



# Town of Johnstown

## Fractional Water Share Application

APPLICANT NAME: Kelly Bloom

ADDRESS: PO Box 154 CITY Johnstown STATE CO ZIP 80534

EMAIL ADDRESS: vertikel@hotmail.com PHONE: 307-262-6139

### Site Requesting Water

OWNER: Kelly Bloom

PROPERTY ADDRESS: 5 South Raymond Ave CITY Johnstown STATE CO ZIP 80534

PARCEL: 105905400012 COUNTY: ☐ LARIMER ☒ WELD

JUSTIFICATION DESCRIPTION FOR REQUEST: This landmark property, which is in Old Town Johnstown, has been a part of the community since 1905.

My property footprint is 4320 sf with 2132 sf being silo/garage/house. The remaining 2188 sf is truck route, asphalt and gravel. There is no useable yard for green space so there isn't a

need for irrigation. The approved building permit is for a single bedroom home. The impact for water usage would be comparable to a single bedroom apartment.

Although the property is considered multi-use, it will be my home and not for commercial use. For these reasons, I am asking for your consideration for a fractional water share.

 7-12-2021  
APPLICANT SIGNATURE DATE


\*Please attach completed Water Demand Worksheet with this application .

### TOWN USE ONLY

RECOMMENDATION: ☒ APPROVE ☐ DENY

RECOMMENDED WATER AMOUNT: 0.33 AF

RECOMMENDED PRICE: \$23,100 + \$150.00 WATER COURT TRANSFER FEE

 7/13/21  
TOWN MANAGER SIGNATURE DATE

TOWN COUNCIL FINAL DETERMINATION: ☐ APPROVE ☐ DENY

DEDICATION AMOUNT: \_\_\_\_\_

FINAL COST: \_\_\_\_\_ DATE: \_\_\_\_\_

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# Town of Johnstown

## Annual Water Demand Worksheet

Project Name: 5 SOUTH RAYMOND AVE

Site Address or Parcel #s: 105905400012

Applicant/Project Owner: BELLY BLOOM

Email: VERTIKEL@hotmail.com Phone: 307-262-6139

Consultant /Representative: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Submitted:  7-12-2021  
Signature Date

### Project Summary

#### Detailed Description of Proposed Land Use:

I AM CONVERTING A PREVIOUS COMMERCIAL PROPERTY INTO  
A HOME. NO WATER OR SEWER HOOKUPS PRIOR TO  
ME BUYING THE PROPERTY.

Commercial/Industrial – Type of business, expected number of employees. Provide records for comparable projects.

### Overall Site Summary

Total Lot Size:	<u>4320</u> SF	( <u>.099</u> Ac)
Building Coverage	<u>2132</u> SF	<u>49</u> % of Total Lot Size
Walks, Drives, Parking	<u>2188</u> SF	<u>51</u> %
Landscaped Areas – Irrigated	<u>Ø</u> SF	_____ %
Landscaped Areas – Right-of-way	<u>Ø</u> SF	_____ %
Landscaped Areas – Non-Irrigated	<u>Ø</u> SF	_____ %

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## Irrigation Demand

### I. All Uses - General L.S. areas (parks, common area, greenbelts, entry features, right of way, etc.)

a. Spray-irrigated Area - i.e., Sod/Seed	SF	÷ 43,560 =	Acres
			x 2.5 AF/Ac =
<b>b. Spray-irrigation Demand</b>			<b>AF</b>
c. *Drip-irrigated Area - i.e., mulched beds	SF	÷ 43,560 =	Acres
			x 1.5 AF/Ac =
<b>d. *Drip-irrigated Demand</b>			<b>AF</b>
e. *Xeriscape-irrigated Area	SF	÷ 43,560 =	Acres
			x 1.0 AF/Ac =
<b>f. *Xeric-irrigated Demand</b>			<b>AF</b>
<b>I. Irrigation Demand (b + d + f)</b>			<b>AF</b>

\*Some non-potable systems are not able to accommodate a demand difference and require all landscape areas at a 2.5 AF/ac rate. If non-potable water is used, check with individual system administrator.

### II. Residential - Single Family Detached (a-c) & Single Family Attached/Townhome/Multifamily (d-f)

a. Total # SFD Lots	Lots	---	---	---
b. Ave Irrigated SF/Lot	SF/Lot	Total SF	÷ 43,560 =	Acres
				X 2.5 ac-ft/ac
<b>c. Irrigation Demand</b>				<b>AF</b>
d. Total # SFA/TH/MF Units	Units			
e. Ave Irrigated SF/Unit	SF/Unit	Total SF	÷ 43,560 =	Acres
				X 2.5 ac-ft/ac
<b>f. Irrigation Demand</b>				<b>AF</b>
<b>II. Irrigation Demand (c + f)</b>				<b>AF</b>

III. TOTAL Irrigation Demand: I + II =                      AF

### IV. Indoor Use

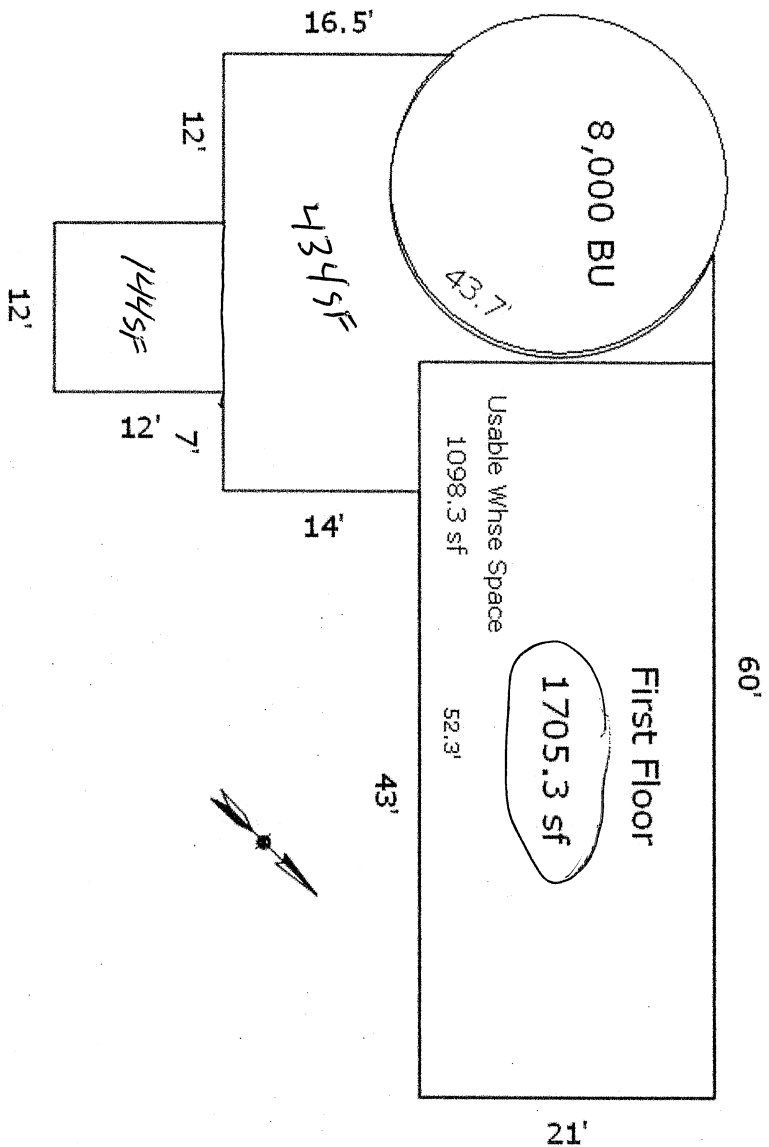
Land Use	# Units / Lots / SF	Municipal Code Rates	Annual Requirement (AF)
<input checked="" type="checkbox"/> Single Family Detached	/ Lots	x 0.33 AF/Lot	.33 AF
<input type="checkbox"/> Single Family Attached / TH / Multifamily	Units	x 0.29 AF/Unit	AF
<input type="checkbox"/> General Commercial	SF	x 0.10 GPD/SF x 0.00112 =	AF
<input type="checkbox"/> General Office	SF	x 0.16 GPD/SF x 0.00112 =	AF
<input type="checkbox"/> Light Industrial / Flex	SF	x 0.06 GPD/SF x 0.00112 =	AF
<input type="checkbox"/> Other (describe*):	SF	*Attach detailed explanation of proposed AF calculation	AF
<b>Total Indoor Use (a + b + c + d + e + f)</b>		---	<b>.33 AF</b>

### ANNUAL WATER USE

	Demand	Factor	Consumptive Use
Total Irrigation Use (from III.)	<u>                    </u> AF	x 0.85 =	<u>                    </u> AF
Total Indoor Use (from IV.)	<u>.33</u> AF	x 0.05 =	<u>.0165</u> AF
<b>TOTAL Annual Water Use</b>	<b>AF</b>	<b>---</b>	<b>.0165 AF</b>

# Account: R4512186

## Building 1 – Page 1



Sketch by Apex Medina™



Google

Raymond Ave

