




Spheros Environmental
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 3, 2026
File: AMENDMENT – CONTRACT 541

Applicant Name: WJWJ Ranch Holdings, LLC

Type of Use: Domestic Commercial
Industrial Agricultural

Amount: 0.5 AF 0.033 cfs 15.0 gpm (maximum evaporation rate)

Location: Area A A-3 Area B Inclusion
County: PITKIN Contiguous:
BWCD Division: 6

Mid Valley Metro District Notice Required? Yes No

Blue Creek Water Rights Applied? Yes No

02CW77 Umbrella Plan Water Rights Applied? Yes No **Cost:** Previously Paid

This amendment is to cover evaporative depletions associated with the WJWJ North Pond for a property owned by WJWJ Ranch Holdings LLC (Applicant). The pond’s surface area is approximately 5,035 square feet (0.115 Acres) and is located at 2542 Emma Road in Pitkin County. Total depletions are 0.5 acre-feet (AF) as estimated by Spheros Environmental. A copy of the water requirement tables is attached along with a BWCD map showing the location of the properties.

The WJWJ North Pond is located in the NE1/4 NW1/4 of Section 14, Township 8 South, Range 87 West, of the 6th P.M. at a point UTM NAD83 Z13: 4359243m N, 321001m E.

The source of supply to the pond is from the Applicant’s shares in the Home Supply Ditch. This ditch diverts above the confluence of the Fryingpan River and Roaring Fork River and is considered 100 percent depletive to Area A-3. Therefore, this contract is considered to be in Area A-3 even though the depletions are in Area A-4. The Home Supply Ditch is located in the SE1/4 NW/1/4 of Section 20, Township 8 South, Range 86 West of the 6th P.M. at a point: UTM NAD83 Z13: 4357138.1m N, 326477.8m E.

Water User :	WJWJ Ranch Holdings LLC	
Analysis Date :	February 3, 2026	
District Area:	A-3	
Source Series:	4	
Maximum Demand:	15.0	0.033
	(GPM)	(CFS)

BASALT WATER CONSERVANCY DISTRICT
WATER REQUIREMENTS
 (acre feet)
Contract 341 Amendment

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	0.000	0.013	0.000	0.000	0.000	0.013	0.000	0.013	0.000	0.000	0.000	0.014	0.014	GNM
February	0.000	0.015	0.000	0.000	0.000	0.015	0.000	0.015	0.000	0.000	0.000	0.017	0.017	GNM
March	0.000	0.024	0.000	0.000	0.000	0.024	0.000	0.024	0.000	0.000	0.000	0.026	0.026	GNM
April	0.000	0.039	0.000	0.000	0.000	0.039	0.000	0.039	0.000	0.000	0.000	0.043	0.043	GNM
May	0.000	0.052	0.000	0.000	0.000	0.052	0.000	0.052	0.000	0.000	0.000	0.058	0.058	GNM
June	0.000	0.063	0.000	0.000	0.000	0.063	0.000	0.063	0.000	0.000	0.000	0.070	0.070	GNM
July	0.000	0.065	0.000	0.000	0.000	0.065	0.000	0.065	0.000	0.000	0.000	0.072	0.072	GNM
August	0.000	0.059	0.000	0.000	0.000	0.059	0.000	0.059	0.000	0.000	0.000	0.065	0.065	GNM
September	0.000	0.043	0.000	0.000	0.000	0.043	0.000	0.043	0.000	0.000	0.000	0.048	0.048	GNM
October	0.000	0.030	0.000	0.000	0.000	0.030	0.000	0.030	0.000	0.000	0.000	0.034	0.034	GNM
November	0.000	0.017	0.000	0.000	0.000	0.017	0.000	0.017	0.000	0.000	0.000	0.019	0.019	GNM
December	0.000	0.013	0.000	0.000	0.000	0.013	0.000	0.013	0.000	0.000	0.000	0.014	0.014	GNM
TOTALS -->	0.000	0.433	0.000	0.000	0.000	0.433	0.000	0.433	0.000	0.000	0.000	0.482	0.482	

Assumptions					
(1)	NUMBER OF RESIDENCES	0	(5)	# of Livestock @ 11 gals/day	0
	# persons/residence	3.5	(7)	% CU for Domestic/Commercial	15
	# gallons/person/day	100			
(2)	Evaporation See Table 1	0.433 AF	(9)	% Lawn Irrig. Efficiency	80
				Consumption of Irrig. (af/ac)	0.000
(3)	Sq. Ft. of Lawn Irrigated	0	(10)	% Crop Irrig. Efficiency	80
	Lawn Application Rate (af/ac)	0.000		Consumption of Irrig. (af/ac)	0.000
(4)	Acres of Crop Irrigated	0.00	(9-10)	Elevation (feet)	6580
	Crop Application Rate (af/ac)	0.000			

Area A-3
Roaring Fork River
Surface Diversion
No Delayed Depletions

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

**TABLE 1
EVAPORATION CALCULATION - WJWJ NORTH POND**

Month	SEO Monthly Distribution	(1) Gross Lake Evaporation		(2) Average Precipitation		(3) Effective Precipitation		(4) Net Evaporation		(5) Total Pond Evaporation
		(feet)	(inches)	(feet)	(inches)	(feet)	(inches)	(feet)	(inches)	(acre-feet)
January	3.0%	0.11	1.35	0.10	1.20	0.00	0.00	0.11	1.35	0.013
February	3.5%	0.13	1.58	0.09	1.03	0.00	0.00	0.13	1.58	0.015
March	5.5%	0.21	2.48	0.10	1.20	0.00	0.00	0.21	2.48	0.024
April	9.0%	0.34	4.05	0.10	1.24	0.00	0.00	0.34	4.05	0.039
May	12.0%	0.45	5.40	0.11	1.32	0.00	0.00	0.45	5.40	0.052
June	14.5%	0.54	6.53	0.11	1.30	0.00	0.00	0.54	6.53	0.063
July	15.0%	0.56	6.75	0.13	1.59	0.00	0.00	0.56	6.75	0.065
August	13.5%	0.51	6.08	0.14	1.71	0.00	0.00	0.51	6.08	0.059
September	10.0%	0.38	4.50	0.14	1.64	0.00	0.00	0.38	4.50	0.043
October	7.0%	0.26	3.15	0.12	1.38	0.00	0.00	0.26	3.15	0.030
November	4.0%	0.15	1.80	0.10	1.23	0.00	0.00	0.15	1.80	0.017
December	3.0%	0.11	1.35	0.10	1.25	0.00	0.00	0.11	1.35	0.013
	100.0%	3.75	45.00	1.34	16.09	0.00	0.00	3.75	45.00	0.433

(1) = Monthly distribution of gross annual evaporation rate in accordance with SEO General Criteria.

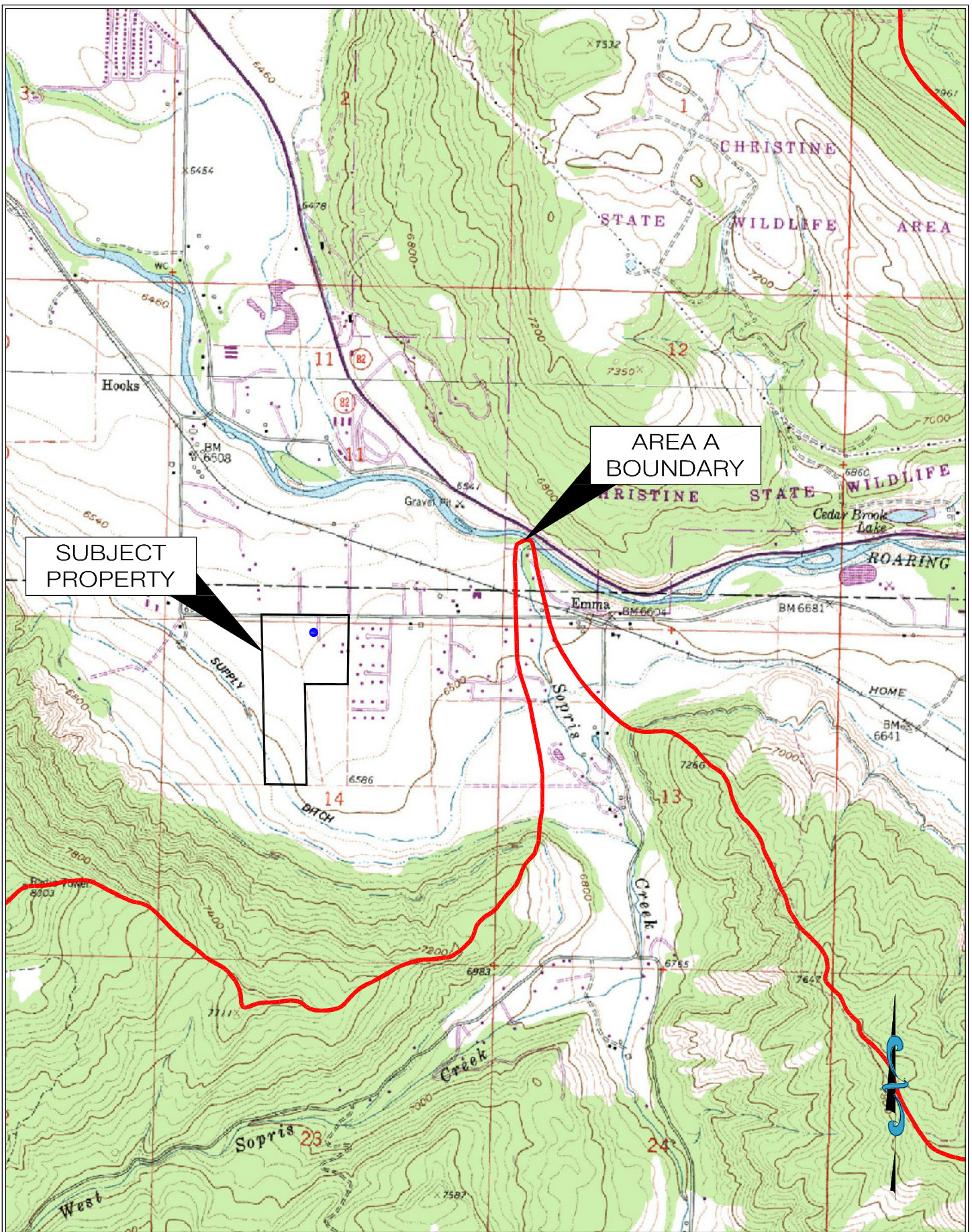
(2) = Monthly precipitation from local weather station.

(3) = Equal to 0 per State Policy No. 2004-3.

(4) = Net Evaporation = Column (1) - Column (3)

(5) = Column (4) x Open Water Surface Area of Ponds (0.116 acres) x Column (4) in feet.

5035 square feet



AREA A BOUNDARY

SUBJECT PROPERTY

**APPLICATION TO AMEND WATER ALLOTMENT CONTRACT
BASALT WATER CONSERVANCY DISTRICT
Contract No. 541a**

1. Applicant(s) Contact Information

a. Name: **WJWJ Ranch Holdings, LLC**

b. Mailing Address: **c/o John Maas, Sr.
2455 Emma Road
Basalt, CO 81621**

c. Street Address: **2542 Emma Road
Basalt, CO 81621**

d. Telephone Numbers: 

e. Email Address: 

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
sittler@waterlaw.com**

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

**John M. Maas, Sr.
2455 Emma Road
Basalt, CO 81621**



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)*: **The contract currently covers evaporation from the WJWJ North Pond located at 2542 Emma Road and the 2701 Pond located at 2701 Emma Road. Applicant is seeking to amend the contract to only cover the WJWJ North Pond. Applicant will apply for a separate contract to cover the 2701 Pond.**

4. Elevation of property: 6-7,000 ft., _____ 7-8,000 ft., _____ > 8,000 ft.

5. Name and legal description of water supply diversion point(s):

Name of Diversion: **WJWJ North Pond.**

Type of Diversion: **Evaporation from pond.**

Legal Description: **NW ¼ NW ¼ of Section 14, Township 8 South, Range 87 West of the 6th P.M.**

UTM Coordinates (NAD 83):

Northing: **4359243.**

Easting: **321001.**

_____ Zone 12 / Zone 13.

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 requests consideration by the District to be included in the District's Umbrella Plan for Augmentation decreed in Case No. 19CW3143.**

**Note: Certain applicants may qualify to be included in the District's Area A-5 Umbrella Plan at the District's discretion. In order to be included in the District's Area A-5 Umbrella Plan, the Applicant's diversions and depletions must occur within the District's defined "Area A-5" and the Applicant must reimburse the District its *pro rata* share of the District's expenses in obtaining this Umbrella Plan decree. Costs of reimbursement is \$3,800 in Area A-5 (generally the Roaring Fork River drainage above the inlet of Ruedi Reservoir to the confluence of the Roaring Fork River and Ivanhoe Creek, and below Ivanhoe Reservoir).

_____ 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 wastewater treatment system: (please check)

- _____ Tap to central wastewater treatment facility
 Septic tank/leachfield system
_____ Evapotranspiration system
_____ Other:

8. Does the property currently have a graywater treatment works system by which to reuse graywater on the property? **No.**

Do you intend or plan to install a graywater treatment works system? **No.**

9. 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: **N/A** (Note: Copy of the Resolution of other documentation evidencing such approval should be submitted with application.)

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

Arnold Well, decreed for 0.088 c.f.s. for domestic and stockwater use in Case No. W-1061, Division 5 Water Court.

2.3 c.f.s. in the Home Supply Ditch under share certificate no. 2 for 23,000 shares.

State Engineer's Office well permit no. 42878.

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

Domestic and irrigation from the above-described water rights.

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: _____
Accessory Dwelling Units	Number of Units: _____
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 _____ Acres

Type of irrigation system (please check)

_____ Sprinkler

_____ Flood (irrigation ditch)

Domestic stock watering (cattle, horses)

Number of animals:

Period of use (months):

Other domestic/municipal uses not listed:


Evaporative loss from the WJWJ North Pond with a surface area of 5,035 square feet (95'x53').

VERIFICATION

STATE OF Colorado)
) ss.
COUNTY OF Eagle)

I, Catherine Maas (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: 1/22/26 By: 
Print Name: Catherine W. Maas
Title: Co-manager

Subscribed and sworn before me this 22nd day of January, 2026 by Catherine Maas.

Witness my hand and seal.

Notary Public 

My commission expires:

