



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 19, 2026

File: APPLICATION

**Applicant Name:** James and Carly Passchier

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

**Amount:** 4.9 AF 0.111 cfs 50 gpm

**Location:** Area A A-4 Area B  Inclusion   
County: GARFIELD Contiguous:   
BWCD Division: 4

**Mid Valley Metro District Notice Required?** Yes  No

**Blue Creek Water Rights Applied?** Yes  No

**02CW77 Umbrella Plan Water Rights Applied?** Yes  No  **Cost:** \$1,200

This application is to cover depletions associated with a single-family dwelling, ADU, 2.0 acres of lawn and landscape irrigation, 3 horses and pond evaporation on a lot owned by the James and Carly Passchier (Applicant). Total depletions are estimated at 4.9 acre-feet (AF) as shown on the attached calculation sheets.

The property is located in the SE1/4 NW1/4 of Section 35, Township 7 South, Range 88 West, of the 6th P.M. as shown in **Figure 1** (attached). The physical address of the property is 422 Rose Lane, Carbondale (Garfield County Parcel ID 239335200011).

Diversions associated with the in-house use, 1.0 acre of irrigation, and horses are from the Schauster Well (Permit No. 33345, W-858 Decree) located in the SW1/4 NW1/4 of Section 35, Township 7 South, Range 88 West, of the 6th P.M. at a point UTM NAD 83 Z13: 311187.7m E, 4363943.8 N). The proposed pumping rate from the well 15 gpm. The Applicant will need to provide the District with a copy of the -F well permit once obtained from the Division of Water Resources.

Diversions associated with 1.0 acres of irrigation and evaporation loss are from a proposed pond well known as Six Pass Pond. The pond well is located in the SW1/4 NW1/4 of Section 35, Township 7 South, Range 88 West, of the 6th P.M. at a point UTM NAD 83 Z13: 311246m E, 4363953 N). The proposed pumping rate from the pond well is up to 35 gpm.

Water User :	James and Carly Passchier	
Analysis Date :	February 19, 2026	
District Area:	A-4	
Source Series:	4	
Maximum Demand:	50	0.111
	(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) Well Irrigation	(4) Pond Irrigation	(5) Livestock	(6) TOTAL	(7) Domestic In-house	(8) Pond Evap.	(9) Well Irrigation	(10) Pond Irrigation	(11) Livestock	(12)* TOTAL		
January	0.058	0.0023	0.000	0.000	0.003	0.064	0.009	0.0023	0.000	0.000	0.003	0.016	0.147	GNM
February	0.053	0.0027	0.000	0.000	0.003	0.058	0.008	0.0027	0.000	0.000	0.003	0.015	0.143	GNM
March	0.058	0.0043	0.000	0.000	0.003	0.066	0.009	0.0043	0.000	0.000	0.003	0.018	0.142	GNM
April	0.056	0.0070	0.104	0.104	0.003	0.275	0.008	0.0070	0.084	0.084	0.003	0.206	0.250	GNM
May	0.058	0.0093	0.490	0.490	0.003	1.052	0.009	0.0093	0.392	0.392	0.003	0.895	0.654	GNM
June	0.056	0.0112	0.606	0.606	0.003	1.282	0.008	0.0112	0.485	0.485	0.003	1.102	0.825	GNM
July	0.058	0.0116	0.580	0.580	0.003	1.233	0.009	0.0116	0.464	0.464	0.003	1.057	0.830	GNM
August	0.058	0.0105	0.355	0.355	0.003	0.782	0.009	0.0105	0.284	0.284	0.003	0.656	0.611	GNM
September	0.056	0.0077	0.323	0.323	0.003	0.714	0.008	0.0077	0.259	0.259	0.003	0.596	0.556	GNM
October	0.058	0.0054	0.120	0.120	0.003	0.307	0.009	0.0054	0.096	0.096	0.003	0.232	0.333	GNM
November	0.056	0.0031	0.000	0.000	0.003	0.063	0.008	0.0031	0.000	0.000	0.003	0.016	0.180	GNM
December	0.058	0.0023	0.000	0.000	0.003	0.064	0.009	0.0023	0.000	0.000	0.003	0.016	0.157	GNM
<b>TOTALS --&gt;</b>	<b>0.686</b>	<b>0.0775</b>	<b>2.579</b>	<b>2.579</b>	<b>0.037</b>	<b>5.958</b>	<b>0.103</b>	<b>0.0775</b>	<b>2.063</b>	<b>2.063</b>	<b>0.037</b>	<b>4.826</b>	<b>4.826</b>	

Assumptions						
(1)	NUMBER OF RESIDENCES	1.75		(5)	# of Livestock @ 11 gals/day	3
	# persons/residence	3.5		(7)	% CU for Domestic/Commercial	15
	# gallons/person/day	100				
(2)	Commercial/Other Demand (af)	0.000	Office	(9)	% Lawn Irrig. Efficiency	80
					Consumption of Irrig. (af/ac)	2.063
(3)	Sq. Ft. of Irrigation - Well	43,560		(10)	% Crop Irrig. Efficiency	80
	Lawn Application Rate (af/ac)	2.579			Consumption of Irrig. (af/ac)	2.093
(4)	Acres of Irrigation - Pond Well	1.00		(9-10)	Elevation (feet)	6170
	Lawn Application Rate (af/ac)	2.579				

**Area A-4**  
**Roaring Fork River**  
**Type C Well**  
**Permit No. 341338**  
**+ Pending Pond Well**  
**Individual Glover**

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

**TABLE 1  
EVAPORATION CALCULATION - PASSCHIER (6,170 feet)**

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	0.0023
February	3.5%	0.13	1.58	0.09	1.03	0.00	0.00	0.13	1.58	0.0027
March	5.5%	0.21	2.48	0.10	1.20	0.00	0.00	0.21	2.48	0.0043
April	9.0%	0.34	4.05	0.10	1.24	0.00	0.00	0.34	4.05	0.0070
May	12.0%	0.45	5.40	0.11	1.32	0.00	0.00	0.45	5.40	0.0093
June	14.5%	0.54	6.53	0.11	1.30	0.00	0.00	0.54	6.53	0.0112
July	15.0%	0.56	6.75	0.13	1.59	0.00	0.00	0.56	6.75	0.0116
August	13.5%	0.51	6.08	0.14	1.71	0.00	0.00	0.51	6.08	0.0105
September	10.0%	0.38	4.50	0.14	1.64	0.00	0.00	0.38	4.50	0.0077
October	7.0%	0.26	3.15	0.12	1.38	0.00	0.00	0.26	3.15	0.0054
November	4.0%	0.15	1.80	0.10	1.23	0.00	0.00	0.15	1.80	0.0031
December	3.0%	0.11	1.35	0.10	1.25	0.00	0.00	0.11	1.35	0.0023
	<b>100.0%</b>	<b>3.75</b>	<b>45.00</b>	<b>1.34</b>	<b>16.09</b>	<b>0.00</b>	<b>0.00</b>	<b>3.75</b>	<b>45.00</b>	<b>0.0775</b>

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

900 square feet

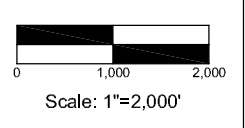
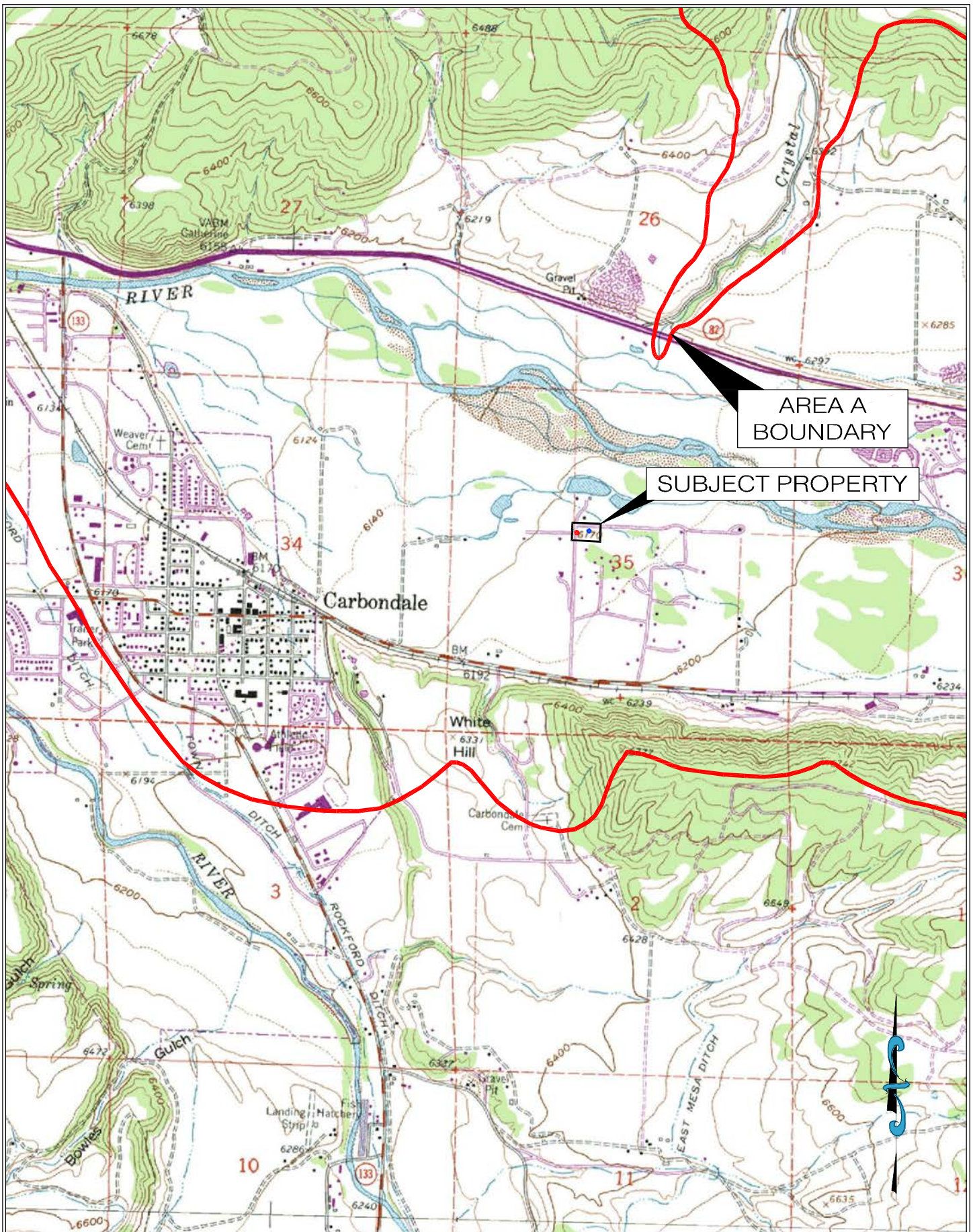


Figure 1: James and Carly Passchier

Water Allotment Contract Application  
Basalt Water Conservancy District

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

1. Applicant(s) Contact Information

a. Name: **James Passchier and Carly Passchier**

b. Mailing Address: [REDACTED]

c. Street Address: [REDACTED]

d. Telephone Numbers: [REDACTED]

e. Email Address: [REDACTED]

f. If Applicant is represented by an Attorney, please provide the Attorney's contact information, including name, address, telephone, and email:

**Jason Groves  
Patrick, Miller & Noto, P.C.  
229 Midland Ave.  
Basalt, CO 81621  
(970) 920-1030, ext. 115  
groves@waterlaw.com**

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

**See Applicant's info above.**

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:

**See Applicant's info above.**

2. Type of land use (development) proposed for water allotment contract (i.e. single family home, subdivision, gravel pit, etc.):

**One single-family dwelling; ADU (with kitchen and bathroom); irrigation of up to 2 acres of lawn and garden/pasture; domestic animal watering; pond evaporation.**

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)\*:



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: **Schauster Well**  
**(current Well Permit No. 341338)**

Type of Diversion: **Well**

Legal Description: **SE ¼ NW ¼ of Section 35, Township 7 South, Range 88 West of the 6<sup>th</sup> P.M.**

UTM Coordinates (NAD 83):

Northing: **4363943.8.**

Easting: **311187.7.**

Zone 12 /  Zone 13.

Name of Diversion: **Six Pass Pond**

Type of Diversion: **Pond well**

Legal Description: **SE ¼ NW ¼ of Section 35, Township 7 South, Range 88 West of the 6<sup>th</sup> P.M.**

UTM Coordinates (NAD 83): **(Approximate location. Pond will be constructed at or within 200' of the following:)**

Northing: **4363953.**

Easting: **311246.**

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?

**Schauster Well (Well Permit 341338); The well is also decreed in Case No. W-858.**

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

**Domestic, fire protection, domestic animal watering/livestock, and irrigation.**

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>1</u>
Accessory Dwelling Units	Number of Units: <u>1</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 \_\_\_\_\_ Sq. Ft. or 2 Acres

Type of irrigation system (please check)

X Sprinkler

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

Domestic stock watering (cattle, horses)

Number of animals: 3 horses

Period of use (months): Year-round

Other domestic/municipal uses not listed:

**Evaporation from Six Pass Pond, which will have a surface area of approximately 900 square feet.**

Please complete this page if you selected commercial use on Page 3, No. 8

COMMERCIAL WATER USES

In-House

Hotel: \_\_\_\_\_

Office(s), square footage: \_\_\_\_\_

Warehouse/distributor, square footage: \_\_\_\_\_

Retail, square footage: \_\_\_\_\_

Restaurant, number of seats: \_\_\_\_\_

Bar, number of seats: \_\_\_\_\_

Irrigation (lawns, parks, open space)

Total area to be irrigated \_\_\_\_\_ Sq. Ft. or \_\_\_\_\_ Acres

Type of irrigation system (please check)

\_\_\_\_\_ Sprinkler

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

Other Commercial Uses Not Listed:

Please complete this page if you selected industrial use on Page 3, No. 8

### INDUSTRIAL WATER USES

Please describe your industrial development in some detail:

Irrigation (lawns, parks, open space)

Total area to be irrigated \_\_\_\_\_ Sq. Ft. or \_\_\_\_\_ Acres

Type of irrigation system (please check)

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

Please complete this page if you selected agricultural use on Page 3, No. 8.

AGRICULTURAL WATER USE

Irrigation

Type of crop(s) (pasture, alfalfa, beans, etc.) and irrigation system:

Crop: \_\_\_\_\_ Acres: \_\_\_\_\_ Sprinkler: \_\_\_\_\_ Flood:

Crop: \_\_\_\_\_ Acres: \_\_\_\_\_ Sprinkler: \_\_\_\_\_ Flood:

Crop: \_\_\_\_\_ Acres: \_\_\_\_\_ Sprinkler: \_\_\_\_\_ Flood:

Crop: \_\_\_\_\_ Acres: \_\_\_\_\_ Sprinkler: \_\_\_\_\_ Flood:

Stock Watering (cattle, horses)

Number of animals:

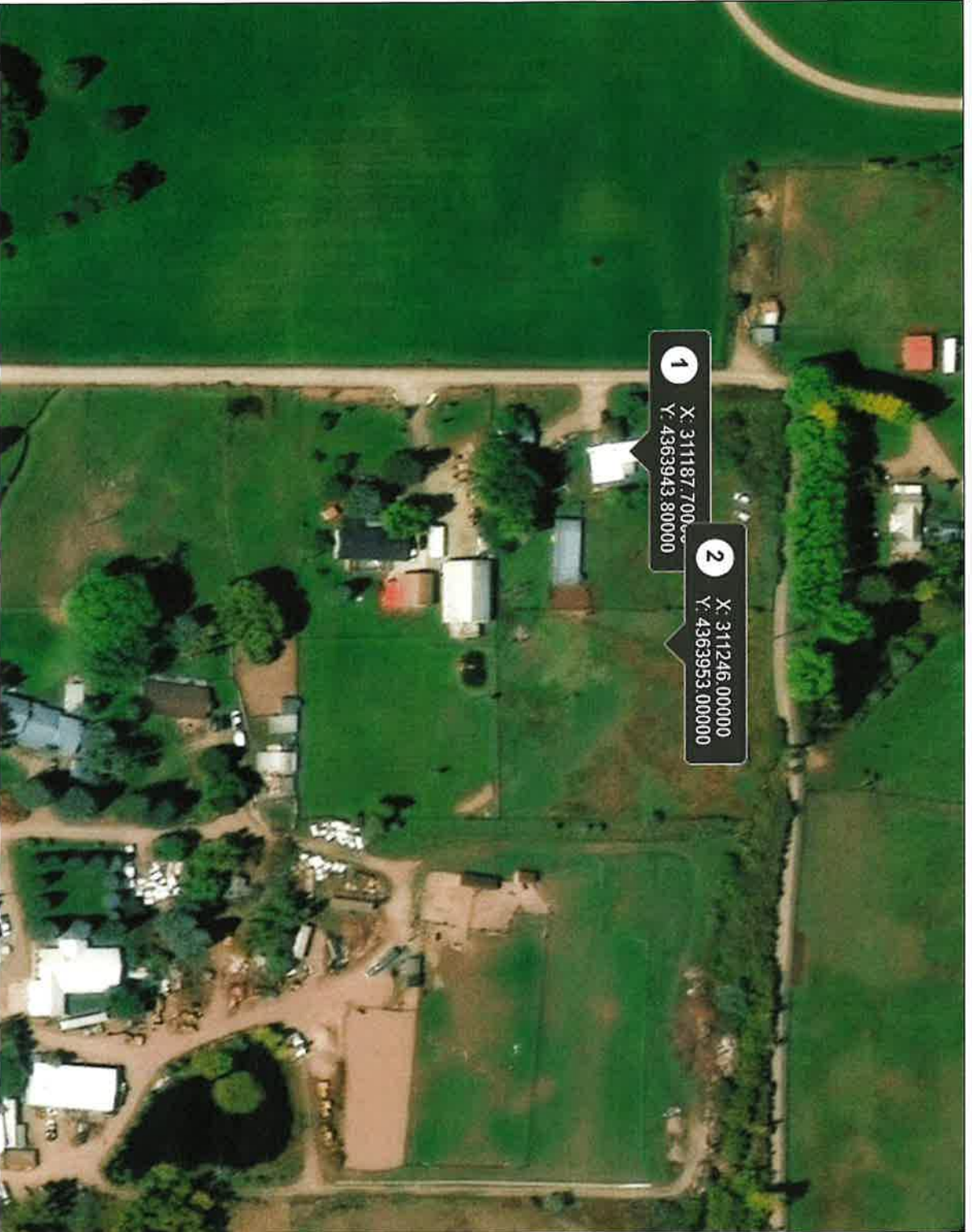
Months of use:

Other agricultural uses not listed:





# Map Viewer



### Legend

County

- 1. Shauster Well
- 2. Six Pass Pond

### Location



### Notes

292 0 146 292 Feet

1: 1,754



*This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.*

Date Prepared: 2/10/2026 3:19:48 PM