEL OF LAND IN GOVERNMENT LOTS 17 AND 21, A PORTION OF GOVERNMENT LOT 14, SEC. 31, TWN 7, RNG 87, AND IN GOVERNMENT LOT 1, SEC. 1, TWN 8, RNG 88. 35.02 ACRES
Acres 35.02

Located south of Catherine's Store off Highway 82 near Carbondale, Colorado.

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 Nordic Well.

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

Legal Description: SE Quarter, SE Quarter, Section 36, Township 7S, Range 88W, of the 6th Principal Meridian, at a location _____ feet from the _____ Section line and _____ feet from the _____ Section line.

UTM Coordinates (NAD 83):

Northing: 4363223.4.

Easting: 313651.2.

_____ Zone 12 / Zone 13.

If diversion point is a well, please provide the Well Permit No. 245829.

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).

_____ 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: 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?
N/A
10. What other uses of water occur on the property?
N/A

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 27,400 Sq. Ft. or _____ Acres

Type of irrigation system (please check)

Sprinkler

Flood (irrigation ditch)

Other Commercial Uses Not Listed:

Office Use:

4 office/shop employees + 4 offsite employees beginning and ending the day at the property.

- Toilet/sink in office (~1,000 square feet) + toilet/sink in future shop (~800 square feet)
- 8 employees x 15 GPD/employee = 120 GPD

Total Estimated Demand = 350 GPD (average) or 1 EQR.

VERIFICATION

STATE OF Colorado)
) ss.
COUNTY OF Garfield)

I, Nicholas DiFrank (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: 07/28/2021

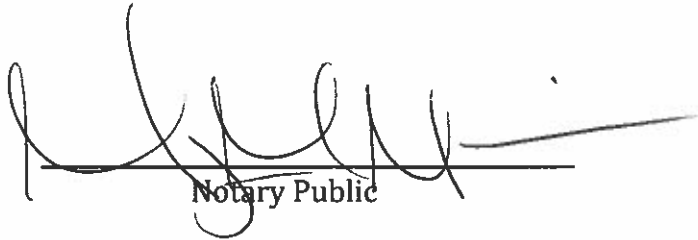
By: Nicholas DiFrank 

Print Name: NICHOLAS DIFRANK

Title: Principal

Subscribed and sworn before me this 28 day of JUNE, 2021 by
NICHOLAS DIFRANK

Witness my hand and seal.


Notary Public

My commission expires:

06/23/2024

MELODY LYNN MORRIS
Notary Public
State of Colorado
Notary ID # 19964009424
My Commission Expires 06-23-2024