




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: OCTOBER 19, 2023
File: APPLICATION

Applicant Name: CHOICE VENTURES, LLC

Type of Use: Domestic Commercial
 Industrial Agricultural

Amount: 0.5 AF 0.033 cfs 15 gpm

Location: Area A A-4 Area B Inclusion
 County: GARFIELD Contiguous:
 BWCD Division: 1

Mid Valley Metro District Notice Required? Yes No

Blue Creek Water Rights Applied? Yes No

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

This application is to cover depletions associated with a commercial warehouse and retail shop (total of 2.4 EQR), 600 square feet of irrigation, and truck/equipment washing on a lot owned by Choice Ventures, LLC (Applicant). Total depletions are estimated at 0.5 acre-feet (AF) as shown on the attached calculation sheet. The commercial operation is also known as Roaring Fork Rentals.

The property is located in the NE1/4 of Section 7, Township 7 South, Range 88 West, of the 6th P.M. as shown in Figure 1 (attached). The physical address of the property is 7264 Highway 82, Glenwood Springs (Garfield County Parcel ID 239307101001).

Diversions associated with this contract would be from the proposed well located in the NW1/4 of the NE1/4 of Section 7, Township 7 South, Range 88 West, of the 6th P.M. at a point UTM NAD 83 Z13: 4371210.7m N, 305315.4m E. The Applicant will need to provide the District with a copy of the -F well permit once obtained from the Division of Water Resources.

Water User :	Choice Ventures, LLC	
Analysis Date :	October 19, 2023	
District Area:	A-4	
Source Series:	4	
Maximum Demand:	15	0.033
	(GPM)	(CFS)

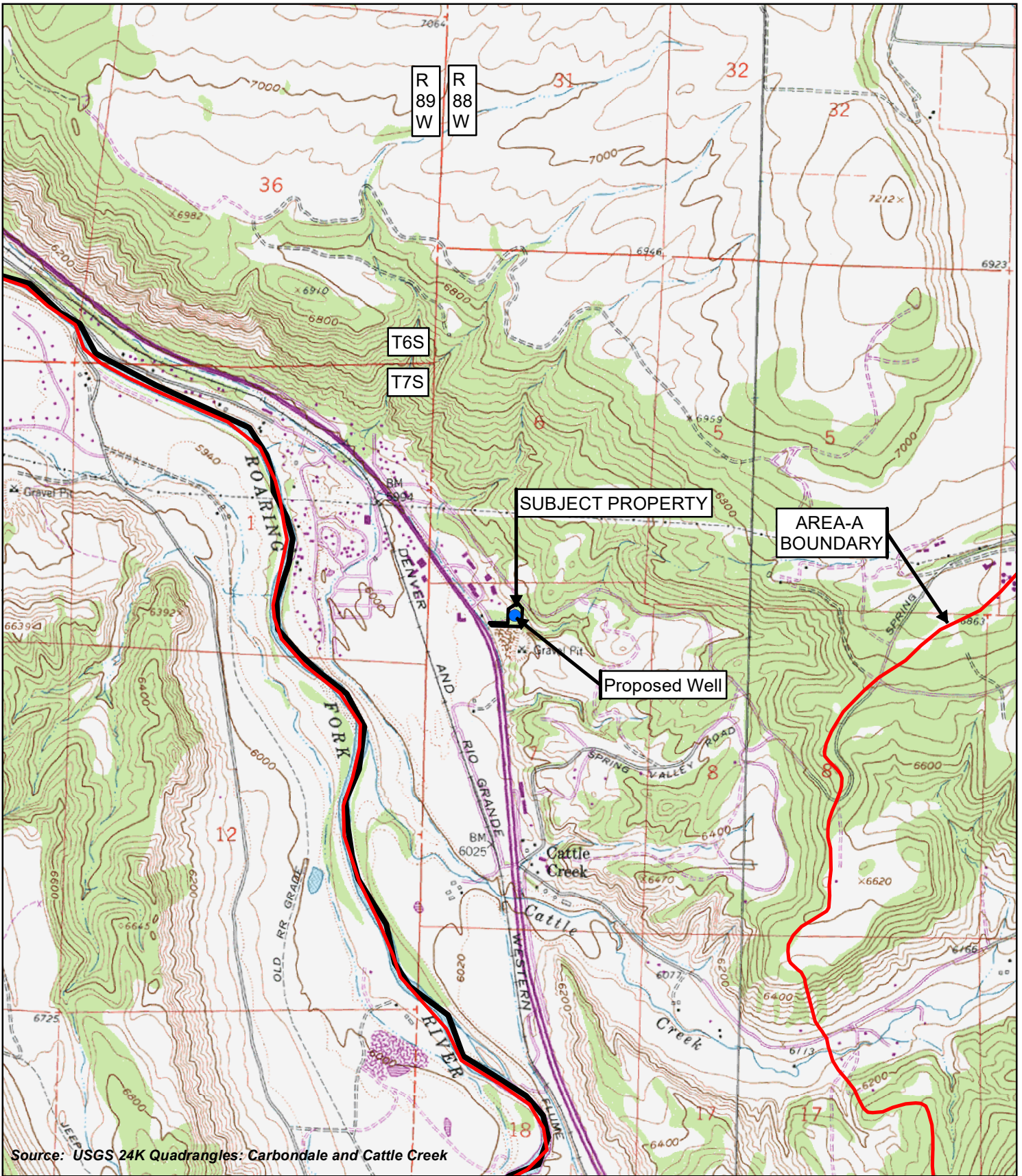
BASALT WATER CONSERVANCY DISTRICT
WATER REQUIREMENTS
(acre feet)

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) Truck Washing	(6) TOTAL	(7) Domestic In-house	(8) Commercial Use	(9) Lawn Irrigation	(10) Crop Irrigation	(11) Truck Washing	(12)* TOTAL		
January	0.000	0.080	0.000	0.000	0.009	0.089	0.000	0.012	0.000	0.000	0.009	0.024	0.039	GNM
February	0.000	0.072	0.000	0.000	0.009	0.081	0.000	0.011	0.000	0.000	0.009	0.022	0.038	GNM
March	0.000	0.080	0.000	0.000	0.009	0.089	0.000	0.012	0.000	0.000	0.009	0.024	0.038	GNM
April	0.000	0.077	0.002	0.000	0.031	0.110	0.000	0.012	0.001	0.000	0.031	0.048	0.038	GNM
May	0.000	0.080	0.007	0.000	0.031	0.117	0.000	0.012	0.005	0.000	0.031	0.053	0.037	GNM
June	0.000	0.077	0.008	0.000	0.031	0.116	0.000	0.012	0.007	0.000	0.031	0.054	0.037	GNM
July	0.000	0.080	0.008	0.000	0.031	0.119	0.000	0.012	0.006	0.000	0.031	0.055	0.037	GNM
August	0.000	0.080	0.005	0.000	0.031	0.116	0.000	0.012	0.004	0.000	0.031	0.052	0.037	GNM
September	0.000	0.077	0.004	0.000	0.031	0.112	0.000	0.012	0.004	0.000	0.031	0.051	0.038	GNM
October	0.000	0.080	0.002	0.000	0.010	0.092	0.000	0.012	0.001	0.000	0.010	0.026	0.039	GNM
November	0.000	0.077	0.000	0.000	0.010	0.088	0.000	0.012	0.000	0.000	0.010	0.024	0.040	GNM
December	0.000	0.080	0.000	0.000	0.010	0.090	0.000	0.012	0.000	0.000	0.010	0.025	0.040	GNM
TOTALS -->	0.000	0.941	0.036	0.000	0.242	1.219	0.000	0.141	0.029	0.000	0.242	0.458	0.458	

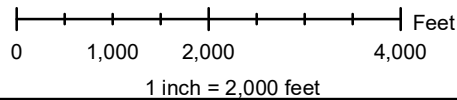
Assumptions			
(1)	NUMBER OF RESIDENCES	0	(5) Truck Washing based on Quarterly Operations
	# persons/residence	3.5	
	# gallons/person/day	100	(7) % CU for Domestic/Commercial
			15
(2)	Commercial Use EQRs	2.400	(9) % Lawn Irrig. Efficiency
	# persons/EQR	3.5	Warehouse & Retail
	# gallons/EQR/day	100	% Consumption of Irrig. (af/ac)
			80
(3)	Sq. Ft. of Lawn Irrigated	600	(10) % Crop Irrig. Efficiency
	Lawn Application Rate (af/ac)	2.600	Consumption of Irrig. (af/ac)
			80
			0.000
(4)	Acres of Crop Irrigated	0.00	(9-10) Elevation (feet)
	Crop Application Rate (af/ac)	0.000	
			6100

Area A-4
Roaring Fork River
Type D Well

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



**Figure 1: Choice Ventures, LLC
Water Allotment Contract Application
Basalt Water Conservation District**



Date: 2023-10-12
File: 20033BWCD1-23(4)
Drawn: MDH
Approved: EFM

APPLICATION FOR WATER ALLOTMENT CONTRACT
BASALT WATER CONSERVANCY DISTRICT

1. Applicant(s) Contact Information

- a. Name: CHOICE VENTURES, LLC
- b. Mailing Address: 8626 COUNTY ROAD 301
PARACHUTE, CO 81635
- c. Street Address: 7264 HIGHWAY 82
GLENWOOD SPRINGS CO 81601
- d. Telephone Numbers: 970-625-8550
- e. Email Address: roaringforkrentals.ap@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: SUSAN DRDSZ
970-625-8550 (W) 970-274-1843 (C)
SEE ABOVE ADDRESS AND EMAIL
- 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:
JEFF DRDSZ 970-945-2626 (W)
970-948-1224 (C)

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

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)*:

7264 HIGHWAY 82
GLENWOOD SPRINGS CO 81601

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 CHOICE VENTURES WELL

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

Legal Description: NW Quarter, NE Quarter, Section 7, Township 7
N / (S) Range 88 E / (W) of the 6th Principal Meridian, at a location
_____ feet from the _____ Section line and _____ feet
from the _____ Section line.

UTM Coordinates (NAD 83):

Northing: 4371210.7

Easting: 305315.4

_____ Zone 12 / Zone 13.

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

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: _____. (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 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: _____

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 _____ Acres

Type of irrigation system (please check)

_____ 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: 2400

Retail, square footage: 2800

Restaurant, number of seats: _____

Bar, number of seats: _____

Irrigation (lawns, parks, open space)

Total area to be irrigated 600 Sq. Ft. or _____ Acres

Type of irrigation system (please check)

Sprinkler

Flood (irrigation ditch)

Other Commercial Uses Not Listed:

TRUCK / EQUIPMENT WASHING
ESTIMATED GALLONS PER QUARTER

1ST QTR - 9,000 GAL

2ND QTR - 30,000 GAL

3RD QTR - 30,000 GAL

4TH QTR - 10,000 GAL

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 Garfield)

I, SUSAN LYNN OROSZ (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: 10-11-23 By: Susan L Orosz
Print Name: SUSAN OROSZ
Title: MEMBER

Subscribed and sworn before me this 11 day of October, 2023
by SUSAN LYNN OROSZ

Witness my hand and seal.

[Signature]
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