



LRE Water  
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:** AUGUST 8, 2022

**File:** AMENDMENT – CONTRACT 647

**Applicant Name:** Reynolds Lower River Road, LLC

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

**Amount:** 3.1 AF 0.039 cfs 17.5 gpm (previous contract amount 0.7 AF)

**Location:** Area A A-3 Area B ☐ Inclusion ☒ (previously included under Contract 201c)

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:**  (previously paid)

The purpose of this amendment is to provide for additional legal water supplies from an existing well and the Last Chance Ditch on a property owned by Reynolds Lower River Road, LLC (Applicant) as further explained below. The Applicant owns a 16.23-acre property located at 1521 Lower River Road in Pitkin County (Parcel ID No. 246726101001). Basalt Water Conservancy District (District) Water Allotment Contract No. 201 covers depletions from a single-family dwelling and 10,000 square feet of lawn and landscape irrigation on the property and Contract 647 included uses associated with a larger main residence, additional irrigation, livestock, and evaporative losses from the pond. However, since the property was purchased by the Applicant, additional uses have occurred. The following uses are now associated with the property and are proposed to be covered under Contract 647:

1. Large Single-Family Residence;
2. 4 horses or livestock;
3. Evaporative losses associated with the proposed ponds, hot tub, and features totaling 0.379 acres;
4. 15,680 square feet (0.36 acres) of lawn and landscape irrigation; and
5. 0.30 acres of additional expanded irrigation above the Last Chance Ditch.

Total depletions associated with the proposed contract are **3.1 AF** as calculated by LRE Water.

Since Contract No. 201 is in the District's 01CW305 batch augmentation plan, that contract could not be amended. Therefore, Contract 647 "piggy backs" to the existing contract.

The source of supply for items 1 and 2 above and for Contract No. 201c is from an existing well (Permit No. 78773-F).

The well is located in the SW1/4 NE1/4 of Section 26, Township 8 South, Range 86 West, of the 6<sup>th</sup> P.M., at a point 3,462 feet from the south section line and 1,356 feet from the east section line (UTM NAD83 4355283.7m N 331137.6m E). If the amended contract is approved, the Applicant will need to also amend the well permit to include the additional uses and both District contracts.

The source of supply for the irrigation and evaporative losses associated with the ponds is the Applicant's shares in the Last Chance Ditch. The ditch was decreed in CA3082 and is located on the north bank of the Roaring Fork River at a point which bears South 14° 45' East 2,800 feet from the East quarter corner of Section 36, Township 9 South, Range 86 West of the 6<sup>th</sup> P.M.

Water User :	Reynolds Lower River Road, LLC	
Analysis Date :	August 10, 2022	
District Area:	A-3	
Source Series:	4	
Maximum Demand:	17.5	0.039
	(GPM)	(CFS)

BASALT WATER CONSERVANCY DISTRICT  
 WATER REQUIREMENTS  
 (acre feet)  
**Amended Contract 647**

Month	Total Demand						Consumptive Use						(13)* Delayed Depletions	(14) Source of Aug/Replace
	(1) Domestic In-house	(2) Pond Evap.	(3) Lawn Irrigation	(4) Crop Irrigation	(5) Livestock	(6) TOTAL	(7) Domestic In-house	(8) Pond Evap.	(9) Lawn Irrigation	(10) Crop Irrigation	(11) Livestock	(12)* TOTAL		
January	0.052	0.014	0.000	0.000	0.004	0.071	0.008	0.014	0.000	0.000	0.004	0.029	0.029	GNM
February	0.047	0.043	0.000	0.000	0.004	0.094	0.007	0.043	0.000	0.000	0.004	0.059	0.059	GNM
March	0.052	0.085	0.000	0.000	0.004	0.142	0.008	0.085	0.000	0.000	0.004	0.108	0.108	GNM
April	0.051	0.128	0.015	0.014	0.004	0.212	0.008	0.128	0.012	0.010	0.004	0.179	0.179	GNM
May	0.052	0.178	0.162	0.154	0.004	0.549	0.008	0.178	0.129	0.108	0.004	0.474	0.474	GNM
June	0.051	0.220	0.211	0.201	0.004	0.687	0.008	0.220	0.169	0.141	0.004	0.601	0.601	GNM
July	0.052	0.227	0.197	0.188	0.004	0.669	0.008	0.227	0.158	0.132	0.004	0.588	0.588	GNM
August	0.052	0.185	0.117	0.111	0.004	0.470	0.008	0.185	0.094	0.078	0.004	0.409	0.409	GNM
September	0.051	0.156	0.107	0.102	0.004	0.420	0.008	0.156	0.086	0.071	0.004	0.361	0.361	GNM
October	0.052	0.107	0.027	0.025	0.004	0.215	0.008	0.107	0.021	0.018	0.004	0.175	0.175	GNM
November	0.051	0.057	0.000	0.000	0.004	0.111	0.008	0.057	0.000	0.000	0.004	0.076	0.076	GNM
December	0.052	0.021	0.000	0.000	0.004	0.078	0.008	0.021	0.000	0.000	0.004	0.037	0.037	GNM
TOTALS -->	0.616	1.420	0.836	0.796	0.049	3.718	0.092	1.420	0.669	0.557	0.049	3.098	3.098	

Assumptions					
(1)	NUMBER OF RESIDENCES	1	(5)	# of Livestock @ 11 gals/day	4
	# persons/residence	5.5			
	# gallons/person/day	100	(7)	% CU for Domestic/Commercial	15
(2)	Pond Evaporation	1.420 AF	(9)	% Lawn Irrig. Efficiency	80
	Includes 3 Ponds+ and Hot Tub	0.379 Acres		Consumption of Irrig. (af/ac)	1.858
(3)	Sq. Ft. of Lawn Irrigated	15,680	(10)	% Crop Irrig. Efficiency	70
	Lawn Application Rate (af/ac)	2.322		Consumption of Irrig. (af/ac)	1.625
(4)	Acres of Crop Irrigated	0.30	(9-10)	Elevation (feet)	7000
	Crop Application Rate (af/ac)	2.322			

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

Area A-3, Case No. 02CW77  
 Uniform Depletion Rate  
 Permit No. 78773-F  
 Roaring Fork River  
 Well Uses under Contract 647  
 are for in-house and livestock only

**TABLE 1**  
**EVAPORATION CALCULATION - REYNOLDS LOWER RIVER RANCH, LLC (7,000 FEET)**

Month	SEO Monthly Distribution	(1) Gross Lake Evaporation		(2) Average Precipitation		(3) Effective Precipitation		(4) Net Evaporation		(5) Total Pond Evaporation
		(feet)	(inches)	(feet)	(inches)	(feet)	(inches)	(feet)	(inches)	(acre-feet)
January	1.0%	0.04	0.45	0.12	1.44	0.00	0.00	0.04	0.45	0.014
February	3.0%	0.11	1.35	0.12	1.47	0.00	0.00	0.11	1.35	0.043
March	6.0%	0.23	2.70	0.13	1.53	0.00	0.00	0.23	2.70	0.085
April	9.0%	0.34	4.05	0.17	2.07	0.00	0.00	0.34	4.05	0.128
May	12.5%	0.47	5.63	0.14	1.70	0.00	0.00	0.47	5.63	0.178
June	15.5%	0.58	6.98	0.09	1.04	0.00	0.00	0.58	6.98	0.220
July	16.0%	0.60	7.20	0.12	1.41	0.00	0.00	0.60	7.20	0.227
August	13.0%	0.49	5.85	0.14	1.65	0.00	0.00	0.49	5.85	0.185
September	11.0%	0.41	4.95	0.17	1.98	0.00	0.00	0.41	4.95	0.156
October	7.5%	0.28	3.38	0.13	1.52	0.00	0.00	0.28	3.38	0.107
November	4.0%	0.15	1.80	0.12	1.47	0.00	0.00	0.15	1.80	0.057
December	1.5%	0.06	0.68	0.11	1.31	0.00	0.00	0.06	0.68	0.021
	<b>100.0%</b>	<b>3.75</b>	<b>45.00</b>	<b>1.55</b>	<b>18.59</b>	<b>0.00</b>	<b>0.00</b>	<b>3.75</b>	<b>45.00</b>	<b>1.420</b>

(1) = Monthly distribution of gross annual evaporation rate in accordance with SEO General Criteria.

(2) = Monthly precipitation from PRISM.

(3) = Equal to 0 per State Policy No. 2004-3.

(4) = Net Evaporation = Column (1) - Column (3)

(5) = Column (4) x Open Water Surface Area (0.017 acres) x Column (4) in feet.

16,500 square feet



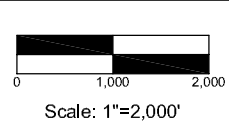
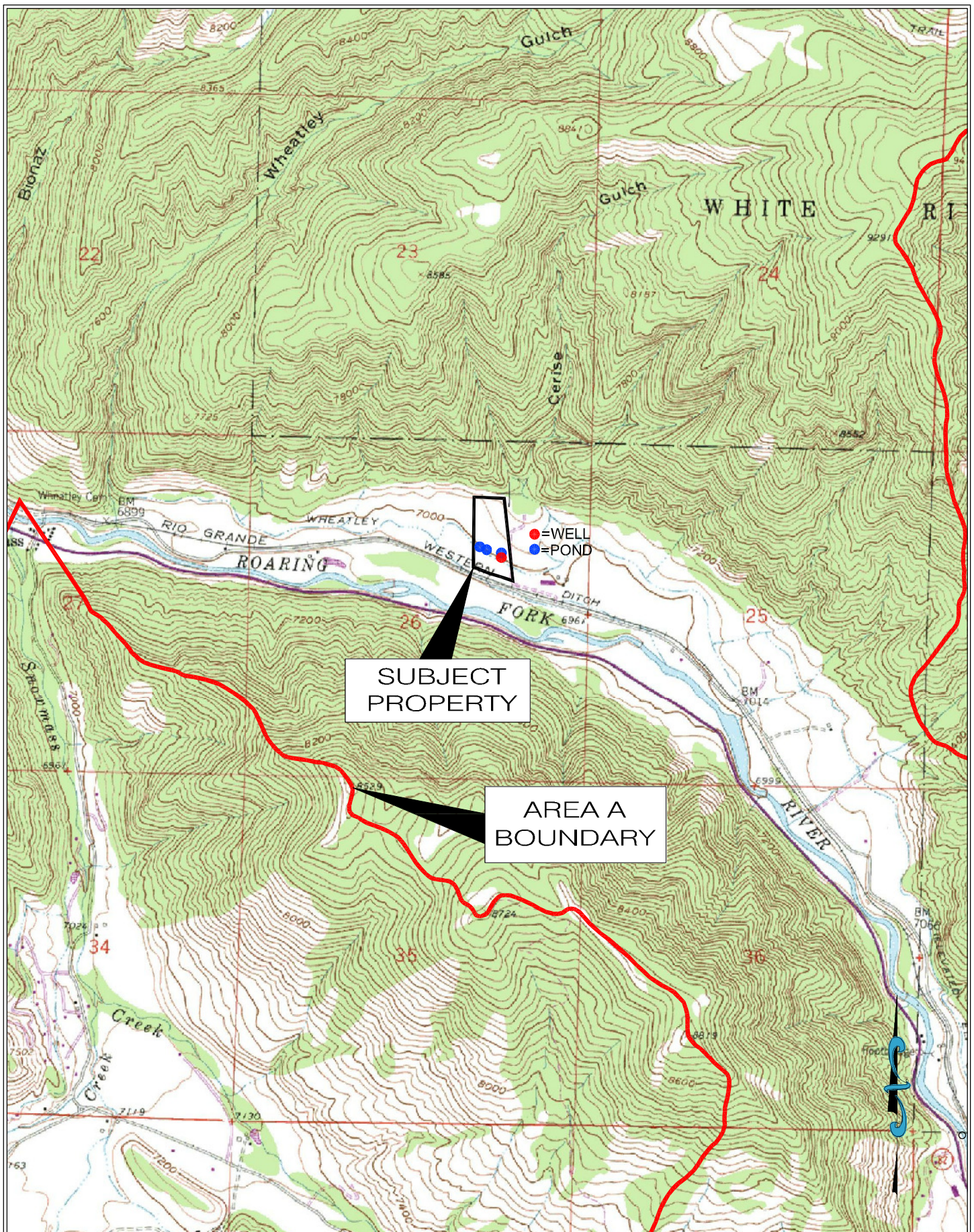


Figure 1: Reynolds Lower River Ranch, LLC

Water Allotment Contract 647 Amendment  
Basalt Water Conservancy District

Job No. 20033BWCD1-20(4)  
Date: 07/19/2022



APPLICATION FOR WATER ALLOTMENT CONTRACT  
BASALT WATER CONSERVANCY DISTRICT

1. Applicant(s) Contact Information

- a. Name: Reynolds Lower Ranch, LLC
- b. Mailing Address: 5804 Edwards Ranch Road  
Fort Worth TX 76109
- c. Street Address: 1521 Lower River Rd, Snowmass, CO 8165
- d. Telephone Numbers: Dennis Davinroy (970) 948-5435
- e. Email Address: davinroy services@gmail.com
- 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:

Dennis Davinroy (970) 948-5435 | davinroy services@  
100 Elk Run STE 215, Basalt, CO 81621 | gmail.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:

~~Dennis~~ Dennis Davinroy

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

Single family residence

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)\*:

Basalt Water Conservancy District  
Water Allotment Application  
Page 2

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 ABS Well No 1 /

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

Legal Description: SW Quarter, NE Quarter, Section 26, Township 8  
N / S Range 86 E / W of the 6<sup>th</sup> Principal Meridian, at a location  
3 462 feet from the S Section line and 1356 feet  
from the E Section line.

UTM Coordinates (NAD 83): Last Chance Ditch

Northing: 43 52 773.8

Easting: 333325.4

\_\_\_\_\_ Zone 12 / X Zone 13. SEE CA 30828

If diversion point is a well, please provide the Well Permit No. 78773-F

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

Is there currently an operating well meter? X Yes, \_\_\_\_\_ No

Notice: A valid well permit with operating well meter will be required under the contract.

6. Legal Water Supply: (please check one)

X 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: 2006. (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?

0.375 cfs from the Last Chance Ditch, Priority No. 31  
and 0.125 cfs Priority No. 371

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

None



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

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 0.36 Acres 50% from ditch

Type of irrigation system (please check)

50% from well

X Sprinkler

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

Domestic stock watering (cattle, horses)

Number of animals: 4

Period of use (months): 12

Other domestic/municipal uses not listed:

\* 0.37 acres of open water surface area  
associated with 3 ponds (FROM DITCH).

\* HOT TUB from WELL

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: \_\_\_\_\_



VERIFICATION

STATE OF Colorado )  
 ) ss.  
COUNTY OF Pitkin )

I, Dennis Davinroy (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: 7/26/2022

By: 

Print Name: Dennis Davinroy

Title: Property Manager

Subscribed and sworn before me this 26 day of July, 2022  
by Todd Slossberg.

Witness my hand and seal.

  
Notary Public

My commission expires:

09/09/2024

