Spheros Environmental
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: JANUARY 28, 2026
File: APPLICATION

Applicant Name: TRC 82 LLC

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

Amount: __0.2__ AF __0.067__ cfs __30__ 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:** _$2,250_

This application is to cover depletions associated with 10,000 square foot warehouse, a 2,000 square foot warehouse (3.6 EQR total), and 2,000 square feet of irrigation on two existing parcels owned by TRC 82 LLC (Applicant). Total depletions are estimated at 0.2 acre-feet (AF) as shown on the attached calculation sheet and as further explained below. The wastewater is connected via a tap to a nearby central sewer operated by Cavern Spring MHC, LLC.

The warehouses will span 2 parcels located at 6931 and 6951 Highway 82 (Parcels B and C respectively), Glenwood Springs. The parcels are located within the NE1/4 SE1/4 of Section 1, Township 7 South, Range 87 West, of the 6th P.M. as shown in ***Figure 1*** (Garfield County Parcel IDs 239501400032 and 239501400031). The properties are located within Division 1 of the District.

Diversions associated with the contract will be from two existing wells as follows:

- TRC Well 1 (Permit No. 52052-A, 15 gpm) located in the NE1/4 SE1/4 of Section 1, Township 7 South, Range 89 West, of the 6th P.M. at a point UTM NAD 83 Z13: 304792m E, 4371570m N.

- TRC Well 2 (Permit No. 234316, 15 gpm) located in the NE1/4 SE1/4 of Section 1, Township 7 South, Range 89 West, of the 6th P.M. at a point UTM NAD 83 Z13: 304831.6m E, 4371503.2m N. This well is currently permitted as a monitoring well.

Total Diversions form both wells is limited to 1.532 AF annually. The Applicant will need to provide the District with a copy of the -F well permit(s) once obtained from the Division of Water Resources.

Water User :	TRC 82 LLC
Analysis Date :	January 28, 2026
District Area:	A-4
Source Series:	4
Maximum Demand:	30 (GPM) 0.067 (CFS)

BASALT WATER CONSERVANCY DISTRICT
WATER REQUIREMENTS
(acre feet)

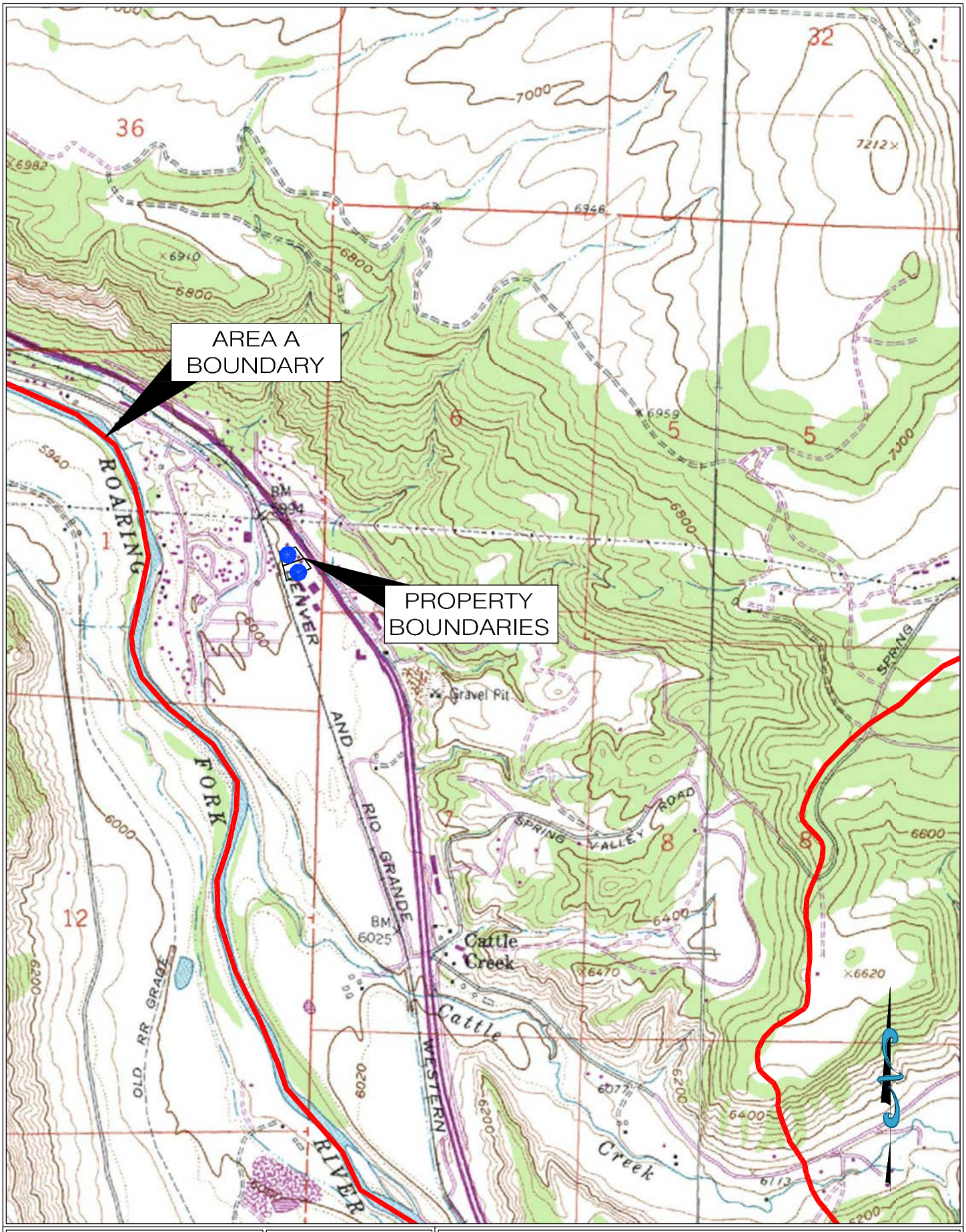
	Total Demand						Consumptive Use							
Month	(1) Domestic In-house	(2) Commercial	(3) Lawn Irrigation	(4) Crop Irrigation	(5) Livestock	(6) TOTAL	(7) Domestic In-house	(8) Commercial	(9) Lawn Irrigation	(10) Crop Irrigation	(11) Livestock	(12)* TOTAL	(13)* Delayed Depletions	(14) Source of Aug/Replace
January	0.000	0.120	0.000	0.000	0.000	0.120	0.000	0.006	0.000	0.000	0.000	0.007	0.011	GNM
February	0.000	0.108	0.000	0.000	0.000	0.108	0.000	0.005	0.000	0.000	0.000	0.006	0.011	GNM
March	0.000	0.120	0.000	0.000	0.000	0.120	0.000	0.006	0.000	0.000	0.000	0.007	0.010	GNM
April	0.000	0.116	0.005	0.000	0.000	0.121	0.000	0.006	0.004	0.000	0.000	0.011	0.011	GNM
May	0.000	0.120	0.023	0.000	0.000	0.143	0.000	0.006	0.018	0.000	0.000	0.027	0.016	GNM
June	0.000	0.116	0.028	0.000	0.000	0.144	0.000	0.006	0.022	0.000	0.000	0.031	0.021	GNM
July	0.000	0.120	0.027	0.000	0.000	0.147	0.000	0.006	0.021	0.000	0.000	0.031	0.023	GNM
August	0.000	0.120	0.017	0.000	0.000	0.136	0.000	0.006	0.013	0.000	0.000	0.021	0.022	GNM
September	0.000	0.116	0.015	0.000	0.000	0.131	0.000	0.006	0.012	0.000	0.000	0.020	0.020	GNM
October	0.000	0.120	0.006	0.000	0.000	0.126	0.000	0.006	0.005	0.000	0.000	0.012	0.017	GNM
November	0.000	0.116	0.000	0.000	0.000	0.116	0.000	0.006	0.000	0.000	0.000	0.006	0.013	GNM
December	0.000	0.120	0.000	0.000	0.000	0.120	0.000	0.006	0.000	0.000	0.000	0.007	0.012	GNM
TOTALS -->	0.000	1.411	0.121	0.000	0.000	**1.532**	0.000	0.071	0.096	0.000	0.000	0.186	**0.186**	

Area A-4
Roaring Fork River
Type C Wells

Assumptions

(1)	NUMBER OF RESIDENCES	0	(5)	# of Livestock @ 11 gals/day	0
	# persons/residence	3.5		Central Sewer	
	# gallons/person/day	100	(7)	% CU for Domestic/Commercial	5
(2)	Commercial/Other Demand (af)	3.600 EQR	(9)	% Lawn Irrig. Efficiency	80
	Warehouse 10,000 sq.ft.			Consumption of Irrig. (af/ac)	2.100
	Warehouse 2,000 sq.ft.				
(3)	Sq. Ft. of Lawn Irrigated	2,000	(10)	% Crop Irrig. Efficiency	80
	Lawn Application Rate (af/ac)	2.625		Consumption of Irrig. (af/ac)	0.000
(4)	Acres of Crop Irrigated	0.00	(9-10)	Elevation (feet)	6020
	Crop Application Rate (af/ac)	0.000			

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



SPHERES ENVIRONMENTAL

0 800 1,600

Scale: 1"=1,600'

Figure 1: TRC 82 LLC

Water Allotment Contract Application
Basalt Water Conservancy District

Job No. 20033BWCD1-20(4)
Date: 01/28/2026

Rev. 03/2025

APPLICATION FOR WATER ALLOTMENT CONTRACT
BASALT WATER CONSERVANCY DISTRICT

1. Applicant(s) Contact Information

   a. Name: TRC 82 LLC

   b. Mailing Address:
   PO Box 1933
   Basalt, CO 81621

   c. Street Address:
   6931 and 6951 Highway 82
   Glenwood Springs, CO 81601

   d. Telephone Numbers: [redacted]

   e. Email Address: [redacted]

   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: Robert Payne

   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:
   N/A

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

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)*:
   See deeds.

4. Elevation of property: __X__ 6–7,000 ft., _____ 7–8,000 ft., _____ > 8,000 ft.

5. Name and legal description of water supply diversion point(s):

Name of Diversion TRC Well 1.

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

Legal Description: NE Quarter, SE Quarter, Section 1, Township 7 S, Range 89 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: 4371570.

Easting: 304792.

_____ Zone 12 / X Zone 13.

If diversion point is a well, please provide the Well Permit No. 52052-A.

Is the well operational/active? _____ Yes, X 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.

5B. Name and legal description of water supply diversion point(s):

Name of Diversion TRC Well 2.

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

Legal Description: NE Quarter, SE Quarter, Section 1, Township 7 S, Range 89 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: 4371503.2.

Easting: 304831.6.

_____ Zone 12 / X Zone 13.

If diversion point is a well, please provide the Well Permit No. 234316.

Is the well operational/active? _____ Yes, __X__ 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 requests consideration by the District to be included in the District's Umbrella Plan for Augmentation decreed in Case No. 19CW3143.**

**Note: Certain applicants may qualify to be included in the District's Area A-5 Umbrella Plan at the District's discretion. In order to be included in the District's Area A-5 Umbrella Plan, the Applicant's diversions and depletions must occur within the District's defined "Area A-5" and the Applicant must reimburse the District its *pro rata* share of the District's expenses in obtaining this Umbrella Plan decree. Costs of reimbursement is $3,800 in Area A-5 (generally the Roaring Fork River drainage above the inlet of Ruedi Reservoir to the confluence of the Roaring Fork River and Ivanhoe Creek, and below Ivanhoe Reservoir).

_____ 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 wastewater treatment system: (please check)

__X__ Tap to central wastewater treatment facility
_____ Septic tank/leachfield system
_____ Evapotranspiration system
_____ Other:

8. Does the property currently have a graywater treatment works system by which to reuse graywater on the property? __NO__

   Do you intend or plan to install a graywater treatment works system? __NO__

9. 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.)

10. What other water rights are associated with or used on the property?
~~None~~ 11 shares of Thompson Glen Ditch Co.

11. What other uses of water occur on the property?
~~None.~~ Irrigation

Water User :	TRC 82 LLC
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WATER REQUIREMENTS
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Area A-4
Roaring Fork River
Type C Wells

Assumptions

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	# gallons/person/day	100		(7)	% CU for Domestic/Commercial	5
(2)	Commercial/Other Demand (af)	3.600	EQR	(9)	% Lawn Irrig. Efficiency	80
	Warehouse 10,000 sq.ft.				Consumption of Irrig. (af/ac)	2.100
	Warehouse 2,000 sq.ft.					
(3)	Sq. Ft. of Lawn Irrigated	2,000		(10)	% Crop Irrig. Efficiency	80
	Lawn Application Rate (af/ac)	2.625			Consumption of Irrig. (af/ac)	0.000
(4)	Acres of Crop Irrigated	0.00		(9-10)	Elevation (feet)	6020
	Crop Application Rate (af/ac)	0.000				

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

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: 12,000 total

Retail, square footage: _____

Restaurant, number of seats: _____

Bar, number of seats: _____

Irrigation (lawns, parks, open space)

Total area to be irrigated 2,000 Sq. Ft. or _____ Acres

Type of irrigation system (please check)

X Sprinkler

_____ Flood (irrigation ditch)

Other Commercial Uses Not Listed:

VERIFICATION

STATE OF COLORADO)
) ss.
COUNTY OF GARFIELD)

I, Robert B. Payne, III (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: 1/28/26 By: [redacted]

Print Name: Robert B. Payne, III

Title: Manager

Subscribed and sworn before me this 28 day of January, 2026 by Robert B. Payne, III

Witness my hand and seal.

[redacted]
Notary Public

My commission expires:

06/24/2028

MELODY LYNN MORRIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19964009424
MY COMMISSION EXPIRES 06-24-2028