MEMORANDUM

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

August 28, 2001

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

From: Patrick J. Romero, Water Master I

Subject: Bona Terra Farms Unit II Subdivision Master Plan, Bernalillo County

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The Bona Terra Farms Unit II Subdivision proposal is a request to develop a 12.7-acre lot into a 11-lot residential subdivision. The lot is located Northwest of the intersection of Alameda and Rio Grande Blvd, within Section 9 of T11N, R3E, N.M.P.M.. It was reviewed pursuant to the Bernalillo County Subdivision Regulations, and the New Mexico Subdivision Act. The developer proposes that water will be supplied to this development via the City of Albuquerque.

The City of Albuquerque has supplied a letter in which they state that they are ready, willing, and able to supply this subdivision with water, pursuant to Article 10, Section 5.6 of the Bernalillo County Subdivision Regulations. Upon reviewing the water rights file for the City of Albuquerque, it appears that the city has ample water rights to supply this development.

According to disclosure statement # 8, water use is limited to 0.60 acre-feet per year, as per Article 10, Section 5.6 of the Bernalillo County Subdivision Regulations. There are no restrictions to assure that the lot owners would comply with this law. The subdivider should specify water restrictions on outdoor use to ensure that his subdivision would not exceed this amount. I recommend that the subdivider amend disclosure statement # 4. The statement should restrict outdoor water use to 1,600 square feet of irrigable area. This restriction should also be listed in the covenants.

It is my opinion that the developer has provided an adequate water supply plan, pursuant to the Bernalillo County Subdivision Regulations. In accordance, a **favorable** opinion should be issued.