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: JUNE 4, 2024

File: APPLICATION AND INCLUSION

Applicant Name: Hill House Properties LLC

Type of Use: Domestic __X__ Commercial ____
Industrial _____ Agricultural ____

Amount: __1.1__AF __0.022__ cfs __10__ gpm

Location: Area A __A-3__ Area B _____ Inclusion __X__
County: __PITKIN__ Contiguous: __No__ (to inclusion boundary)
BWCD Division: __7__

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__X__ **Cost:** __$3,750__

This application and inclusion cover depletions associated with in-house domestic use for 2 single family dwellings and 21,780 square feet (0.5 acre) of irrigation for a property owned by Hill House Properties LLC (Applicant). Total contract depletions are 1.1 acre-feet (AF) as shown on the attached table.

The Applicant owns an approximate 2.8 acre property located in the NE1/4 of Section 27, Township 9 South, Range 85 West of the 6th Principal Meridian (P.M.) in Pitkin County (Parcel No. 264327101006) and is also known as Lot 1 of the Moore Open Space Preservation PUD Subdivision. The physical address is TBD McLain Flats Road, Aspen. A vicinity map depicting the property is attached as ***Figure 1***. The property is located outside of the Division 7 boundary and requires inclusion into the District.

The source of supply is the Hill House Properties Well (Permit No. MH-329252) for 10 gpm located in the SE1/4 NE1/4 of Section 27, Township 9 South, Range 85 West of the 6th P.M. at a point UTM NAD83 4345316m N, 339096m E. The Applicant will obtain a new -F well permit after the contract is issued.

Water User :	Hill House Properties LLC	
Analysis Date :	June 26, 2024	
District Area:	A-3	
Source Series:	4	
Maximum Demand:	10	0.022
	(GPM)	(CFS)

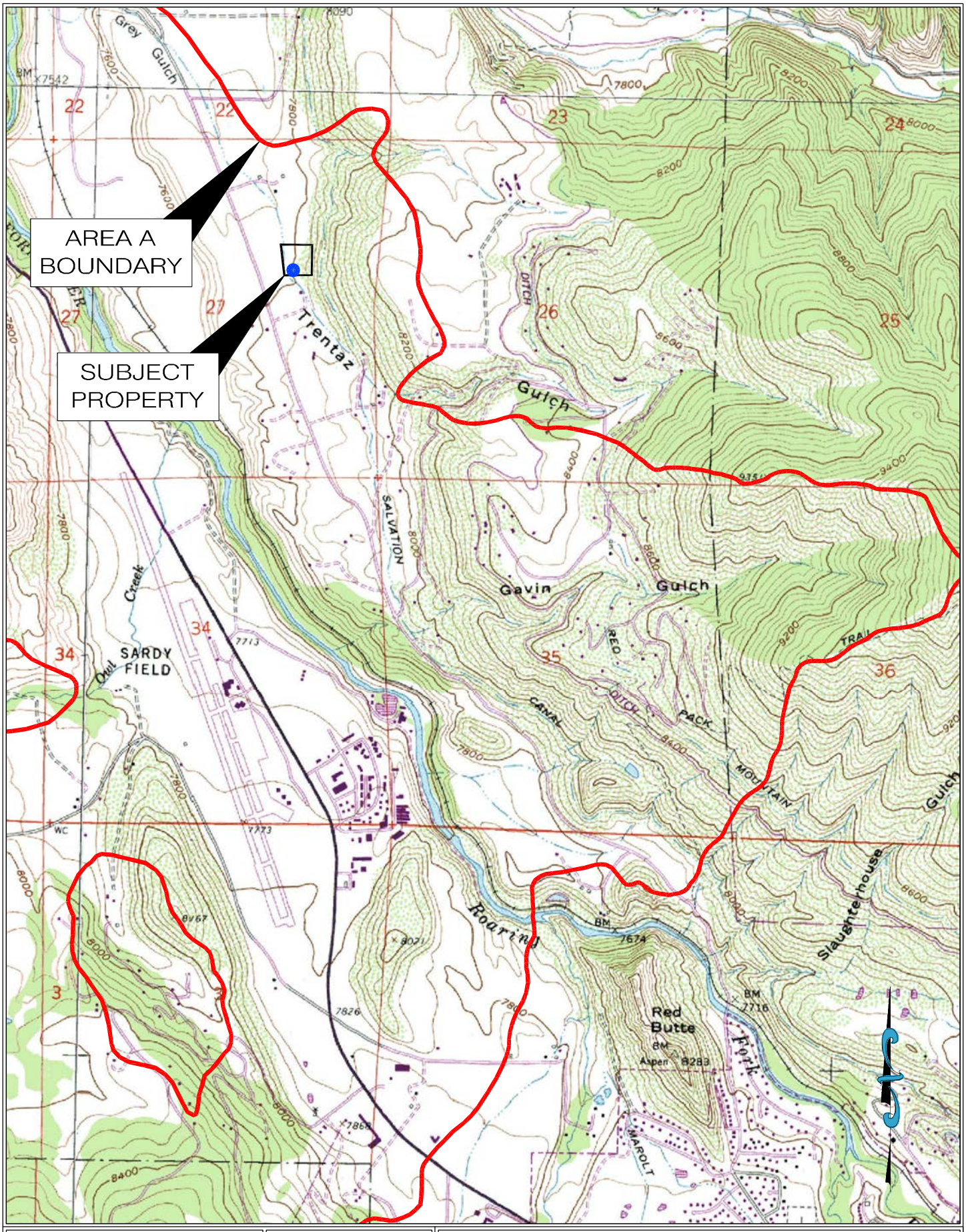
BASALT WATER CONSERVANCY DISTRICT
WATER REQUIREMENTS
(acre feet)

	Total Demand						Consumptive Use							
Month	(1) Domestic In-house	(2) Pond Evap.	(3) Well Irrigation	(4) P&P Irrigation	(5) Livestock	(6) TOTAL	(7) Domestic In-house	(8) Pond Evap.	(9) Well Irrigation	(10) P&P Irrigation	(11) Livestock	(12)* TOTAL	(13)* Delayed Depletions	(14) Source of Aug/Replace
January	0.067	0.000	0.000	0.000	0.000	0.067	0.010	0.000	0.000	0.000	0.000	0.011	0.082	GNM
February	0.060	0.000	0.000	0.000	0.000	0.060	0.009	0.000	0.000	0.000	0.000	0.010	0.080	GNM
March	0.067	0.000	0.000	0.000	0.000	0.067	0.010	0.000	0.000	0.000	0.000	0.011	0.078	GNM
April	0.064	0.000	0.000	0.000	0.000	0.064	0.010	0.000	0.000	0.000	0.000	0.011	0.077	GNM
May	0.067	0.000	0.188	0.000	0.000	0.255	0.010	0.000	0.151	0.000	0.000	0.179	0.079	GNM
June	0.064	0.000	0.278	0.000	0.000	0.342	0.010	0.000	0.222	0.000	0.000	0.258	0.085	GNM
July	0.067	0.000	0.255	0.000	0.000	0.322	0.010	0.000	0.204	0.000	0.000	0.238	0.094	GNM
August	0.067	0.000	0.147	0.000	0.000	0.214	0.010	0.000	0.118	0.000	0.000	0.142	0.098	GNM
September	0.064	0.000	0.135	0.000	0.000	0.200	0.010	0.000	0.108	0.000	0.000	0.131	0.098	GNM
October	0.067	0.000	0.019	0.000	0.000	0.086	0.010	0.000	0.015	0.000	0.000	0.028	0.095	GNM
November	0.064	0.000	0.000	0.000	0.000	0.064	0.010	0.000	0.000	0.000	0.000	0.011	0.089	GNM
December	0.067	0.000	0.000	0.000	0.000	0.067	0.010	0.000	0.000	0.000	0.000	0.011	0.085	GNM
TOTALS -->	0.784	0.000	1.023	0.000	0.000	**1.807**	0.118	0.000	0.819	0.000	0.000	1.040	**1.040**	

Assumptions

(1)	NUMBER OF RESIDENCES	2	EQR	(5)	# of Livestock @ 11 gals/day	0
	# persons/residence	3.5				
	# gallons/person/day	100		(7)	% CU for Domestic/Commercial	15
(2)	Commercial/Other Demand (af)	0.000	Office	(9)	% Lawn Irrig. Efficiency	80
					Consumption of Irrig. (af/ac)	1.637
(3)	Sq. Ft. of Lawn Irrigated	21,780		(10)	% Pump & Pipeline Irrig. Efficiency	80
	Lawn Application Rate (af/ac)	2.046			Consumption of Irrig. (af/ac)	0.819
(4)	Acres of Crop Irrigated	0.00		(9-10)	Elevation (feet)	7800
	Crop Application Rate (af/ac)	1.023				
				*(12)	Total Includes 5% Transit Loss	
					10% from Green Mtn.	

Area A-3
Trentaz Gulch / Roaring Fork River
Type F Well
Permit No. 329252



LRE WATER

0 1,000 2,000

Scale: 1"=2,000'

Figure 1: Hill House Properties LLC

Water Allotment Contract Application
Basalt Water Conservancy District

Job No. 20033BWCD1-20(4)
Date: 06/26/2024

Rev. 03/13

APPLICATION FOR WATER ALLOTMENT CONTRACT
BASALT WATER CONSERVANCY DISTRICT

1. Applicant(s) Contact Information

   a. Name: **Hill House Properties, LLC**

   b. Mailing Address: **P.O. Box 469**
   Fairhope, AL 36532

   c. Street Address: **TBD McLain Flats Road**
   Aspen, CO 81611

   d. Telephone Numbers: **(251) 423-7910**

   e. Email Address: **alanb@boanco.com**

   f. If Applicant is represented by an Attorney, please provide the Attorney's contact information, including name, address, telephone, and email:

   Scott C. Miller
   John M. Sittler
   Patrick, Miller & Noto, P.C.
   229 Midland Ave
   Basalt, CO 81621
   (970) 920-1030
   miller@waterlaw.com
   sittler@waterlaw.com

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

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

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)*: **TBD McLain Flats Road, Aspen, CO 81611. A map and vesting deed with property legal description are attached.**

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: **Hill House Properties Well.**

   Type of Diversion: **Well.**

   Legal Description: **SE ¼ NE ¼ Section 27, Township 9 South, Range 85 West of the 6th P.M.**

   UTM Coordinates (NAD 83):

   Northing: **4345316**.

   Easting: **339096**.

   _____ Zone 12 / __**X**__ Zone 13.

   If diversion point is a well, please provide the Well Permit No.: **329252 (Applicant will re-permit after obtaining this contract)**.

   Is the well operational/active? __**X**__ Yes, _____ No

   Is there currently an operating well meter? _____ Yes, __**X**__ 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
__**X**__ Septic tank/leachfield system
_____ Evapotranspiration system
_____ Other:

8. Proposed use of water (please check)

__**X**__ 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: **March 23, 2023. The plat is attached**.

9. What other water rights are associated with or used on the property?

25 shares in the Salvation Ditch Company.

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

Irrigation from the Salvation Ditch.

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 **0.5** Acres

Type of irrigation system (please check)

X Sprinkler

_____ Flood (irrigation ditch)

Domestic stock watering (cattle, horses)

Number of animals:

Period of use (months):

Other domestic/municipal uses not listed: **Fire protection.**

VERIFICATION

STATE OF ALABAMA)
) ss.
COUNTY OF BALDWIN)

I, Alan D. Boan (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: June 24, 2024

By: Alan D Boan

Print Name: Alan D. Boan

Title: Manager – Hill House Properties, LLC

Subscribed and sworn before me this 24th day of June, 2024 by Mary P. Nall.

Witness my hand and seal.

Mary P. Nall
Notary Public

My commission expires: 11/08/25