

# MEMORANDUM

## New Mexico Office of the State Engineer

### *Water Use & Conservation Bureau*

**Date:** January 8, 2002

**To:** Brian C. Wilson, P.E., Chief, Water Use & Conservation Bureau

**From:** John T. Romero, Water Master I

**Subject:** Franklin Vista Subdivision Review, Dona Ana County

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The proposed development is a request to develop a 6.53-acre parcel of land into 3-lots ranging in size from 1.0 to 3.32 acres. Apartment homes consisting of 28 dwellings will be constructed on the lots. The subdivision is located within Section 35, Township 26 South, Range 3 East, New Mexico Principal Meridian. The developer has stated that the Anthony Water and Sanitation District (AWS D) will provide water to this development. This proposal was reviewed pursuant to the Dona Ana County Subdivision Regulations and provisions of the New Mexico Subdivision Act.

The developer has submitted a water budget quantifying the maximum annual water requirement for both indoor and outdoor purposes pursuant to the Dona Ana County Subdivision Regulations, Sub-section 14.3.2. The amount of water required for both indoor and outdoor uses is approximately 11.7 acre-feet per year.

The developer has failed to address specific water conservation measures in the disclosure statement other than stating that all landscaping will be xeriscaped. Dona Ana County Subdivision Regulations, Sub-section 14.3.1, states that all new construction in Dona Ana County shall conform to the requirements of the applicable plumbing codes addressing conservation; therefore, low flow fixtures are likely to be installed, hence conservation measures indirectly being addressed. It is recommended to the county that they require the developer to refer to Office of the State Engineer (OSE) Technical Report entitled, "Water Conservation and Quantification of Water Demands in Subdivisions" (Wilson, 1996) to use as an aid in further addressing water conservation measures.

The developer has submitted a letter from AWS D stating that they have received a request for verification of service for the proposed development and an additional letter stating that they are ready, willing, and able to provide water to the Franklin Vista proposal. The letters together meet the requirements of the Dona Ana County Subdivision Regulations, Sub-section 14.3.6 (C), addressing fire protection and water availability.

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It is my opinion that the developer's water proposal now conforms to the Dona Ana County Subdivision Regulations and the New Mexico Subdivision Act. Therefore, a favorable opinion should be issued for this development at this time.