

April 24, 2003

Charlie Padilla, Planning Director  
Taos County Planning Department  
105 Albright St., Suite C  
Taos, NM 87571

**CERTIFIED MAIL**  
**RETURN RECEIPT**  
**REQUESTED**

**RE: Greater World Land User's Association, Phases 3 and 4**

Dear Mr. Padilla:

On April 4, 2003, the Office of the State Engineer received a request to review the subdivision application for Phases 3 and 4 of the Greater World Subdivision. The proposal is a request to continue development of 130 planned homesites on 633 acres. Phases 3 and 4 are for the development of 50 new homesites. The subdivision proposed is located approximately 12 miles northwest of Taos off Highway 64, in Sections 3, 10, and 15 of T26N, R11E, N.M.P.M. This office reviewed the materials submitted pursuant to the Taos County Subdivision Regulations and the New Mexico Subdivision Act.

In the Land and Water Use Covenants the developer states this is "not a typical subdivision." No water or electric utilities are permitted to supply homes in this subdivision, nor are any individual wells permitted. Water will be provided to each residence via rain-catchment roof systems, stored in cisterns, and treated via filtration system prior to domestic use. A backup community well is available for fire flows and in time of extreme drought. Each residence will collect and treat gray water that will be re-used for toilet flushing. Black water will be treated conventionally in a septic system where clarified effluent may be directed to exterior botanical cells.

The developer has quantified the maximum annual water requirements using computational methods set forth by the Office of the State Engineer (OSE). Since the design of these homes is to minimize water demand, only indoor water uses for first-time water were computed. No outdoor watering for landscaping is permitted using first-time water. These restrictions are clearly conveyed in the disclosure statement. Persons incapable of living with these conservation measures are expressly discouraged from purchasing one of those homesites.

While it is the opinion of this office that the developer's water supply proposal does not comply with the county's subdivision regulations, information submitted provides a basis to issue an opinion that the subdivider can fulfill the proposals in the disclosure statement concerning water availability. The County is free to issue a variance for Phases 3 and 4 at its own discretion. If you have questions regarding this review, please contact me at (505) 827-4273.

Mr. Padilla  
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Sincerely,

Sara L. Rhoton, P.E.  
Water Resource Specialist, Sr.

cc: Brian C. Wilson, P.E., Water Use and Conservation Bureau Chief