




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:** NOVEMBER 3, 2023  
**File:** APPLICATION

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**Applicant Name:** SOUTH INCA HOLDINGS, LLC, TAP LAND CO., LLP, and GWS 23, LLC

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

**Amount:**   0.8   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   X  

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

**02CW77 Umbrella Plan Water Rights Applied?** Yes   X   No \_\_\_\_\_ **Cost:**   \$3,000  

This application is to cover depletions associated with one single family home, an apartment, two commercial warehouses, and three offices (total of 11.25 EQR) on three lots owned by South Inca Holdings, LLC, TAP Land Co., LLP, and GWS 23, LLC (Applicants). Total depletions are estimated at 0.8 acre-feet (AF) as shown on the attached calculation sheet.

The properties are located in the E1/2 of Section 1, Township 7 South, Range 89 West, of the 6th P.M. as shown in Figure 1 (attached). The physical addresses of the properties are 252 County Road 167, 5321 County Road 154, and 250 county Road 167, Glenwood Springs (Garfield County Parcel IDs 239501400057, 239501400121, and 239501400151).

Diversions associated with this contract would be from the proposed well located in the NW1/4 of the SE1/4 of Section 1, Township 7 South, Range 89 West, of the 6th P.M. at a point UTM NAD 83 Z13: 4371672m N, 304460m 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. The Applicant also has four shares in the Glen Thompson Ditch.

It is our understanding that the Applicants are in the process of providing the District with a well share agreement. LRE Water recommends that the contract not be issued until this is completed.

Water User :	South Inca Holdings, LLC, TAP Land Co, LLP, & GWS 23, LLC	
Analysis Date :	November 3, 2023	
District Area:	A-4	
Source Series:	4	
Maximum Demand:	15	0.033
	(GPM)	(CFS)

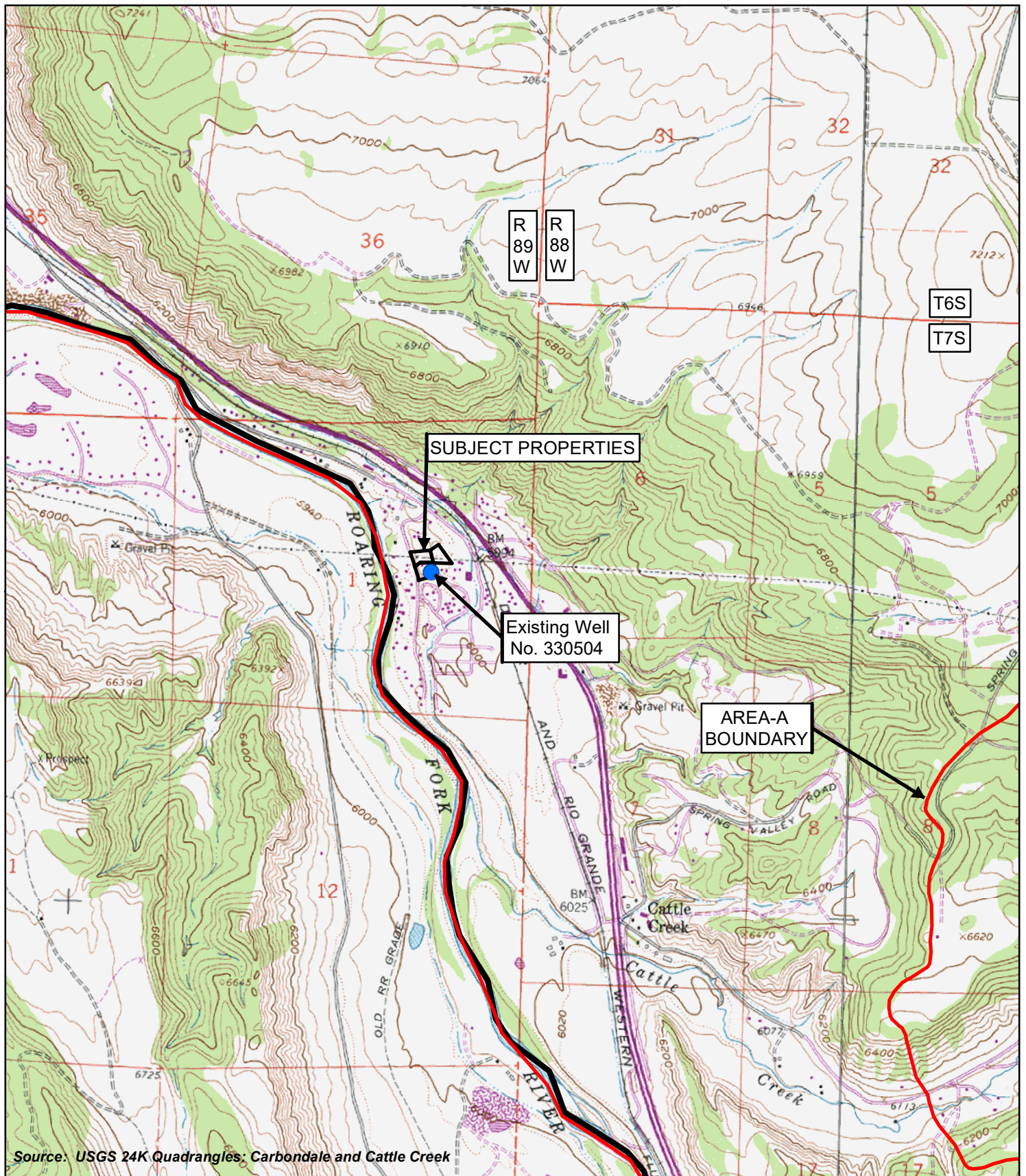
BASALT WATER CONSERVANCY DISTRICT  
WATER REQUIREMENTS  
(acre feet)

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) Livestock	(6) TOTAL	(7) Domestic In-house	(8) Commercial Use	(9) Lawn Irrigation	(10) Crop Irrigation	(11) Livestock	(12)* TOTAL		
January	0.058	0.316	0.000	0.000	0.000	0.374	0.009	0.047	0.000	0.000	0.000	0.062	0.042	GNM
February	0.053	0.285	0.000	0.000	0.000	0.338	0.008	0.043	0.000	0.000	0.000	0.056	0.042	GNM
March	0.058	0.316	0.000	0.000	0.000	0.374	0.009	0.047	0.000	0.000	0.000	0.062	0.042	GNM
April	0.056	0.306	0.000	0.000	0.000	0.362	0.008	0.046	0.000	0.000	0.000	0.060	0.046	GNM
May	0.058	0.316	0.000	0.000	0.000	0.374	0.009	0.047	0.000	0.000	0.000	0.062	0.079	GNM
June	0.056	0.306	0.000	0.000	0.000	0.362	0.008	0.046	0.000	0.000	0.000	0.060	0.098	GNM
July	0.058	0.316	0.000	0.000	0.000	0.374	0.009	0.047	0.000	0.000	0.000	0.062	0.097	GNM
August	0.058	0.316	0.000	0.000	0.000	0.374	0.009	0.047	0.000	0.000	0.000	0.062	0.079	GNM
September	0.056	0.306	0.000	0.000	0.000	0.362	0.008	0.046	0.000	0.000	0.000	0.060	0.073	GNM
October	0.058	0.316	0.000	0.000	0.000	0.374	0.009	0.047	0.000	0.000	0.000	0.062	0.051	GNM
November	0.056	0.306	0.000	0.000	0.000	0.362	0.008	0.046	0.000	0.000	0.000	0.060	0.043	GNM
December	0.058	0.316	0.000	0.000	0.000	0.374	0.009	0.047	0.000	0.000	0.000	0.062	0.042	GNM
TOTALS -->	0.686	3.722	0.000	0.000	0.000	4.408	0.103	0.558	0.000	0.000	0.000	0.735	0.735	

Assumptions					
(1)	NUMBER OF RESIDENCES	1.75	EQR	(5)	# of Livestock @ 11 gals/day
	# persons/residence	3.5			0
	# gallons/person/day	100		(7)	% CU for Domestic/Commercial
					15
(2)	Commercial Use EQRs	9.5	Offices & Warehouse	(9)	% Lawn Irrig. Efficiency
	4,064 sq. ft. Office				80
	23,514 sq. ft. Commercial (combined)				Consumption of Irrig. (af/ac)
					0.000
(3)	Sq. Ft. of Lawn Irrigated	0		(10)	% Crop Irrig. Efficiency
	Lawn Application Rate (af/ac)	0.000			80
					Consumption of Irrig. (af/ac)
					0.000
(4)	Acres of Crop Irrigated	0.00		(9-10)	Elevation (feet)
	Crop Application Rate (af/ac)	0.000			6000

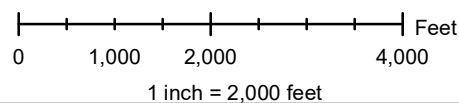
\*(12) Total Includes 5% Transit Loss  
10% from Green Mtn.

Area A-4  
Roaring Fork River  
Type A Well



Source: USGS 24K Quadrangles: Carbondale and Cattle Creek

# **Figure 1: South Inca Holdings, LLC, TAP Land Co., LLP, & GWS 23 LLC** **Water Allotment Contract Application** **Basalt Water Conservation District**



Date: 2023-11-03  
 File: 20033BWCD1-23(4)  
 Drawn: MDH  
 Approved: EFM

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

1. Applicant(s) Contact Information

- a. Name: South Inca Holdings, LLC, TAP Land Co., LLP, and GWS 23 LLC
- b. Mailing Address:  
1245 S. Inca  
Denver, CO 80223
- c. Street Address:  
252 County Road 167, 5321 County Road 154, and 250 County Road 167  
Glenwood Springs, CO 81601
- d. Telephone Numbers:  
(303) 819-9706
- e. Email Address:  
[ucky@schaferandco.com](mailto:ucky@schaferandco.com)
- f. If Applicant is represented by an Attorney, please provide the Attorney's contact information, including name, address, telephone, and email:  
  
Balcomb & Green, 818 Colorado Ave. Glenwood Springs, CO 81602
- g. Emergency Local Contact Information, including name, address, telephone, and email:  
  
Bucky Schafer; see 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.):
- a. Two warehouses, three warehouses/offices, one single family home and ADU; indoor use only.

Basalt Water Conservancy District  
Water Allotment Application  
Page 2

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)\*:

252 County Road 167 Glenwood Springs, CO; Section: 1 Township: 7 Range: 89 TR  
IN LOTS 18 & 21.

5321 County Road 154 Glenwood Springs, CO; Section: 1 Township: 7 Range: 89 A  
TR. IN LOT 18.

250 County Road 167; Section: 1 Township: 7 Range: 89 A TR IN LOTS 18 & 21.

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 \_\_\_\_\_.

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

Legal Description: \_\_\_\_\_ NW \_\_\_\_\_ Quarter, \_\_\_\_\_ SE \_\_\_\_\_ Quarter, Section \_\_\_\_\_ 1 \_\_\_\_\_, Township  
\_\_\_\_\_ 7 \_\_\_\_\_ S, Range \_\_\_\_\_ 89 \_\_\_\_\_ W, of the 6<sup>th</sup> Principal Meridian, at a location \_\_\_\_\_  
feet from the \_\_\_\_\_ Section line and \_\_\_\_\_ feet from the \_\_\_\_\_ Section  
line.

UTM Coordinates (NAD 83):

Northing: \_\_\_\_\_ 4371672 \_\_\_\_\_.

Easting: \_\_\_\_\_ 304460 \_\_\_\_\_.

Zone 13.

If diversion point is a well, please provide the Well Permit No. \_\_\_\_\_ 330504 \_\_\_\_\_.



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?
  - a. Four shares of Thompson Glen Ditch Company (3 for South Inca, 1 for GWS). The Ditch does not appear to be connected to and serving the properties at this time.
  
10. What other uses of water occur on the property?
  - a. 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)  
1

Number of Units:

Duplex(s)

Number of Units: \_\_\_\_\_

Condominium(s)

Number of Units: \_\_\_\_\_

Apartment(s)

Number of Units/Rooms: 1 \_\_\_\_\_

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): 0

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: \_\_\_\_\_ 4,064 \_\_\_\_\_

Warehouse/distributor, square footage: combined total of 23,514 square feet

Retail, square footage: \_\_\_\_\_

Restaurant, number of seats: \_\_\_\_\_

Bar, number of seats: \_\_\_\_\_

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)

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 Gaefield )

I, James Schaefer (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: 10/3/23

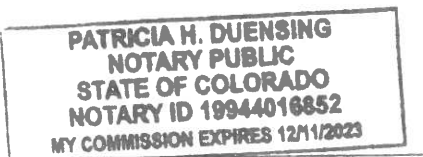
By: [Signature]

Print Name: James Schaefer

Title: Principal - South Inco Holdings

Subscribed and sworn before me this 3rd day of October, 2023 by  
Patricia H. Duensing

Witness my hand and seal.



Notary Public

My commission expires: 12-11-2023