

August 18, 2008

Mr. Jim Best
Department of Zoning, Building and Planning
Bernalillo County
111 Union Square SE, Suite 100
Albuquerque, NM 87102

CERTIFIED MAIL
RETURN RECEIPT
REQUESTED

Re: Casa Verde Unit 1 Subdivision

Dear Mr. Best:

The Water Use & Conservation/Subdivision Review Bureau of the Office of the State Engineer (OSE) has reviewed the referenced subdivision proposal pursuant to the Bernalillo County Subdivision and Land Development Standards Ordinance, and the New Mexico Subdivision Act.

Based on the information provided, this office has determined that the subdivider can furnish water sufficient in quantity to fulfill the maximum annual water requirements of the subdivision, including water for indoor and outdoor domestic uses, and that the subdivider can fulfill the proposals in his disclosure statement concerning water, excepting water quality. Accordingly, a **positive** opinion is issued.

A staff memorandum providing the specific comments is attached for your information. If you have any questions, please call Jerry Keller at 505-827-3845.

Sincerely,

John W. Longworth, P.E.
Water Use & Conservation/Subdivision Review Bureau Chief

Encl.

cc: OSE Water Rights Division, Albuquerque Office

JK:jk

MEMORANDUM
New Mexico Office of the State Engineer
Water Use and Conservation Bureau

DATE: August 18, 2008

TO: John Longworth, P.E. Water Use & Conservation Bureau Chief

FROM: Jerry Keller, Senior Water Resource Specialist

SUBJECT: Casa Verde Unit 1 Subdivision, Bernalillo County

SUMMARY

On July 21, 2008 the Office of the State Engineer (OSE) received a request to review the Preliminary Plat for Casa Verde Unit 1, a Type-Three Subdivision. The proposal is a request to subdivide a 1.43-acre parcel into 8 residential lots ranging in size from 0.13 to 0.17 acres each. The Sandia Peak Utility Company will provide water service. The property is located northeast of the City of Albuquerque, on the northeast corner of San Rafael Avenue and Tramway Boulevard within projected Section 23, Township 11 North, Range 4 East, NMPM.

The water supply documents submitted to this office consist of a Disclosure Statement, Plat Map, and a Water Service Availability Letter by the Sandia Peak Utility Company.

The proposal was reviewed pursuant to the Bernalillo County Subdivision and Land Development Standards Ordinance (Ordinance) and the New Mexico Subdivision Act (Act). The water supply proposal substantially complies with the requirements of the appropriate sections of the Ordinance and Act. Accordingly, a **positive** opinion should be issued.

WATER DEMAND ANALYSIS AND WATER CONSERVATION

The developer has quantified the maximum annual water requirement for the subdivision as 0.60 acre-feet for each parcel or a total of 4.8 acre-feet per year for the development pursuant to Section 74-92 (1) of the Regulations.

Basic conservation measures under Item No. 17 of the Disclosure Statement include low-flow toilets, low-flow showerheads, low-flow faucets, and the insulation of hot water pipes. With regard to outdoor use, this office recommends that the subdivider limit irrigation to 800 square feet per parcel. This restriction may be stated as follows: *“The total irrigated area shall not exceed 800 square feet per lot. The 800 square feet may be planted in any combination of trees, shrubs, annuals and perennials, grasses, and garden. Grasses should be selected that are well adapted to local climatic conditions, and non-native grasses are discouraged. Low-water use landscaping techniques applying the principles of xeriscape shall be utilized. Drip irrigation is encouraged whenever possible”*. Finally, this office suggests that other outdoor uses such as swimming pools, hot tubs, water fountains, and decorative ponds be restricted.

WATER AVAILABILITY ASSESSMENT

The proposal states that the Sandia Peak Utility Company will provide water service. A Water Availability Letter by the utility is included with the proposal pursuant to Section 74-95 (a) of the Regulations. Individual or shared domestic wells are prohibited. It is noted that the letter is not signed and will expire on October 1st, 2008.

Based on OSE records, the Sandia Peak Utility Company currently holds sufficient water rights to provide service to the proposed development. However, the number of outstanding service commitments for lots that are not currently receiving service is not known.

This office recommends that Valencia County require the utility to provide documentation showing the quantity of water presently produced annually, quantity of water supply commitments to date, proof of sufficient water rights to meet both existing commitments and the requirements of the proposed subdivision, and a copy of the most recent annual report submitted to the Public Utilities Commission in accordance with Section 74-96. (f) (2) of the Ordinance.