




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:** MAY 1, 2024  
**File:** CONTRACT 313 AMENDMENT

**Applicant Name:** MAMBAON3 LLC

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

**Amount:** 2.60 AF 0.033 cfs 60 gpm (Previous Contract Amount 2.2 AF)

**Location:** Area A A-4 Area B  Inclusion   
 County: EAGLE Contiguous:   
 BWCD Division: 6

**Mid Valley Metro District Notice Required?** Yes  No

**Blue Creek Water Rights Applied?** Yes  No

**02CW77 Umbrella Plan Water Rights Applied?** Yes  No  **Cost:** \$750 (\$2,250 paid)

This amendment adds additional uses to a proposed Ranch Garage / Barn with staff living quarters above the garage and 3 bathrooms to Contact 313. Previous uses include 4 single family homes with an attached caretaker unit, 4,000 square feet of lawn and landscape irrigation, and evaporative losses associated with a proposed 0.36 surface acre pond. Total depletions are 2.60 acre-feet (AF) as calculated by LRE Water and utilizes the applicant's attached estimate for the Ranch Garage / Barn.

The Applicant still may develop a small subdivision on the property where each lot will be served by an individual well to be covered by this contract. The property is approximately 46 acres in size and is located in Sections 3, 10 and 11, Township 8 South, Range 87 West, 6th P.M. as shown in **Figure 1**. The property is also located along the south side Roaring Fork River near El Jebel.

Water to the proposed pond will primarily be conveyed by the Home Supply Ditch; however, the Nash and Peterson First Enlargement can be used as a supplemental source of the supply. The pond location will be determined later.

Water for the Ranch Garage / Barn will be provided by the Diemoz Well No. 3 (Permit No. 38018-F) located in the SE1/4 NE1/4 of Section 10, Township 8 South, Range 87 West at a point 1,430 feet from the south Section line and 4,988 feet from the west Section line (UTM NAD83 Z13 4360476.3m N, 320231.4m E). The well is associated with the 88CW372 decree as an Alternate Point of Diversion of the Nash Peterson Ditch. The Applicant is aware that the uses for the Ranch Garage / Barn will need to be metered separately and the well will need to be re-permitted. No direct flow rights from

BWCD are sought for this well.

Water for the current indoor uses and the 4,000 square feet of irrigation is supplied by an existing well (Permit No. 77365-F; 15 gpm) located in the SE1/4 SE1/3 of Section 3, Township 8 South, Range 87 West at UTM NAD83 Z13 4360917m N, 320149m E. The remaining three wells will be located and drilled on the property at a later date.

Water User :	MAMBAON3 LLC	
Analysis Date :	May 1, 2024	
District Area:	A	
Source Series:	4	
Maximum Demand:	60	0.134
	(GPM)	(CFS)

BASALT WATER CONSERVANCY DISTRICT  
 WATER REQUIREMENTS  
 (acre feet)  
**Contract 313a Amendment**

Month	Total Demand						Consumptive Use						*(13) Delayed Depletion	(13) Source of Aug/Replace
	(1) Domestic In-house	(2) Pond Evaporation	(3) Lawn Irrigation	(4) Barn Indoor	(5) Barn Outdoor	(6) <b>TOTAL</b>	(7) Domestic In-house	(8) Pond Evaporation	(9) Lawn Irrigation	(10) Barn Indoor	(11) Barn Outdoor	*(12) TOTAL		
January	0.233	0.041	0.000	0.059	0.024	<b>0.357</b>	0.035	0.041	0.000	0.009	0.024	0.121	<b>0.116</b>	GNM
February	0.211	0.047	0.000	0.053	0.022	<b>0.333</b>	0.032	0.047	0.000	0.008	0.022	0.121	<b>0.121</b>	GNM
March	0.233	0.074	0.000	0.059	0.024	<b>0.390</b>	0.035	0.074	0.000	0.009	0.024	0.158	<b>0.154</b>	GNM
April	0.226	0.122	0.007	0.057	0.024	<b>0.435</b>	0.034	0.122	0.006	0.009	0.024	0.215	<b>0.209</b>	GNM
May	0.233	0.162	0.044	0.059	0.024	<b>0.522</b>	0.035	0.162	0.035	0.009	0.024	0.294	<b>0.291</b>	GNM
June	0.226	0.196	0.055	0.057	0.024	<b>0.557</b>	0.034	0.196	0.044	0.009	0.024	0.340	<b>0.348</b>	GNM
July	0.233	0.203	0.052	0.059	0.024	<b>0.571</b>	0.035	0.203	0.042	0.009	0.024	0.347	<b>0.354</b>	GNM
August	0.233	0.182	0.032	0.059	0.024	<b>0.530</b>	0.035	0.182	0.025	0.009	0.024	0.306	<b>0.313</b>	GNM
September	0.226	0.135	0.029	0.057	0.024	<b>0.470</b>	0.034	0.135	0.023	0.009	0.024	0.249	<b>0.254</b>	GNM
October	0.233	0.095	0.009	0.059	0.024	<b>0.420</b>	0.035	0.095	0.007	0.009	0.024	0.189	<b>0.186</b>	GNM
November	0.226	0.054	0.000	0.057	0.024	<b>0.360</b>	0.034	0.054	0.000	0.009	0.024	0.133	<b>0.131</b>	GNM
December	0.233	0.041	0.000	0.059	0.024	<b>0.357</b>	0.035	0.041	0.000	0.009	0.024	0.121	<b>0.116</b>	GNM
TOTALS -->	2.744	1.350	0.227	0.692	0.287	<b>5.301</b>	0.412	1.350	0.182	0.104	0.287	2.594	<b>2.594</b>	

Assumptions						(5)	(7)	(8)	(9)	(10)	(11)	Area A-4 Permit Nos. 38018-F (barn) / 77365-F + Up to 3 Additional Future Wells Well Type A for Domestic and Irrigation Uses, Roaring Fork River
(1)				(6)	(6)							
(1)	NUMBER OF RESIDENCES	7										Pond is filled from existing ditch rights (Home Supply Ditch or Nash and Peterson Ditch First Enlargement) No delayed depletions.
	# persons/residence	3.5										
	# gallons/person/day	100										
(2)	Pond Evaporation	0.36 acres										
		1.35 AF										
(3)	Sq. Ft. of Lawn Irrigated	4,000										
	Lawn Application Rate (af/ac)	2.477										
(4)	Barn Indoor Demand	618 gpd										
	See Applicant's Calculation Sheet											

\*(12) (13) Total Includes 5% Transit Loss Ruedi, 10% Transit Loss GM

**TABLE 1  
EVAPORATION CALCULATION - MAMBAON3 LLC (6,500 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	3.0%	0.11	1.35	0.14	1.72	0.00	0.00	0.11	1.35	0.041
February	3.5%	0.13	1.58	0.18	2.10	0.00	0.00	0.13	1.58	0.047
March	5.5%	0.21	2.48	0.22	2.66	0.00	0.00	0.21	2.48	0.074
April	9.0%	0.34	4.05	0.21	2.51	0.00	0.00	0.34	4.05	0.122
May	12.0%	0.45	5.40	0.18	2.13	0.00	0.00	0.45	5.40	0.162
June	14.5%	0.54	6.53	0.12	1.42	0.00	0.00	0.54	6.53	0.196
July	15.0%	0.56	6.75	0.15	1.76	0.00	0.00	0.56	6.75	0.203
August	13.5%	0.51	6.08	0.13	1.58	0.00	0.00	0.51	6.08	0.182
September	10.0%	0.38	4.50	0.17	2.06	0.00	0.00	0.38	4.50	0.135
October	7.0%	0.26	3.15	0.17	2.00	0.00	0.00	0.26	3.15	0.095
November	4.0%	0.15	1.80	0.22	2.58	0.00	0.00	0.15	1.80	0.054
December	3.0%	0.11	1.35	0.15	1.85	0.00	0.00	0.11	1.35	0.041
	<b>100.0%</b>	<b>3.75</b>	<b>45.00</b>	<b>2.03</b>	<b>24.37</b>	<b>0.00</b>	<b>0.00</b>	<b>3.75</b>	<b>45.00</b>	<b>1.350</b>

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

(2) = Monthly precipitation from local weather station.

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

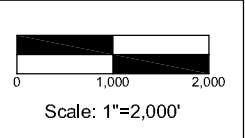
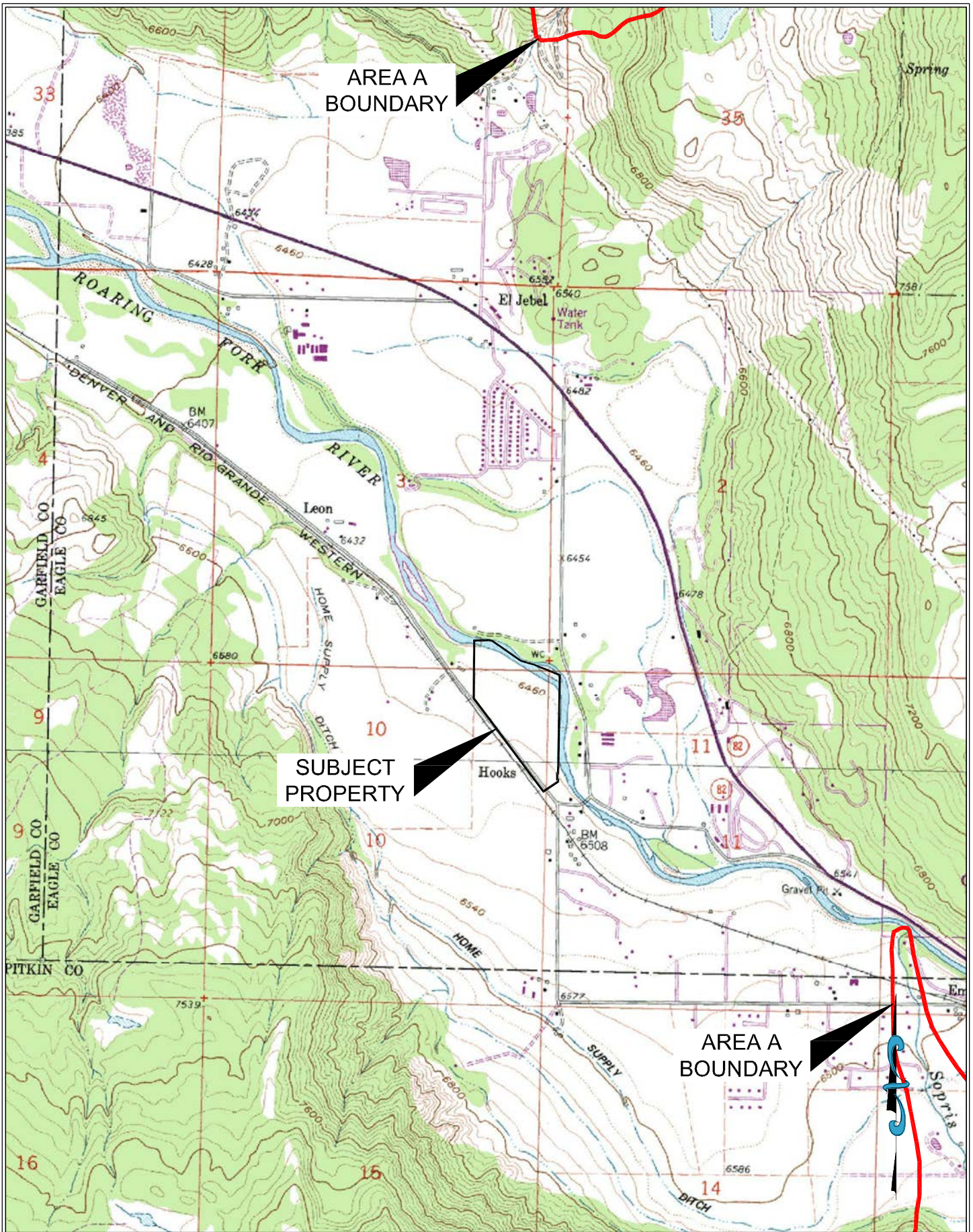
(4) = Net Evaporation = Column (1) - Column (3)

(5) = Column (4) x Open Water Surface Area (0.36 acres) x Column (4) in feet.

**WATER DEMAND CALCULATIONS**

Line	Parameter	Value	Unit	Notes
<b>HORSE BARN DAILY WATER DEMAND</b>				
	Staff Living Quarters Daily Demand (2 bedrooms)	75	gpcd	
	Persons per living qtrs	4	persons	
	Number of living qtrs	1		
	Number of Barns	1	barn	
	Water Demand	300	gpd	Water is sent to septic field
	Number of Barns	1	barn	
	Irrigated Area per Barn	0	sq.ft.	
	Number of Bathrooms per Barn	3	bathrooms	
	Water Use per Bathroom Visit	1.7	gpu	
	Number of Employees/Riders per Barn	5	people	5 employees per barn (3 employees covered in Living Quarters calcs)
	Number of Uses per Day/Person	3	uses	
	Number of Barns	1	barn	
	Bathroom Water Demand	50	gpd	Water is sent to septic field
	Number of Washing Machines per Barn	2	washer	
	Water Use per Washer Cycle	31	gpu	
	Number of Barns	1	barn	
	Number of Uses per Day	2	uses	One load per day for each washer (over 7 days)
	Washer Water Demand	188	gpd	Water is sent to drywell
	Number of Slop Sinks per Barn	1	sink	
	Water Use per Sink Visit	2.5	gpm	Faucet is restricted to 2.5 gpm (Federal Plumbing Standards)
	Number of Barns	1	barn	
	Number of Uses per Day/Person	8	uses	
	Average Use Time	4	minutes	
	Slop Sink Water Demand	80	gpd	Water is sent to drywell
	Number of 1/2" Hose Bibs/Barn	4	hose bibs	
	Water Use per Hose Bib	8	gpm	
	Number of Barns	1	barn	
	Number of Uses per Day	2	uses	
	Average Use Time	4	minutes	
	Hose Bib Water Demand	256	gpd	Water is sent to drywell/land applied (50/50)





**Figure 1: MAMBAON3, LLC**  
 Water Allotment Contract 313 Amendment  
 Basalt Water Conservancy District

**APPLICATION FOR AMENDMENT TO WATER ALLOTMENT CONTRACT NO. 313b  
BASALT WATER CONSERVANCY DISTRICT**

1. Applicant Contact Information

- a. Name: **MAMBAON3 LLC**
- b. Mailing Address: **14027 Memorial Drive #289  
Houston, TX 77079**
- c. Street Address: **315 Hooks Spur Rd.  
Basalt, CO 81621**
- d. Telephone Numbers: **310-405-3344**
- e. Email Address: **davealpern@me.com**
- f. If Applicant is represented by an Attorney, please provide the Attorney's contact information, including name, address, telephone, and email:

**Holland & Hart LLP  
600 E. Main Street, Suite 104  
Aspen, CO 81611  
(970) 429-6889  
mehamilton@hollandhart.com  
smryan@hollandhart.com**

- g. Emergency Local Contact Information, including name, address, telephone, and email:

Danny Ellis  
[danny@korultd.com](mailto:danny@korultd.com)  
C | 928.830.4522  
O | 970.963.0577

Chris Pattillo  
[chrispattillo@korultd.com](mailto:chrispattillo@korultd.com)  
C | 352.246.3313  
O | 970.963.0577

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.):

**1 Ranch Garage with staff quarters above the Garage**

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)\*:

**Lot 1, Carricarte Property Exemption, according to the plat thereof recorded September 29, 2015 as Reception No. 201518325.**

**County of Eagle, State of Colorado.**

**Address: 315 Hooks Spur Rd., Basalt, CO 81621**

4. Elevation of property:   X   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   Diemoz Well No. 3  .**

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

Legal Description:   SE   Quarter,   NE   Quarter, Section   10  , Township   8.0   S, Range   87.0   W, of the 6<sup>th</sup> Principal Meridian, at a location   1430   feet from the   N   Section line and   4988   feet from the   W   Section line.

UTM Coordinates (NAD 83):

Northing:   4360476.3  .

Easting:   320231.4  .

       Zone 12 /   X   Zone 13.



If diversion point is a well, please provide the Well Permit No. 38018-F.

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: Unknown. (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. 19,000 shares in the Home Supply Ditch Company**
  - B. 1.37 c.f.s. of the Nash Peterson Ditch, First Enlargement, decreed in Civil Action 4033**
10. What other uses of water occur on the property?

**Irrigation and domestic uses under Well Permit No. 77365-F.**



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, Susan Ryan (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: 4/29/24

By: [Signature]

Print Name: Susan Ryan

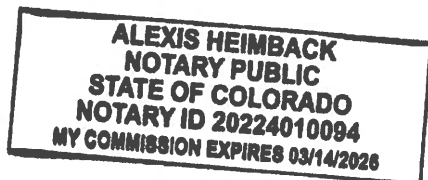
Title: Attorney-in-fact for the Applicant

Subscribed and sworn before me this 29<sup>th</sup> day of April, 2024 by  
Susan Ryan.

Witness my hand and seal.

[Signature]  
Notary Public

My commission expires: 03/14/2026



WATER DEMAND CALCULATIONS

Line Parameter	Value	Unit	Notes
<b>HORSE BARN DAILY WATER DEMAND</b>			
Staff Living Quarters Daily Demand (2 bedrooms)	75	gpcd	
Persons per living qtrs	4	persons	
Number of living qtrs	1		
Number of Barns	1	barn	
Water Demand	300	gpd	Water is sent to septic field
Number of Barns	1	barn	
Irrigated Area per Barn	0	sq.ft.	
Number of Bathrooms per Barn	3	bathrooms	
Water Use per Bathroom Visit	1.7	gpu	
Number of Employees/Riders per Barn	5	people	5 employees per barn (3 employees covered in Living Quarters calcs)
Number of Uses per Day/Person	3	uses	
Number of Barns	1	barn	
Bathroom Water Demand	50	gpd	Water is sent to septic field
Number of Washing Machines per Barn	2	washer	
Water Use per Washer Cycle	31	gpu	
Number of Barns	1	barn	
Number of Uses per Day	2	uses	One load per day for each washer (over 7 days)
Washer Water Demand	188	gpd	Water is sent to drywell
Number of Stop Sinks per Barn	1	sink	
Water Use per Sink Visit	2.5	gpm	Faucet is restricted to 2.5 gpm (Federal Plumbing Standards)
Number of Barns	1	barn	
Number of Uses per Day/Person	8	uses	
Average Use Time	4	minutes	
Stop Sink Water Demand	80	gpd	Water is sent to drywell
Number of 1/2" Hose Bibs/Barn	4	hose bibs	
Water Use per Hose Bib	8	gpm	
Number of Barns	1	barn	
Number of Uses per Day	2	uses	
Average Use Time	4	minutes	
Hose Bib Water Demand	256	gpd	Water is sent to drywell/land applied (50/50)