




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: FEBRUARY 21, 2023
File: APPLICATION AND INCLUSION

Applicant Name: Timothy Harmon Separate Property Trust and Stacy Walker Separate Property Trust

Type of Use: Domestic X Commercial
Industrial Agricultural

Amount: 0.9 AF 0.033 cfs 15 gpm

Location: Area 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 **Cost:** \$2,000

This application covers depletions associated two single family dwellings (or home and ADU) and 0.40 acres of lawn and landscape irrigation associated with a property owned by Timothy Harmon Separate Property Trust and Stacy Walker Separate Property Trust (Applicants). Total contract depletions are 0.9 acre-feet (AF) as shown on the attached table.

The Applicant owns an approximate 0.936-acre property located in the SW1/4 NE1/4 of Section 16, Township 9 South, Range 85 West of the 6th Principal Meridian (P.M.) in Pitkin County (Parcel No. 264316101005). The physical address is 102 N. Little Texas Lane, Woody Creek. A vicinity map depicting the properties 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 an existing well (Permit No. 115867) located in the NW/4 SE1/4 of Section 16, Township 9 South, Range 85 West of the 6th P.M. at a point UTM NAD83 Z13 4348512.9m N, 337259.2 E. The Applicant will need to repermit the well with the Division of Water Resources if the contract is approved.

Water User :

Timothy Harmon Separate Property Trust and Stacy Walker Separate Property Trust

Analysis Date :	February 21, 2023	
District Area:	A-3	
Source Series:	4	
Maximum Demand:	15	0.033
	(GPM)	(CFS)

BASALT WATER CONSERVANCY DISTRICT
WATER REQUIREMENTS
(acre feet)

Month	Total Demand						Consumptive Use						(13)* Delayed Depletions	(14) Source of Aug/Replace
	(1) Domestic In-house	(2) Pond Evap.	(3) Lawn Irrigation	(4) Crop Irrigation	(5) Livestock	(6) TOTAL	(7) Domestic In-house	(8) Pond Evap.	(9) Lawn Irrigation	(10) Crop Irrigation	(11) Livestock	(12)* TOTAL		
January	0.033	0.000	0.000	0.000	0.000	0.033	0.005	0.000	0.000	0.000	0.000	0.006	0.073	GNM
February	0.030	0.000	0.000	0.000	0.000	0.030	0.005	0.000	0.000	0.000	0.000	0.005	0.072	GNM
March	0.033	0.000	0.000	0.000	0.000	0.033	0.005	0.000	0.000	0.000	0.000	0.006	0.071	GNM
April	0.032	0.000	0.008	0.000	0.000	0.040	0.005	0.000	0.006	0.000	0.000	0.013	0.070	GNM
May	0.033	0.000	0.173	0.000	0.000	0.206	0.005	0.000	0.138	0.000	0.000	0.159	0.069	GNM
June	0.032	0.000	0.230	0.000	0.000	0.262	0.005	0.000	0.184	0.000	0.000	0.210	0.068	GNM
July	0.033	0.000	0.214	0.000	0.000	0.247	0.005	0.000	0.171	0.000	0.000	0.195	0.069	GNM
August	0.033	0.000	0.125	0.000	0.000	0.158	0.005	0.000	0.100	0.000	0.000	0.117	0.069	GNM
September	0.032	0.000	0.115	0.000	0.000	0.147	0.005	0.000	0.092	0.000	0.000	0.107	0.071	GNM
October	0.033	0.000	0.023	0.000	0.000	0.057	0.005	0.000	0.019	0.000	0.000	0.026	0.073	GNM
November	0.032	0.000	0.000	0.000	0.000	0.032	0.005	0.000	0.000	0.000	0.000	0.005	0.074	GNM
December	0.033	0.000	0.000	0.000	0.000	0.033	0.005	0.000	0.000	0.000	0.000	0.006	0.075	GNM
TOTALS -->	0.392	0.000	0.887	0.000	0.000	1.279	0.059	0.000	0.710	0.000	0.000	0.854	0.854	

Assumptions					
(1)	NUMBER OF RESIDENCES	1	(5)	# of Livestock @ 11 gals/day	0
	# persons/residence	3.5	(7)	% CU for Domestic/Commercial	15
	# gallons/person/day	100			
(2)	Commercial/Other Demand (af)	0.000	(9)	% Lawn Irrig. Efficiency	80
				Consumption of Irrig. (af/ac)	1.774
(3)	Sq. Ft. of Lawn Irrigated	17,424	(10)	% Crop Irrig. Efficiency	80
	Lawn Application Rate (af/ac)	2.218		Consumption of Irrig. (af/ac)	0.000
(4)	Acres of Crop Irrigated	0.00	(9-10)	Elevation (feet)	7330
	Crop Application Rate (af/ac)	0.000			

Area A-3
Exisiting Permit No. 115867
Roaring Fork River
Type A Well

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

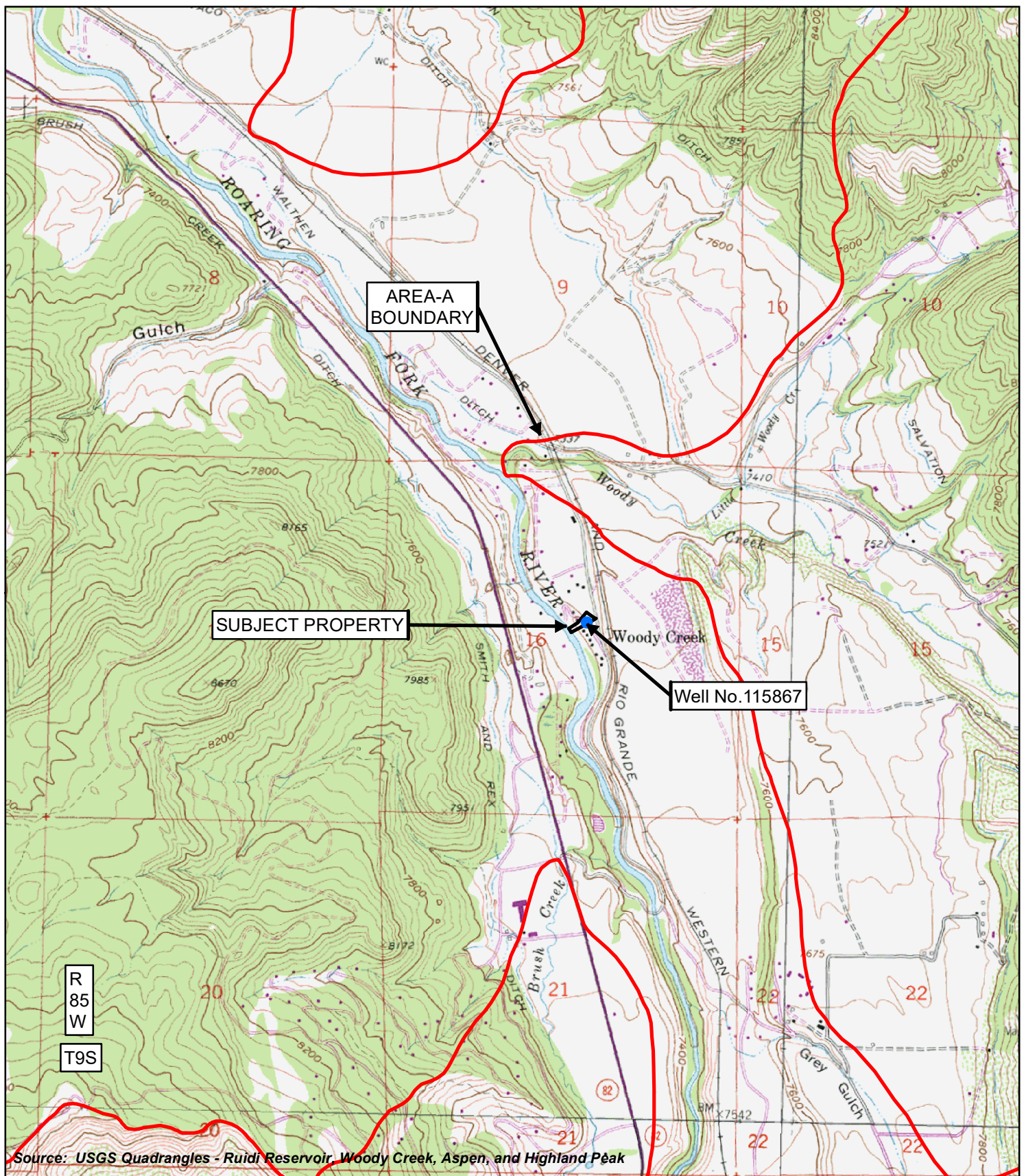
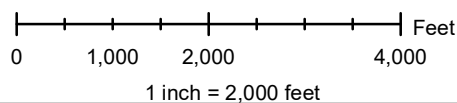


Figure 1: Timothy Harmon & Stacy Walker Separate Property Trusts
Water Allotment Contract Application
Basalt Water Conservation District



Date: 2023-02-16
 File: 20033BWCD1-23(4)
 Drawn: MDH
 Approved: EFM

**APPLICATION FOR WATER ALLOTMENT CONTRACT
BASALT WATER CONSERVANCY DISTRICT**

1. Applicant(s) Contact Information
 - a. Name: Timothy Harmon Separate Property Trust and Stacy Walker Separate Property Trust c/o Stacy Walker
 - b. Mailing Address: 525 S Original Street, Apt E
Aspen CO 81611
 - c. Street Address: 102 N. Texas Lane, Woody Creek, CO 81656
 - d. Telephone Numbers: 713-398-1892
 - e. Email Address: swalker1312@me.com
 - 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:
Stacy Higgs, 415-254-5875
 - 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: NA
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)*:

A parcel of land situated in Section 16, Township 9 South, Range 85 West of the 6th Principal Meridian, being more particularly described as follows:

Beginning at a point whence the N1/4 of said Section 16 bears N 09°44'00" W, 2471.08 feet; thence S 60°54'00" W, 310 feet more or less along the Northerly line of Lot 4, Little Texas Subdivision to the bank of the Roaring Fork River; thence Northwesterly 73 feet more or less along said bank to the Southwest corner of Lot 2 of Little Texas Subdivision; thence along the Southerly boundary of said Lot 2 the following two (2) courses:

N 56°45'00" E 170 feet more or less;

N 40°37'55" E 204.90 feet to the Southwesterly line of a court decree quieting title recorded April 12, 2007 as Reception No. 536578; thence along said Southwesterly line of court decree the following three (3) courses:

S 53°38'39" E 73.81 feet;

S 56°18'50" E 79.07 feet;

S 69°41'45" E 16.64 feet;

thence leaving said court decree line; S 12°49'00" E a distance of 5.85 feet to said Northerly line of Lot 4; thence along said Northerly line of Lot 4 S 60°54'00" W a distance of 105.23 feet (125.23 feet deed) to the Point of Beginning.

County of Pitkin, State of Colorado.

*also known by street and number as: 102 N Little Texas Lane, Woody Creek, CO 81656
assessor's schedule or parcel number: 264316101005*

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 Little Texas Lot R Well.

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

Legal Description: SW Quarter, NE Quarter, Section 16, Township 9 S,
Range 85 W, of the 6th Principal Meridian, at a location 2345 feet from the N
Section line and 2270 feet from the East Section line.

UTM Coordinates (NAD 83):

Northing: _____.

Easting: _____.

_____ Zone 12 / _____ Zone 13.

If diversion point is a well, please provide the Well Permit No. 115867.

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)

☒ 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: _____. (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?
None
10. What other uses of water occur on the property?
None

Please complete the section below if you selected domestic/municipal use on Page 3.

DOMESTIC/MUNICIPAL WATER USES

In-House

Single family residential home(s)	Number of Units: <u>1</u>
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 0.4 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:

VERIFICATION

STATE OF COLORADO)

) ss.

COUNTY OF GARFIELD)

I, STACY WALKER (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: 02/21/23

By: Stacy Walker

Print Name: STACY WALKER

Title: Trustee

Subscribed and sworn before me this 21 day of February, 2023 by
Stacy Walker

Witness my hand and seal.

[Signature]
Notary Public

My commission expires:

06/23/2024

MELODY LYNN MORRIS
Notary Public
State of Colorado
Notary ID # 19964009424
My Commission Expires 06-23-2024