

Subdivision Review Memorandum

Last Modified: 8/29/2001

Memorandum

Curry County

Subdivision Name: Hachita Hills Subdivision

Memorandum Date: February 20, 2001

Record Number: 2241

The Hachita Hills Subdivision proposal is a request to develop a 121.23-acre lot into a 20-parcel residential subdivision. The lot is located approximately six miles North of Clovis, N.M, within Section 32 of T04N, R36E, N.M.P.M.. It is accessible via County Road 19. It was reviewed pursuant to the Curry County Subdivision Regulations and the New Mexico Subdivision Act. The developer proposes that water will be supplied to this development via individual domestic wells, which the lot purchasers will drill.

The subdivider has included water conservation measures in his proposal, pursuant to Attachment 2, Section A of the Curry County Subdivision Regulations.

The subdivider has failed to properly quantify his subdivision's annual water requirements, as per Attachment 2, Section B. In item #17 of his disclosure statement, the developer claims that the maximum amount of water this subdivision will require is 40.0 acre-feet per year. The subdivider calculated this figure as required by Curry County Regulations (the developer obtains this number by multiplying the number of lots by 2.0 acre-feet per year, per lot). The subdivider fails to specify any water restrictions to ensure that his subdivision would not exceed this amount. In his demand analysis, he calculates that each lot will require up to 2.59 acre-feet of water per year. He also states that each lot will be limited to 3.0 acre-feet of water per year, these statements contradict disclosure statement #17. As stated in my previous memo, water restrictions should be specified in the disclosure statement as well as the covenants to ensure that residents will not exceed the allowed amount (2.0 acre-feet per year, per lot).

Attachment 2, Section 3 of the Curry County regulations state that a reasonable water plan is needed; according to the subdivider, water will be available to the lot purchasers for only 20-25 years. I do not think that it is reasonable to ask people to carry a mortgage note for 5 to 20 years longer than they will have domestic water.

A "mini" geohydrologic report was submitted, as required in Section 4.F. The subdivider's report includes well logs, as required, which provide the basis for the statements made in the disclosure statement.

It is my opinion that the developer has not provided a water supply plan which would ensure that his subdivision residents would have an adequate water supply, pursuant to the Curry County Subdivision Regulations. In accordance, a **negative** opinion should be issued.