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: JULY 2, 2024

File: APPLICATION

Applicant Name: Andraste Ventures, LLC

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

Amount: 8.0 AF 0.033 cfs 15 gpm

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

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:** $2,250

This application is to cover depletions associated with commercial uses that include the following: 1) 3,475 square Office Building; 2) 4,275 square feet Office Building (final size TBD); 3) 5,000 square foot Warehouse; 4) 123,274.8 square feet (2.83 acres) of lawn and landscape irrigation and evaporation associated with 2 ponds totaling 0.3 surface acres. Total depletions are estimated at 8.0 acre-feet (AF) as shown on the attached calculation sheets.

The commercial uses will occur on two adjoining lots owned by Andraste Ventures LLC (Applicant). The Applicant is in the process of applying for a Special Use Permit in Eagle County for the commercial uses. The properties are located in the SE1/4 SE1/4 of Section 33, Township 7 South, Range 87 West, of the 6th P.M. as shown in ***Figure 1*** (attached). The physical address of the properties 1021 and 1053 Valley Road, Carbondale (Eagle County Parcel ID Nos. 239133401005 and 239133401006). These properties are also known as Lots 3A and 3B of the Arlian Ranch Subdivision.

Indoor diversions associated with this contract will be from an existing 15 gpm well (Permit No. located in the SE1/4 SE1/4 of Section 33, Township 7 South, Range 87 West, of the 6th P.M. at a point UTM NAD 83 Z13: 318519.7m E, 4363029.7m N). The Applicant will need to provide the District with a copy of the revised -F well permit once obtained from DWR.

Outdoor diversions for irrigation and pond evaporation will be from the Applicant's shares Arlian Ranch Ditch Company water which includes water from the Harris & Reed Ditch. This ditch is located on the North bank of the Roaring Fork River ¾ of mile below the mouth of Sopris Creek in the SW1/4 NW1/4, Section 11, Township 8 South, Range 87 West, of the 6th P.M.

The Applicant also has an existing BWCD Contract 385 that is utilizes the same well. This contract augments domestic uses associated with 2 single family dwellings, 108,900 square feet of irrigation, and 2 livestock that was included in the District's 01CW305 batch augmentation plan. The new well permit will need to reference both contracts under the plan. The Applicant may amend Contract 385 after Eagle County Approval of the Special Use Permit with respect to the domestic uses.

Water User :	Andraste Ventures LLC
Analysis Date :	July 2, 2024
District Area:	A-4
Source Series:	4
Maximum Demand:	15 (GPM) 0.033 (CFS)

BASALT WATER CONSERVANCY DISTRICT
WATER REQUIREMENTS
(acre feet)
New 02CW77 Contract for Commercial Uses

	Total Demand						Consumptive Use							
Month	(1) Domestic In-house	(2) Commercial Use	(3) Lawn Irrigation	(4) Pond Evaporation	(5) Livestock	(6) TOTAL	(7) Domestic In-house	(8) Commercial Use	(9) Lawn Irrigation	(10) Pond Evaporation	(11) Livestock	(12)* TOTAL	(13)* Delayed Depletions	(14) Source of Aug/Replace
January	0.000	0.205	0.000	0.033	0.000	0.238	0.000	0.031	0.000	0.033	0.000	0.071	0.060	GNM
February	0.000	0.185	0.000	0.039	0.000	0.223	0.000	0.028	0.000	0.039	0.000	0.074	0.066	GNM
March	0.000	0.205	0.000	0.061	0.000	0.265	0.000	0.031	0.000	0.061	0.000	0.101	0.090	GNM
April	0.000	0.198	0.236	0.099	0.000	0.533	0.000	0.030	0.189	0.099	0.000	0.353	0.345	GNM
May	0.000	0.205	1.352	0.132	0.000	1.689	0.000	0.031	1.082	0.132	0.000	1.382	1.392	GNM
June	0.000	0.198	1.700	0.160	0.000	2.058	0.000	0.030	1.360	0.160	0.000	1.721	1.742	GNM
July	0.000	0.205	1.616	0.165	0.000	1.986	0.000	0.031	1.293	0.165	0.000	1.654	1.673	GNM
August	0.000	0.205	0.979	0.149	0.000	1.332	0.000	0.031	0.783	0.149	0.000	1.069	1.078	GNM
September	0.000	0.198	0.893	0.110	0.000	1.202	0.000	0.030	0.715	0.110	0.000	0.949	0.956	GNM
October	0.000	0.205	0.297	0.077	0.000	0.578	0.000	0.031	0.237	0.077	0.000	0.383	0.377	GNM
November	0.000	0.198	0.000	0.044	0.000	0.242	0.000	0.030	0.000	0.044	0.000	0.082	0.072	GNM
December	0.000	0.205	0.000	0.033	0.000	0.238	0.000	0.031	0.000	0.033	0.000	0.071	0.060	GNM
TOTALS -->	0.000	2.411	7.072	1.100	0.000	**10.583**	0.000	0.362	5.658	1.100	0.000	7.911	**7.911**	

Assumptions

(1)	NUMBER OF RESIDENCES	0		(5)	# of Livestock @ 11 gals/day	0
	# persons/residence	3.5				
	# gallons/person/day	100		(7)	% CU for Domestic/Commercial	15
	Commercial/Other Demand	**6.15**	**Total EQR**			
(2)	Office Buiding 1 3,475 sq. ft.	2.09	EQR	(9)	% Lawn Irrig. Efficiency	80
	Office Buiding 2 3,475 sq. ft.	2.57	EQR		Consumption of Irrig. (af/ac)	1.999
	Warehouse 5,000 sq. ft.	1.50	EQR			
(3)	Sq. Ft. of Lawn Irrigated	123,274.8		(10)	% CU for Pond Evaporation	100
	Lawn Application Rate (af/ac)	2.499				
	From Irrigation Ditches / Surfaces Supplies.					
(4)	Pond Evapaoration			(9-10)	Elevation (feet)	6430
	0.30 Total Surface Acres	2.411	AF			
				*(12)	Total Includes 5% Transit Loss	
					10% from Green Mtn.	

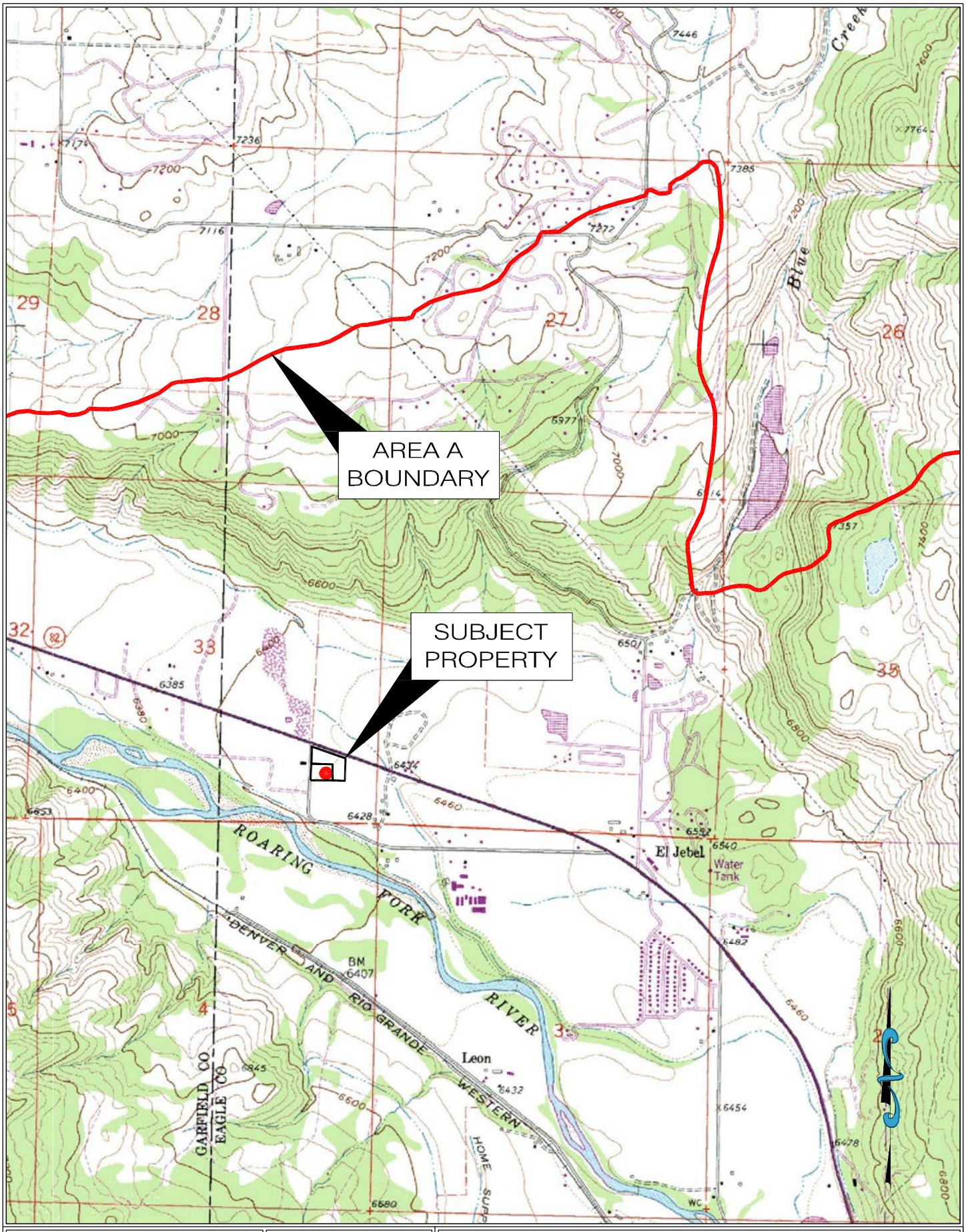
Area A-4
Roaring Fork River
Type A Well (for Indoor Uses)
Surface Supplies for Irrigation
and Pond Evaporation

TABLE 1
EVAPORATION CALCULATION - ANDRASTE VENTURES LLC (6,430 feet)

		(1)		(2)		(3)		(4)		(5)
Month	SEO Monthly Distribution	Gross Lake Evaporation (feet)	Gross Lake Evaporation (inches)	Average Precipitation (feet)	Average Precipitation (inches)	Effective Precipitation (feet)	Effective Precipitation (inches)	Net Evaporation (feet)	Net Evaporation (inches)	Total Pond Evaporation (acre-feet)
January	3.0%	0.11	1.32	0.10	1.20	0.00	0.00	0.11	1.32	0.033
February	3.5%	0.13	1.54	0.09	1.03	0.00	0.00	0.13	1.54	0.039
March	5.5%	0.20	2.42	0.10	1.20	0.00	0.00	0.20	2.42	0.061
April	9.0%	0.33	3.96	0.10	1.24	0.00	0.00	0.33	3.96	0.099
May	12.0%	0.44	5.28	0.11	1.32	0.00	0.00	0.44	5.28	0.132
June	14.5%	0.53	6.38	0.11	1.30	0.00	0.00	0.53	6.38	0.160
July	15.0%	0.55	6.60	0.13	1.59	0.00	0.00	0.55	6.60	0.165
August	13.5%	0.50	5.94	0.14	1.71	0.00	0.00	0.50	5.94	0.149
September	10.0%	0.37	4.40	0.14	1.64	0.00	0.00	0.37	4.40	0.110
October	7.0%	0.26	3.08	0.12	1.38	0.00	0.00	0.26	3.08	0.077
November	4.0%	0.15	1.76	0.10	1.23	0.00	0.00	0.15	1.76	0.044
December	3.0%	0.11	1.32	0.10	1.25	0.00	0.00	0.11	1.32	0.033
	100.0%	**3.67**	**44.00**	**1.34**	**16.09**	**0.00**	**0.00**	**3.67**	**44.00**	**1.100**

(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 (0.3 acres) x Column (4) in feet.

13,068 square feet



LRE WATER

0 1,000 2,000

Scale: 1"=2,000'

Figure 1: Andraste Ventures LLC

Water Allotment Contract Application
Basalt Water Conservancy District

Job No. 20033BWCD1-20(4)
Date: 07/2/2024

Rev. 03/13

APPLICATION FOR WATER ALLOTMENT CONTRACT
BASALT WATER CONSERVANCY DISTRICT

1. Applicant(s) Contact Information

   a. Name: ANDRASTE VENTURES LLC

   b. Mailing Address: 5616 County Road 100, Carbondale, CO 81623

   c. Street Address: 1053 and 1021 Valley Road, Carbondale, CO 81623

   d. Telephone Numbers: (970) 948-2331

   e. Email Address: zzmbright@aol.com

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

      Charles Simon
      PO 878, Glenwood Springs, CO 81602

      (970) 893-8224
      simon@jvamlaw.com

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

      Mary Bright
      1053 and 1021 Valley Road, Carbondale, CO 81623
      (970) 948-2331
      zzmbright@aol.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:

      Mary Bright
      1053 and 1021 Valley Road, Carbondale, CO 81623
      (970) 948-2331
      zzmbright@aol.com

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

   Landscaping storage yard.

Plans for the property include three commercial buildings (Proposed 100'x50' Warehouse and Contractor Storage, Proposed 2-Story Office Building, and Proposed Building). None of these buildings exist yet. Currently, Applicant only requires water for one office building (labeled as the (Temp) Office). After Applicant completes the three new commercial buildings, they will convert the (Temp) Office into a residence and will no loner use it for commercial purposes.

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)*:

   Please see attached.

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: Harris & Reed Ditch. (Please see answer to question 9.)

   Type of Diversion: Well. (This right is different than the Harris & Reed Ditch diversion.)

   Legal Description: SE 1/4, SE 1/4, Section 33, Township 7.0 S, Range W, of the 6th Principal Meridian, at a location 750 feet from the S. Section line and 800 feet from the E. Section line.

   UTM Coordinates (NAD 83):

   Northing: 4363029.7

   Easting: 318519.7

   _____ Zone 12 / __X___ Zone 13.

   Well Permit No. 56609-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)

__X__ 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.
__X__ 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: __Pending__. (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?

54 shares of the Arlian Ranch Ditch Company water. These shares give the applicant rights to approximately 0.2 c.f.s. from the Harris & Reed Ditch. The Arlian Ranch Ditch Company's water rights can be used for agricultural purposes.

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

Domestic use of the water for residences under the existing well permit. In addition, two ponds sit on the property. These ponds, totaling 0.3 acres of surface area, are filed from surface water ditches.

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: 2 proposed office buildings. One of these buildings will be a 3,475 sq. ft. office building. The other will be approximately 4,275 sq. ft. (although the size of the building has not been finalized yet).

Warehouse/distributor, square footage: 1 5,000 sq. ft. warehouse.

Retail, square footage: _____

Restaurant, number of seats: _____

Bar, number of seats: _____

Irrigation (lawns, parks, open space)

Total area to be irrigated 123,274.8 Sq. Ft. or _____ Acres

The total area to be irrigated also includes two ponds on the property. These ponds are filled from surface water ditches.

Type of irrigation system (please check)

X Sprinkler

_____ Flood (irrigation ditch)

Other Commercial Uses Not Listed:

Landscaping storage yard

Pond Evaporation. See Item 10 on Page 4.

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, Charles Simon (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: 7/3/24

By: _____

Print Name: Charles Simon

Title: Agent

Subscribed and sworn before me this 3rd day of July, 2024 by Charles Simon.

Witness my hand and seal.

_____
Notary Public

My commission expires: Nov 1 2025

GENEVIEVE LAMEE
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20214043010
MY COMMISSION EXPIRES NOV 1, 2025