January 17, 2007

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: Jacquez Estates 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 determine 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: January 17, 2007
TO: John Longworth, P.E. Water Use & Conservation Bureau Chief
FROM: Jerry Keller, Senior Water Resource Specialist
SUBJECT: Jacquez Estates Subdivision, Bernalillo County

SUMMARY

On December 21, 2006, the Office of the State Engineer (OSE) received a request to review the Preliminary Plat for Jacquez Estates, a Type-Three Subdivision. The proposal is a request to subdivide a 3.96-acre parcel into 10 residential lots ranging in size from 0.36 to 0.47 acres each. The Albuquerque Bernalillo County Water Utility Authority (ABCWUA) will provide water service. The property is located outside the city boundary of the City of Albuquerque, on the south side of Stinson Road S.W. between San Ignacio Avenue S.W. and Sage Avenue S.W. within projected Section 27, Township 10 North, Range 2 East, NMPM.

The water supply documents submitted to this office consist of a Disclosure Statement, Plat map, and a Water and Sanitary Sewer Availability Statement by ABCWUA.

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 per year for each parcel or a total of 6.0 acre-feet per year for the development pursuant to Section 74-92 (1) of the Regulations.

This office recommends that in addition to the stated conservation measures in Item No. 8 of the Disclosure Statement, the total irrigated area not exceed 800 square feet per lot and that other outdoor use such as swimming pools, hot tubs, water fountains, and decorative ponds be restricted.

WATER AVAILABILITY ASSESSMENT

The proposal states that water will be provided by the Albuquerque Bernalillo County Water Utility Authority (ABCWUA). A Water and Sanitary Sewer Availability Statement by ABCWUA, dated November 20, 2006 is included with the proposal pursuant to Section 74-95 (a) of the Regulations.