

<p>DISTRICT COURT, WATER DIVISION NO. 5, STATE OF COLORADO</p> <p>109 8th Street, Suite 104 Glenwood Springs, Colorado 81601</p> <hr/> <p>CONCERNING THE APPLICATION FOR WATER RIGHTS OF DOUGLAS L. ZOOK</p> <p>In the Colorado River and its tributaries</p> <p>IN GRAND COUNTY</p> <hr/> <p>Jennifer M. DiLalla, #40319 Cameron J. Abatti, #59258 Moses, Wittemyer, Harrison and Woodruff, P.C. 2595 Canyon Boulevard, Suite 240 Boulder, Colorado 80302 (303) 443-8782 jdilalla@mwhw.com; cabatti@mwhw.com</p>	<p>DATE FILED November 25, 2025 9:29 AM FILING ID: FBC97BED71902 CASE NUMBER: 2025CW3180</p> <p>▲ COURT USE ONLY ▲</p> <hr/> <p>Case No.: 2025CW3____ (2018CW3027)</p>
<p>APPLICATION FOR FINDINGS OF REASONABLE DILIGENCE</p>	

1. Name, address, and telephone number of Applicant:

Douglas L. Zook
Zook Management, LLC
2938 Columbia Ave. Ste. 401
Lancaster, Pennsylvania 17603
(307) 271-1575
doug@zookmanagement.com

CONDITIONAL GROUND WATER RIGHTS

2. Crestview Ranch Well No. 1:

2.1 Original decree: Case No. 18CW3027, entered November 29, 2019, District Court, Water Division 5 (“18CW3027 Decree”).

2.2 Decreed Location: SE1/4 NW1/4 Section 34, T2N, R76W of the 6th P.M., 2,840 feet from the south section line and 1,520 feet from the west section line of said

Section 34, in Grand County, as shown on **Exhibit A**. Approximate UTM coordinates of the well are 423595 Easting, 4438268 Northing, NAD 83, Zone 13. The street address of Crestview Ranch is 1463 County Road 608, Granby, CO 80446 (Great Divide Head Lettuce Colony Subdivision, Lot 27).

- 2.3 Depth: 127 feet.
 - 2.4 Source: Ground water tributary to Smith Creek, tributary to the Colorado River.
 - 2.5 Permit No.: Pending.
 - 2.6 Appropriation date: March 2, 2018.
 - 2.7 Rate and Volume: 15 gallons per minute (“gpm”); 4.6 acre-feet per year, cumulative with the volume decreed to Crestview Ranch Well No. 2, as described in paragraph 3 below; CONDITIONAL.
 - 2.8 Use: Those beneficial uses associated with current and future operation of Crestview Ranch, including without limitation commercial use; domestic indoor use; landscape irrigation of approximately 10,000 square feet of bluegrass lawn and 1,000 square feet of trees, shrubs, flowers, and gardens; livestock watering; wash-down of equipment and outdoor facilities; hot tub use; and maintenance of water levels in Crestview Ranch Pond by replacement of evaporation and seepage losses. The location of all uses is Crestview Ranch, as described in paragraph 2.2 and as shown on **Exhibit A**; the location of landscape irrigation use is more particularly shown on **Exhibit B**. Use for maintenance of water levels is within the high-water line of Crestview Ranch Pond.
 - 2.9 Plan for augmentation: As described in the 18CW3027 Decree (“18CW3027 Augmentation Plan”).
3. Crestview Ranch Well No. 2:
 - 3.1 Original decree: 18CW3027 Decree.
 - 3.2 Decreed Location: SE1/4 NW1/4 Section 34, T2N, R76W of the 6th P.M., 2,500 feet from the north section line and 1,940 feet from the west section line of said Section 34, in Grand County, as shown on **Exhibit A**. Approximate UTM coordinates of the well are 423724 Easting, 4438231 Northing, NAD 83, Zone 13.
 - 3.3 Depth: N/A (not yet completed).
 - 3.4 Source: Ground water tributary to Smith Creek, tributary to the Colorado River.

- 3.5 Permit No.: None.
- 3.6 Appropriation date: March 2, 2018.
- 3.7 Rate and Volume: 15 gpm; 4.6 acre-feet per year, cumulative with the volume decreed to Crestview Ranch Well No. 1, as described in paragraph 2.7 above, CONDITIONAL.
- 3.8 Use: All beneficial uses also claimed for Crestview Ranch Well No. 1, as described in paragraph 2.8 above.
- 3.9 Plan for augmentation: 18CW3027 Augmentation Plan.

CONDITIONAL RECHARGE WATER RIGHT

- 4. Crestview Ranch Recharge Right:
 - 4.1 Original decree: 18CW3027 Decree.
 - 4.2 Decreed Location: SE1/4 NW1/4 and the SW1/4 NW1/4 Section 34, T2N, R76W of the 6th P.M., 2,058 feet from the North section line and 1,227 feet from the West section line of said Section 34, in Grand County, as shown on **Exhibit A**. Approximate UTM coordinates of the Recharge Site are 423535 Easting, 4438386 Northing, NAD 83, Zone 13.
 - 4.3 Source: Strawberry Creek, tributary to the Fraser River and the Colorado River.
 - 4.4 Appropriation date: August 29, 2018.
 - 4.5 Rate and volume: 1.0 cfs; 4.0 acre-feet per year; CONDITIONAL.
 - 4.6 Use: Fully consumptive augmentation and replacement purposes within the 18CW3027 Augmentation Plan.

CONDITIONAL STORAGE WATER RIGHT

- 5. Crestview Ranch Pond storage water right:
 - 5.1 Original decree: 18CW3027 Decree.
 - 5.2 Decreed Location: SE1/4 NW1/4 Section 34, T2N, R76W of the 6th P.M., 2,175 feet from the North section line and 1,458 feet from the West section line of said Section 34, in Grand County, as shown on **Exhibit A**. Approximate UTM

coordinates of the Crestview Ranch Pond are 423594 Easting, 4438347 Northing, NAD 83, Zone 13.

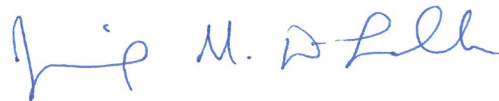
- 5.3 Source: Strawberry Creek, tributary to the Fraser River and the Colorado River.
- 5.4 Appropriation date: August 29, 2018.
- 5.5 Rate and volume: 1.0 cfs; 4.224 acre-feet per year; CONDITIONAL.
 - 5.5.1 Maximum surface area: 0.929 acres.
 - 5.5.2 Maximum storage volume: 2.112 acre-feet.
- 5.6 Use: Within the high-water mark of Crestview Ranch Pond: recreational, piscatorial, and wildlife purposes. After storage: irrigation and livestock-watering purposes on Crestview Ranch, and augmentation and replacement purposes within the 18CW3027 Augmentation Plan.
6. Subject Water Rights: Together, the conditional water rights described in paragraphs 2 through 5 above are referred to in this Application as the “Subject Water Rights.”
7. Detailed outline of work and expenditures toward completion of the appropriations and application of the water to beneficial use: The diligence period for the Subject Water Rights is November 2019 through November 2025 (“Diligence Period”). During the Diligence Period, Mr. Zook worked diligently to develop the Subject Water Rights, complete the appropriations, and place the water to beneficial use, as demonstrated by the representative but non-exclusive list of activities and expenditures in paragraphs 7.1 through 7.7 below.
 - 7.1 Mr. Zook is in the process of developing and expanding the capacity of Crestview Ranch as an event site, with the goal of hosting 30 guests 4 days per week, 45 weeks per year (5,400 guests per year), for weddings, reunions, and other large gatherings. Mr. Zook also plans to host 40 day-long events at Crestview Ranch, for an additional total of 150 guests per year. Development of the venue was delayed due to Covid-related shutdowns, which effectively prevented Crestview from hosting events for multiple years. Mr. Zook’s legal dispute with Grand County, litigated in Case No. 24CV30027, also created uncertainty for development of the venue. That case was resolved in January of 2025, allowing Mr. Zook to proceed with development of the site at its planned size and capacity.
 - 7.2 Mr. Zook pumped Crestview Ranch Well No. 1 under its exempt well permit for limited indoor domestic use; and delivered water to the Crestview Ranch Recharge Site under free river conditions in May 2024 and April 2025.

- 7.3 Mr. Zook spent more than \$20,000 to construct the recharge site and to obtain and install measuring devices for administration of the Subject Water Rights.
- 7.4 Mr. Zook is remodeling the Crestview Ranch event site to include additional bathrooms, a new septic system, and a new façade, at a cost of more than \$80,000.
- 7.5 Mr. Zook spent approximately \$2,145 to maintain his augmentation contract with Middle Park Water Conservancy District.
- 7.6 Mr. Zook spent approximately \$7,728 in legal fees on development of Crestview Ranch through planning work and on development and protection of the Subject Water Rights.
- 7.7 Mr. Zook spent approximately \$2,016 in costs for engineering consultants in support of development of the Subject Water Rights.
8. Names and addresses of owners or reputed owners of the land upon which any new diversion or storage structure, or modification to any existing diversion or storage structure, is or will be constructed or upon which water is or will be stored, including any modification to the existing storage pool: Mr. Zook.

WHEREFORE, Mr. Zook requests that the Water Court enter a decree (i) finding that Mr. Zook exercised reasonable diligence with respect to the Subject Water Rights during the Diligence Period, and (ii) continuing those conditional water rights in full force and effect for an additional diligence period.

Respectfully submitted this **25th** day of November, 2025.

MOSES, WITTEMYER, HARRISON AND
WOODRUFF, P.C.



Jennifer M. DiLalla, #40319
Cameron J. Abatti, #59258

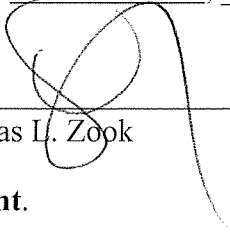
ATTORNEYS FOR APPLICANT,
DOUGLAS L. ZOOK

***E-filed per C.R.C.P. 121 § 1-26 via Colorado Courts E-Filing Service.
A printed or printable copy of this document bearing the original, electronic, or scanned
signature(s) is on file at the offices of Moses, Wittemyer, Harrison and Woodruff, P.C.***

VERIFICATION

I declare under penalty of perjury under the law of Colorado that the foregoing is true and correct.

Executed on the 24 day of November, 2025, at Cape Coral, FL.



Douglas L. Zook

The person signing this Verification is the **Applicant**.

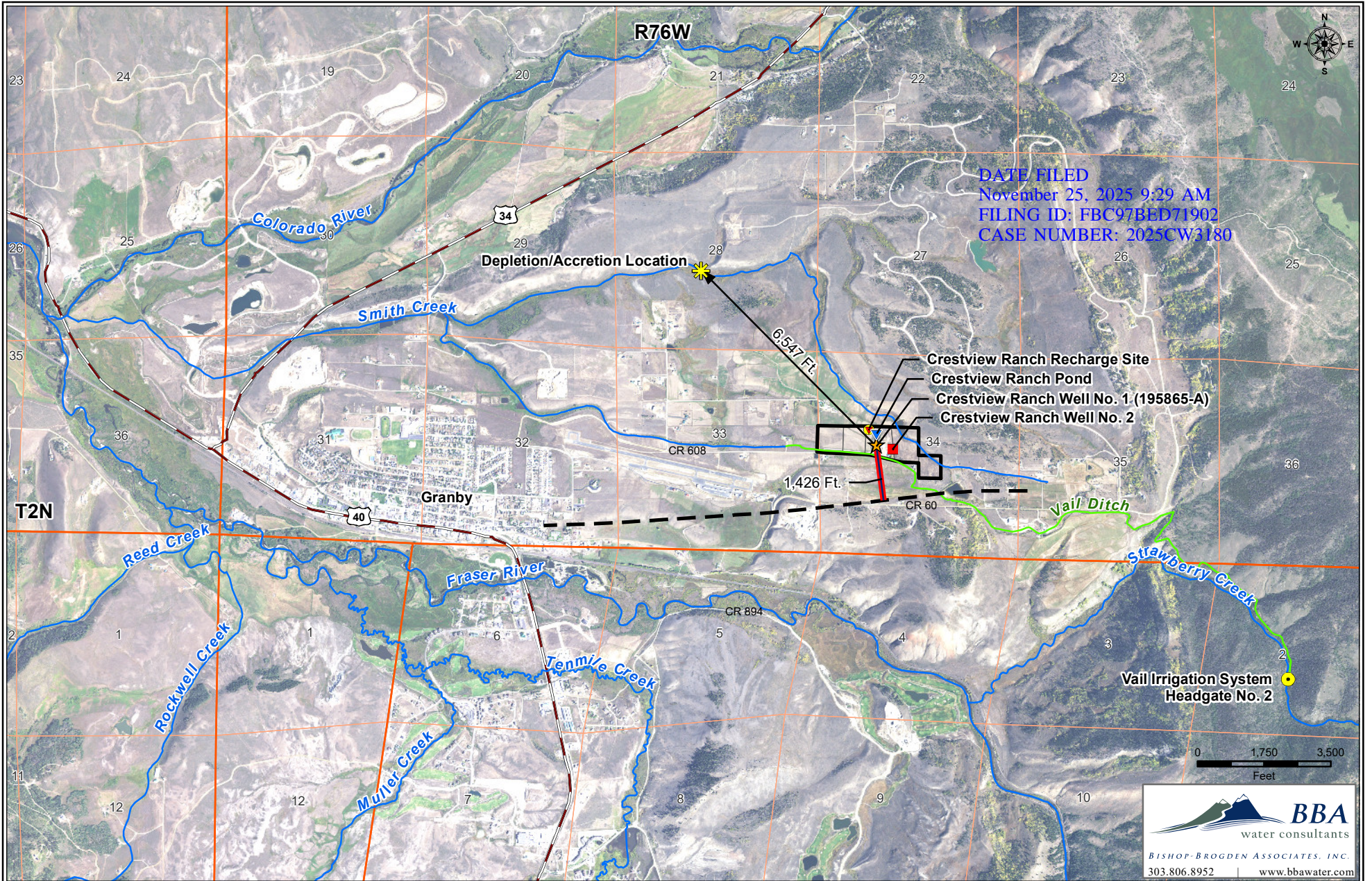
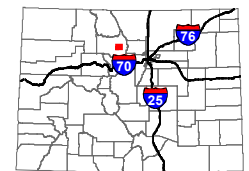


Exhibit A Crestview Ranch General Location Map

Date: 2/14/2019 | Job No. 1734.00

Legend

- ★ Crestview Ranch Well No. 1 (195865-A)
 - Crestview Ranch Well No. 2
 - ⬇ Crestview Ranch Recharge Site
 - ⬇ Crestview Ranch Pond
 - Heagate
 - ⚡ Depletion/Accretion Location
 - Distance to Aquifer Boundary
 - ➔ Distance to Stream Flow
 - Geologic Fault
 - Stream
 - Canal/Ditch
 - ▭ Crestview Ranch
- Aerial Photo Date: 9/21/2017, USDA-NAIP
Data Source: Grand County, CDSS, CDOT, USGS, BLM





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Exhibit B Crestview Ranch Irrigated Area Map

Date: 11/24/2025 | Job No. 1734.00
 Aerial Photo: 10/2/2025, Google Earth
 Data Source: Grand County, CDSS, CDOT, USGS, BLM

Legend

- ★ Crestview Ranch Well No. 1 (195865-A)
- Crestview Ranch Well No. 2
- ▭ Crestview Ranch

- Crestview Ranch Pond
- Crestview Ranch Recharge Site
- Irrigated Area**
- Grass - Approx. 10,000 Sq. Ft.
- Shrubs - Approx. 1,000 Sq. Ft.

