




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:** JULY 6, 2023  
**File:** APPLICATION

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**Applicant Name:** WJWJ Ranch Holdings, LLC

**Type of Use:** Domestic   X   Commercial         
Industrial        Agricultural       

**Amount:**   0.9   AF   0.033   cfs   15   gpm

**Location:** Area A   A-4   Area B        Inclusion   X    
County:   EAGLE   Contiguous:   No    
BWCD Division:   6  

**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 two single-family dwellings (or home and ADU), barn with bathroom, and 10 livestock on WJWJ Ranch Holdings, LLC property (Applicant). Total contract depletions are 0.9 acre-feet (AF) as shown on the attached table. The Applicant's property is 5.2 acres and is located southwest of Emma. The property is also known as WJWJ Ranch Lot 2 in Eagle County (Parcel ID 246510402009) located in the SE1/4 SE1/4 of Section 10 and the SW1/4 SW1/4 of Section 11, Township 8 South, Range 87 West of the 6<sup>th</sup> P.M. as shown on **Figure 1**.

The source of supply is a proposed well a/k/a WJWJ Ranch Lot 2 Well located in the SE1/4 SE1/4 of Section 10, Township 8 South, Range 87 West of the 6<sup>th</sup> P.M in Pitkin County (UTM NAD83 Z13; Northing: 4359661, Easting: 320241).

The property is also associated with BWCD Contract No. 565 for Lot 2 of the Emma Farms Subdivision. The property was recently re-platted as WJWJ Ranch Lot 2. Contract 565 will be amended downward for the uses on WJWJ Lot 1.

Water User :	WJWJ Ranch Holdings, LLC - Lot 2	
Analysis Date :	July 6, 2023	
District Area:	A	
Source Series:	4	
Maximum Demand:	15	0.033
	(GPM)	(CFS)

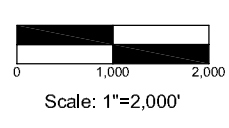
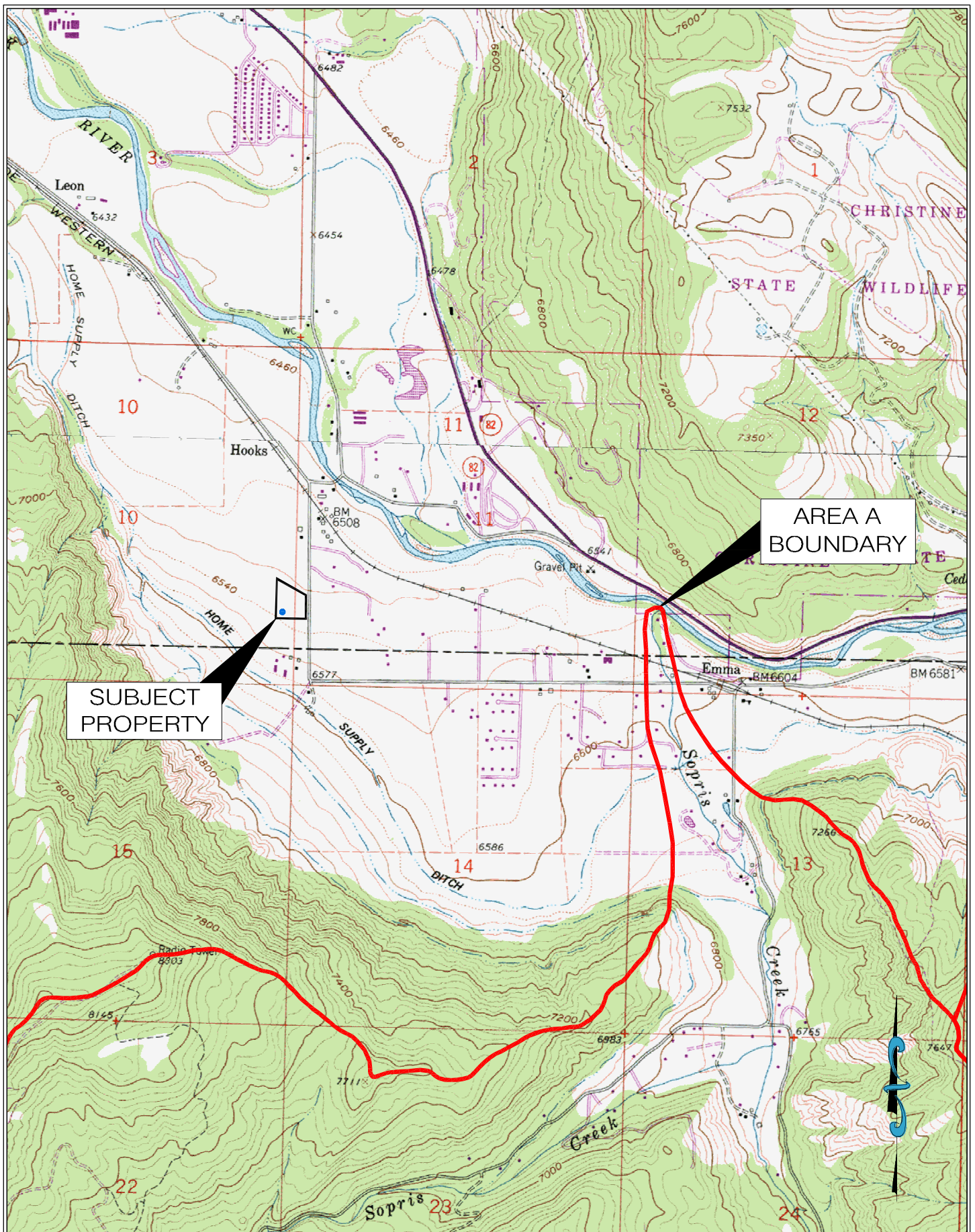
BASALT WATER CONSERVANCY DISTRICT  
WATER REQUIREMENTS  
(acre feet)

Month	Total Demand						Consumptive Use						*(13) Delayed Depletions	(14) Source of Aug/Replace
	(1) Domestic In-house	(2) Commercial or Other	(3) Lawn Irrigation	(4) Crop Irrigation	(5) Livestock	(6) TOTAL	(7) Domestic In-house	(8) Commercial or Other	(9) Lawn Irrigation	(10) Crop Irrigation	(11) Livestock	*(12) TOTAL		
January	0.083	0.00	0.00	0.00	0.010	0.094	0.012	0.00	0.00	0.00	0.010	0.026	0.066	GNM
February	0.075	0.00	0.00	0.00	0.009	0.085	0.011	0.00	0.00	0.00	0.009	0.023	0.064	GNM
March	0.083	0.00	0.00	0.00	0.010	0.094	0.012	0.00	0.00	0.00	0.010	0.026	0.062	GNM
April	0.081	0.00	0.02	0.00	0.010	0.108	0.012	0.00	0.01	0.00	0.010	0.040	0.061	GNM
May	0.083	0.00	0.11	0.00	0.010	0.202	0.012	0.00	0.09	0.00	0.010	0.122	0.061	GNM
June	0.081	0.00	0.14	0.00	0.010	0.228	0.012	0.00	0.11	0.00	0.010	0.147	0.064	GNM
July	0.083	0.00	0.13	0.00	0.010	0.224	0.012	0.00	0.10	0.00	0.010	0.141	0.068	GNM
August	0.083	0.00	0.08	0.00	0.010	0.172	0.012	0.00	0.06	0.00	0.010	0.095	0.071	GNM
September	0.081	0.00	0.07	0.00	0.010	0.162	0.012	0.00	0.06	0.00	0.010	0.088	0.072	GNM
October	0.083	0.00	0.02	0.00	0.010	0.116	0.012	0.00	0.02	0.00	0.010	0.046	0.072	GNM
November	0.081	0.00	0.00	0.00	0.010	0.091	0.012	0.00	0.00	0.00	0.010	0.025	0.071	GNM
December	0.083	0.00	0.00	0.00	0.010	0.094	0.012	0.00	0.00	0.00	0.010	0.026	0.069	GNM
TOTALS -->	0.980	0.00	0.57	0.00	0.123	1.669	0.147	0.00	0.45	0.00	0.123	0.803	0.803	

Assumptions							
(1)	NUMBER OF RESIDENCES	2.5	(5)	# of Livestock @ 11 gals/day	10		
	# 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)	1.972	
(3)	Sq. Ft. of Lawn Irrigated	10,000		(10)	% Crop Irrig. Efficiency	80	
	Lawn Application Rate (af/ac)	2.465			Consumption of Irrig. (af/ac)	0.000	
(4)	Acres of Crop Irrigated	0.00		(9-10)	Elevation (feet)	6540	
	Crop Application Rate (af/ac)	0.000					

Area A-4  
Proposed Type B Well  
Roaring Fork River

\*(12), (13) Total Includes 5% Transit Loss  
10% from Green Mtn.



**Figure 1: WJWJ Ranch Holdings, LLC**  
**Lot 2 WJWJ Ranch**  
 Water Allotment Contract Application  
 Basalt Water Conservancy District

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

1. Applicant(s) Contact Information

- a. Name: **WJWJ Ranch Holdings LLC**
- b. Mailing Address: **c/o John M. Maas, Sr.  
2542 Emma Road  
Basalt, CO 81621**
- c. Street Address: **501 Hooks Lane  
Basalt, CO 81621**
- d. Telephone Numbers: **(970) 456-6962**
- e. Email Address: **[john@inplaceltd.com](mailto:john@inplaceltd.com)**
- f. If Applicant is represented by an Attorney, please provide the Attorney's contact information, including name, address, telephone, and email:

**Paul L. Noto, Esq.  
John M. Sittler, Esq.  
229 Midland Ave  
Basalt, CO 81621  
(970) 920-1030  
[noto@waterlaw.com](mailto:noto@waterlaw.com)  
[sittler@waterlaw.com](mailto:sittler@waterlaw.com)**

- g. Emergency Local Contact Information, including name, address, telephone, and email:

**John M. Maas, Sr.  
2542 Emma Road  
Basalt, CO 81621  
(970) 618-2580 – cell  
(970) 927-2580 – office  
[john@inplaceltd.com](mailto:john@inplaceltd.com)**

- 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: **Same as above.**

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)\*:

**See attached warranty deed and parcel map. The property was formerly included in Basalt Water Conservancy District Allotment Contract No. 565b as Emma Farms Subdivision Lot 2. Emma Farms Subdivision was recently re-platted as WJWJ Ranch. Applicant has applied to amend Contract No. 565b to only cover WJWJ Ranch Lot 1.**

4. Elevation of property:   X   6-7,000 ft.,        7-8,000 ft.,        8-9,000 ft.
5. Name and legal description of water supply diversion point(s):

Name of Diversion:   Lot 2 Well  .

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

Legal Description:   SE   Quarter,   SE   Quarter, Section   10  , Township   8   S, Range   87   W, of the 6<sup>th</sup> Principal Meridian, at a location   169   feet from the   East   Section line and   1,160   feet from the   South   Section line.

UTM Coordinates (NAD 83):

Northing:   4359661  .

Easting:   320241  .

       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,   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)

☒ 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: **Eagle County approved the final plat for WJWJ Ranch on July 28, 2021. The plat is attached.**

9. What other water rights are associated with or used on the property?

**Home Supply Ditch Company shares.**

10. What other uses of water occur on the property?

**Irrigation via Home Supply Ditch.**

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: <u>2.5</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 10,000 Sq. Ft. or \_\_\_\_\_ Acres

Type of irrigation system (please check)

X Sprinkler

\_\_\_\_\_ Flood (irrigation ditch)

Domestic stock watering (cattle, horses)

Number of animals: **10 horses.**

Period of use (months): **Year-round.**

Other domestic/municipal uses not listed: **Fire protection. There will be one main residence, one caretaker unit or ADU, and a barn with a bathroom served by the well, in addition to the irrigation and stockwater uses.**



VERIFICATION

STATE OF CO )  
 ) ss.  
COUNTY OF Pitkin )

I, John M. Maas Sr. (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: 6/23/23

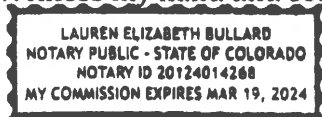
By: \_\_\_\_\_

Print Name: JOHN M. MAAS SR.

Title: MANAGER

Subscribed and sworn before me this 23 day of June, 2023 by  
John M. Maas Sr.

Witness my hand and seal.



My commission expires:

3/19/2024

Lauren Elizabeth Bullard  
Notary Public