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: Soulfire Ranch, LLC

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

Amount: __4.4__AF __0.145__ cfs __65__ 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 covers depletions associated with in-house domestic use (main residence, barn and 3 tiny homes; total of 4.0 EQR), up to 25,000 square feet of irrigation from a well, and up to 2.0 acres of irrigation from a pump & pipeline (total irrigation cannot exceed 2.0 acres) for a property owned by Soulfire Ranch, LLC (Applicant). Total contract depletions are 4.4 acre-feet (AF) as shown on the attached table.

The Applicant owns an approximate 2.8 acre property located in the NW1/4 NW1/4 of Section 6, Township 9 South, Range 85 West of the 6th Principal Meridian (P.M.) in Pitkin County (Parcel No. 264306200007). The physical address is 4054 Lower River Road. 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 for the in-house use and up to 25,000 square feet of irrigation is the Soulfire Ranch Well (Permit No. 66136; 15 gpm) located in the NW1/4 NW1/4 of Section 6, Township 9 South, Range 85 West of the 6th Principal Meridian P.M. at a point UTM NAD83 4352327m N, 333410mE. The Applicant will obtain a new -F well permit once the contract is issued.

The primary source of supply for the remaining 1.43 acres of irrigation (up to 2.0 total irrigated acres including the well) is the Soulfire Pump & Pipeline (50 gpm) located in the NW1/4 NW1/4 of Section 6, Township 9 South, Range 85 West of the 6th Principal Meridian P.M. at a point 577 feet from the north section line and 930 feet from the east section line -or- UTM NAD83 4352397m N, 333360mE.

Water User :	Soulfire Ranch LLC
Analysis Date :	June 4, 2024
District Area:	A-3
Source Series:	4
Maximum Demand:	65 (GPM) 0.145 (CFS)

BASALT WATER CONSERVANCY DISTRICT
WATER REQUIREMENTS
(acre feet)

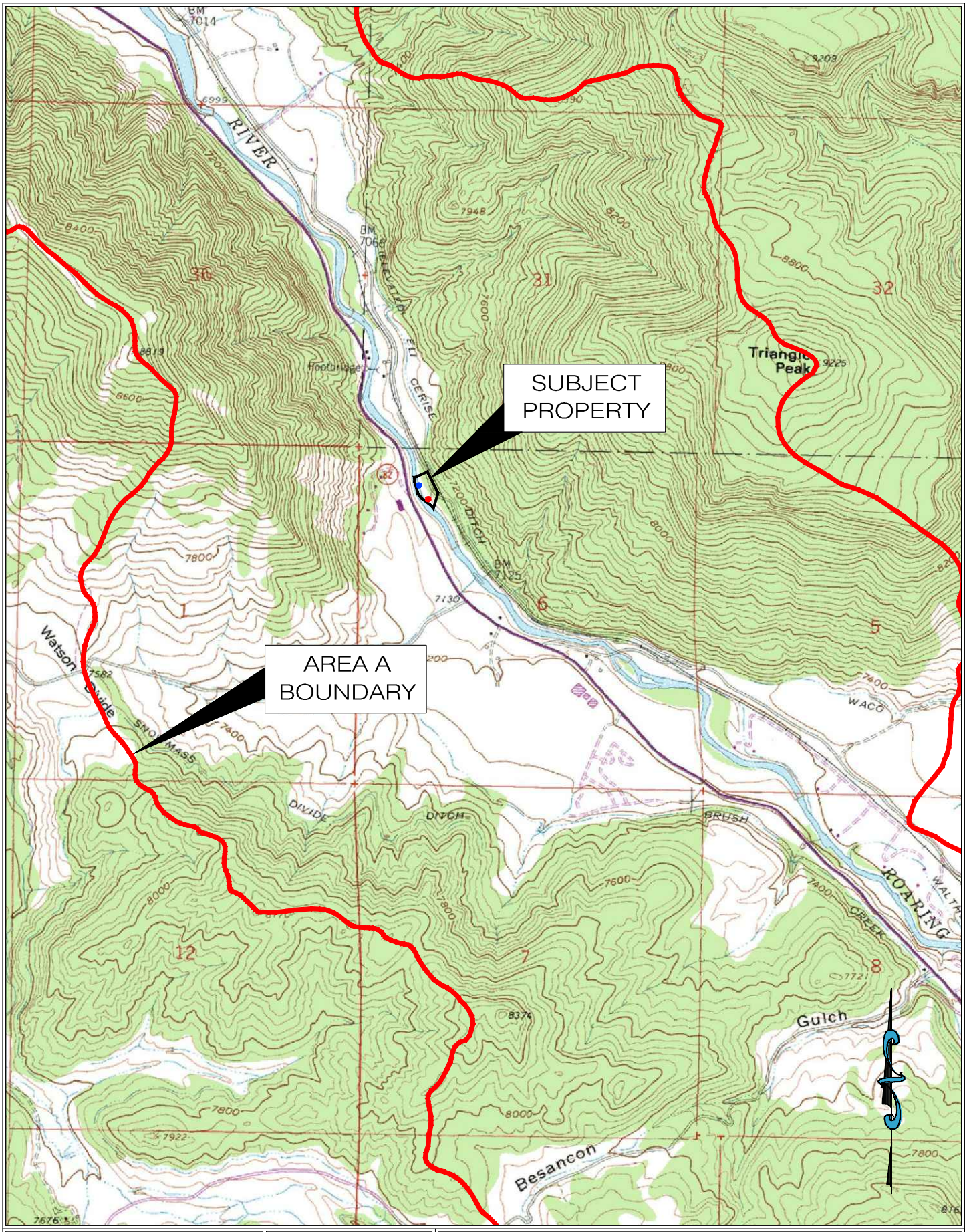
	Total Demand						Consumptive Use							
Month	(1) Domestic In-house	(2) Pond Evap.	(3) Well Irrigation	(4) P&P Irrigation	(5) Livestock	(6) TOTAL	(7) Domestic In-house	(8) Pond Evap.	(9) Well Irrigation	(10) P&P Irrigation	(11) Livestock	(12)* TOTAL	(13)* Delayed Depletions	(14) Source of Aug/Replace
January	0.133	0.000	0.000	0.000	0.000	0.133	0.020	0.000	0.000	0.000	0.000	0.022	0.082	GNM
February	0.120	0.000	0.000	0.000	0.000	0.120	0.018	0.000	0.000	0.000	0.000	0.020	0.082	GNM
March	0.133	0.000	0.000	0.000	0.000	0.133	0.020	0.000	0.000	0.000	0.000	0.022	0.082	GNM
April	0.129	0.000	0.020	0.050	0.000	0.200	0.019	0.000	0.016	0.040	0.000	0.084	0.134	GNM
May	0.133	0.000	0.255	0.633	0.000	1.021	0.020	0.000	0.204	0.506	0.000	0.811	0.717	GNM
June	0.129	0.000	0.335	0.831	0.000	1.295	0.019	0.000	0.268	0.665	0.000	1.058	0.931	GNM
July	0.133	0.000	0.312	0.776	0.000	1.222	0.020	0.000	0.250	0.621	0.000	0.990	0.879	GNM
August	0.133	0.000	0.184	0.458	0.000	0.776	0.020	0.000	0.148	0.367	0.000	0.594	0.562	GNM
September	0.129	0.000	0.169	0.420	0.000	0.718	0.019	0.000	0.135	0.336	0.000	0.545	0.517	GNM
October	0.133	0.000	0.040	0.099	0.000	0.272	0.020	0.000	0.032	0.079	0.000	0.146	0.188	GNM
November	0.129	0.000	0.000	0.000	0.000	0.129	0.019	0.000	0.000	0.000	0.000	0.021	0.083	GNM
December	0.133	0.000	0.000	0.000	0.000	0.133	0.020	0.000	0.000	0.000	0.000	0.022	0.082	GNM
TOTALS -->	1.568	0.000	1.316	3.269	0.000	**6.152**	0.235	0.000	1.052	2.615	0.000	4.336	**4.336**	

Assumptions

(1)	NUMBER OF RESIDENCES	4	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)	1.834	
(3)	Sq. Ft. of Lawn Irrigated	25,000		(10)	% Pump & Pipeline Irrig. Efficiency	80	
	Lawn Application Rate (af/ac)	2.292			Consumption of Irrig. (af/ac)	1.834	
(4)	Acres of Crop Irrigated	1.43	62,120 ft^2	(9-10)	Elevation (feet)	7095	
	Crop Application Rate (af/ac)	2.292					
				*(12)	Total Includes 5% Transit Loss		
					10% from Green Mtn.		

Area A-3
Roaring Fork River
Type A Well
Permit No. 66136

Up to 25,000 sq feet irrig from well.
Balance of irrigation supplied by River.



LRE WATER

0 1,000 2,000

Scale: 1"=2,000'

Figure 1: Soulfire Ranch LLC

Water Allotment Contract Application
Basalt Water Conservancy District

Job No. 20033BWCD1-20(4)
Date: 05/30/2024

Rev. 03/13

APPLICATION FOR WATER ALLOTMENT CONTRACT
BASALT WATER CONSERVANCY DISTRICT

1. Applicant(s) Contact Information

   a. Name: **Soulfire Ranch LLC**

   b. Mailing Address: **Soulfire Ranch LLC**
   2211 Norfolk, Suite 800
   Houston, TX 77098

   c. Street Address: **4054 Lower River Road**
   Snowmass, CO 81654

   d. Telephone Numbers: **713-655-1405**

   e. Email Address: **jblack@dalyblack.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:

   N/A.

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.): **Single family home and guest homes.**

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)*: **4054 Lower River Road, Snowmass, CO 81654. 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: **Soulfire Ranch Pump & Pipeline.**

Type of Diversion: **Pump and pipeline.**

Legal Description: NW ¼ NW ¼ of Section 6, Township 9 South, Range 85 West of the 6th P.M., at a distance of 577 feet from the North section line and 930 feet from the West section line.

UTM Coordinates (NAD 83):

Northing: **4352397**

Easting: **333360**

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

If diversion point is a well, please provide the Well Permit No. ___**N/A**___.

Is the well operational/active? _____ Yes, _____ No

Is there currently an operating well meter? _____ Yes, _____ No

Notice: A valid well permit with operating well meter will be required under the contract.

6. Name of Diversion: **Soulfire Ranch Well.**

Type of Diversion: **Well.**

Legal Description: NW Quarter, NW Quarter, Section 6, Township 9S, Range 85 W, of the 6th Principal Meridian.

UTM Coordinates (NAD 83):

Northing: **4352327**

Easting: **333409.7**

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

If diversion point is a well, please provide the Well Permit No. ___**66136**___.

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

Is there currently an operating well meter? _____ Yes, _____ No

Notice: A valid well permit with operating well meter will be required under the contract.

7. 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: _____.

8. Proposed waste water treatment system: (please check)

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

9. 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: **June 21, 2012. Pitkin County Administrative Decision No. 39-2012 is attached.**

10. What other water rights are associated with or used on the property?
    Well permit no. 66136.

11. What other uses of water occur on the property?
    Domestic use from well permit no. 66136 inside a main house, barn, and three tiny homes.

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: **3**

Irrigation (lawns, parks, open space)

Total area to be irrigated _____ Sq. Ft. or **2** 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:
Note, the well may provide up to 25,000 square feet of irrigation. The total irrigated area, whether only from the Soulfire Ranch Pump & Pipeline or in combination with Soulfire Ranch Well will not exceed 2.0 acres.

I, John Scott Black (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: 5/9/24 By: _____

Print Name: John Scott Black

Title: Manager Soutar Ranch LLC

Subscribed and sworn before me this 9 day of May, 2024 by Darwin Blanco

Witness my hand and seal.

_____
Notary Public

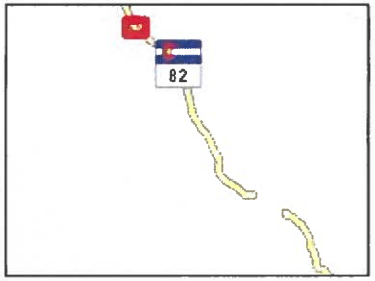
My commission expires:

DARWIN BLANCO
Notary Public, State of Texas
Comm. Expires 08-25-2024
Notary ID 132641998

Pitkin Maps & More

Location Map

Map Created on 2:40 PM 05/20/24 at http://www.pitkinmapsandmore.com



Legend

- Road
  - State Highway
  - Primary Road
  - Secondary Road
  - Service Road
- County Line
- Town Boundary
- Federal Land Boundary
  - BLM
  - State of Colorado
  - USFS

Notes

1,504.7 0 752.33 1,504.7 Feet

1: 9,028

WGS_1984_Web_Mercator_Auxiliary_Sphere

THIS MAP IS FOR INFORMATIONAL PURPOSES. Pitkin County GIS makes no warranty or guarantee concerning the completeness, accuracy, or reliability of the content represented.