




Spheros Environmental
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 Glenwood Springs, CO 81601
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Memorandum

To: BWCD BOARD OF DIRECTORS
From: ERIC MANGEOT 
CC: CHRIS GEIGER
Date: FEBRUARY 3, 2026
File: APPLICATION

Applicant Name: WJWJ Ranch Holdings, LLC

Type of Use: Domestic Commercial
 Industrial Agricultural

Amount: 1.0 AF 0.035 cfs 15.8 gpm (maximum evaporation rate)

Location: Area A A-3 Area B Inclusion
 County: EAGLE / 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:** \$2,000

This application is to cover evaporative depletions associated with the 2701 Pond for a property owned by WJWJ Ranch Holdings LLC (Applicant). The pond's surface area is approximately 5,400 square feet (0.124 Acres) and is located at 2701 Emma Road in Pitkin and Eagle Counties. Total depletions are 0.6 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 2701 Pond located in the SE1/4 SW1/4 of Section 11, Township 8 South, Range 87 West, of the 6th P.M. at a point UTM NAD83 Z13: 4359491m N, 320908m 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 NW1/4 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:	15.8	0.035
	(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	0.000	0.014	0.000	0.000	0.000	0.014	0.000	0.014	0.000	0.000	0.000	0.015	0.015	GNM
February	0.000	0.016	0.000	0.000	0.000	0.016	0.000	0.016	0.000	0.000	0.000	0.018	0.018	GNM
March	0.000	0.026	0.000	0.000	0.000	0.026	0.000	0.026	0.000	0.000	0.000	0.028	0.028	GNM
April	0.000	0.042	0.000	0.000	0.000	0.042	0.000	0.042	0.000	0.000	0.000	0.046	0.046	GNM
May	0.000	0.056	0.000	0.000	0.000	0.056	0.000	0.056	0.000	0.000	0.000	0.062	0.062	GNM
June	0.000	0.067	0.000	0.000	0.000	0.067	0.000	0.067	0.000	0.000	0.000	0.075	0.075	GNM
July	0.000	0.070	0.000	0.000	0.000	0.070	0.000	0.070	0.000	0.000	0.000	0.077	0.077	GNM
August	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
September	0.000	0.046	0.000	0.000	0.000	0.046	0.000	0.046	0.000	0.000	0.000	0.052	0.052	GNM
October	0.000	0.033	0.000	0.000	0.000	0.033	0.000	0.033	0.000	0.000	0.000	0.036	0.036	GNM
November	0.000	0.019	0.000	0.000	0.000	0.019	0.000	0.019	0.000	0.000	0.000	0.021	0.021	GNM
December	0.000	0.014	0.000	0.000	0.000	0.014	0.000	0.014	0.000	0.000	0.000	0.015	0.015	GNM
TOTALS -->	0.000	0.465	0.000	0.000	0.000	0.465	0.000	0.465	0.000	0.000	0.000	0.517	0.517	

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	0.465 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)	6550
	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 - 2,701 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	0.014
February	3.5%	0.13	1.58	0.09	1.03	0.00	0.00	0.13	1.58	0.016
March	5.5%	0.21	2.48	0.10	1.20	0.00	0.00	0.21	2.48	0.026
April	9.0%	0.34	4.05	0.10	1.24	0.00	0.00	0.34	4.05	0.042
May	12.0%	0.45	5.40	0.11	1.32	0.00	0.00	0.45	5.40	0.056
June	14.5%	0.54	6.53	0.11	1.30	0.00	0.00	0.54	6.53	0.067
July	15.0%	0.56	6.75	0.13	1.59	0.00	0.00	0.56	6.75	0.070
August	13.5%	0.51	6.08	0.14	1.71	0.00	0.00	0.51	6.08	0.063
September	10.0%	0.38	4.50	0.14	1.64	0.00	0.00	0.38	4.50	0.046
October	7.0%	0.26	3.15	0.12	1.38	0.00	0.00	0.26	3.15	0.033
November	4.0%	0.15	1.80	0.10	1.23	0.00	0.00	0.15	1.80	0.019
December	3.0%	0.11	1.35	0.10	1.25	0.00	0.00	0.11	1.35	0.014
	100.0%	3.75	45.00	1.34	16.09	0.00	0.00	3.75	45.00	0.465

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

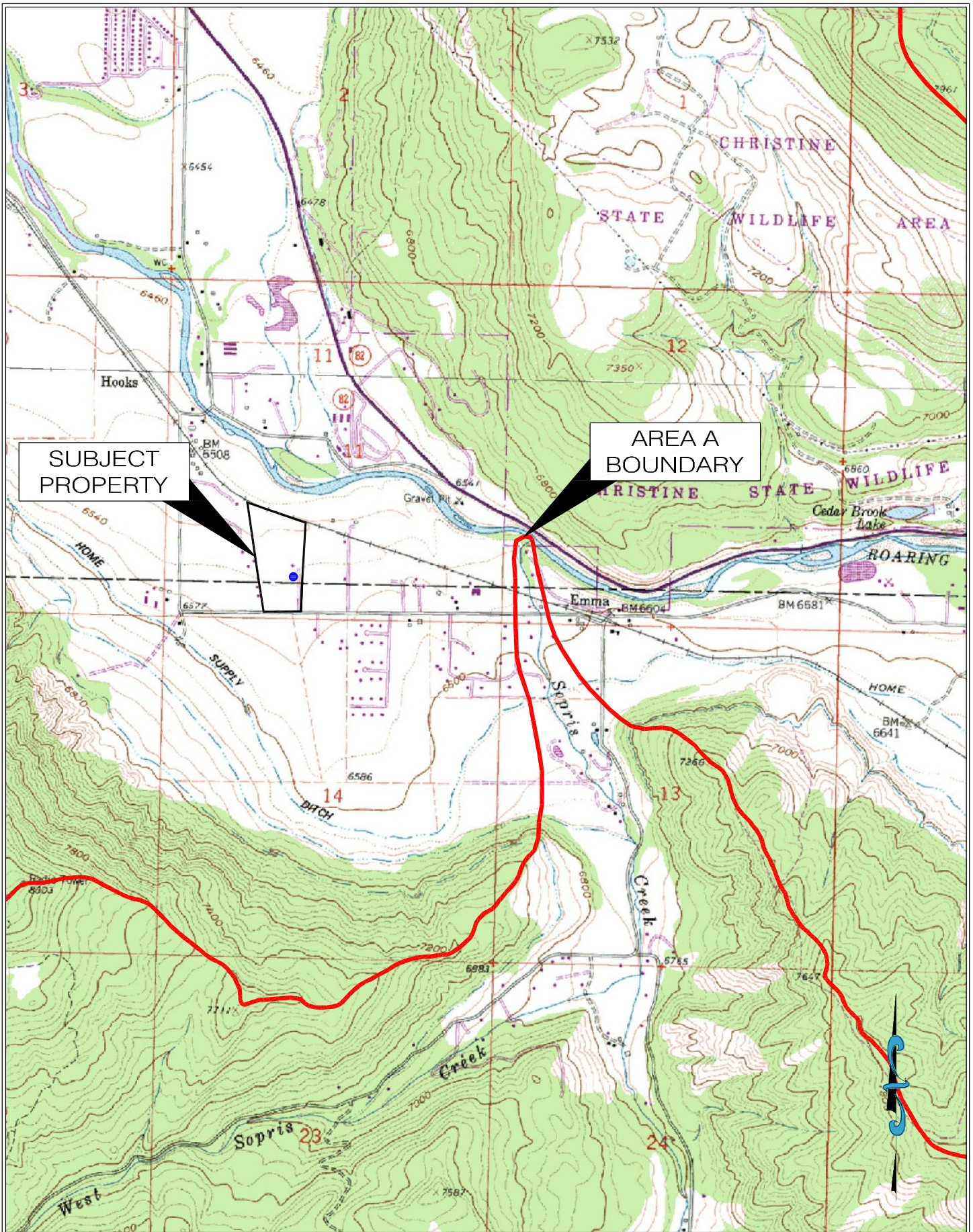
(2) = Monthly precipitation from local weather station.

(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 (0.124 acres) x Column (4) in feet.

5400 square feet



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

c. Street Address: **2701 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)*: **Applicant holds BWCD Contract No. 541a which currently covers evaporation from the WJWJ North Pond located at 2542 Emma Road and the 2701 Pond located at 2701 Emma Road. Applicant applied for an amendment to that contract to only cover the WJWJ North Pond. This application requests a separate contract to cover the 2701 Pond.**

4. Elevation of property: X 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: **2701 Pond.**

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

Legal Description: **SE ¼ SW ¼ of Section 11, Township 8 South, Range 87 West of the 6th P.M.**

UTM Coordinates (NAD 83):

Northing: **4359491.**

Easting: **320908.**

_____ Zone 12 / X Zone 13.

6. 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

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 Fryingspan 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?

0.81 c.f.s. in the Home Supply Ditch under share certificate no. 0055R for 8,100 shares.

State Engineer's Office well permit no. 107875.

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 2701 Pond with a surface area of 5,400 square feet (90'x60').

