

# MEMORANDUM

## New Mexico Office of the State Engineer

### *Water Use & Conservation Bureau*

**Date:** May 7, 2002

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

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

**Subject:** Tierra Encantada Mobile Home Subdivision Review, Dona Ana County

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The proposed development is a request to develop a 53.5-acre parcel of land into a 270 mobile home subdivision with lots ranging in size from 0.15 to 0.42 acres. The subdivision is located within Section 25, Township 26 South, Range 3 East, New Mexico Principal Meridian. The Office of the State Engineer (OSE) previously reviewed this proposal on April 12, 2001. The developer has stated that the Anthony Water and Sanitation District (AWSD) 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 the required 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 quantified per parcel is 0.7 acre-feet per year for a total of 157.7 acre-feet per year at full build-out, including fire-fighting requirements. The developer has yet to address water conservation measures for the subdivision in the disclosure statement pursuant to Sub-section 14.3.1 of the County Subdivision Regulations. The developer is encouraged 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 addressing water conservation measures. It is recommended that the county require the developer to address conservation measures before final approval is granted for this proposal.

The developer has submitted a letter of intent from AWSD stating they are ready, willing, and able to provide the maximum annual water requirements for the subdivision for a 40-year period pursuant to Sub-section 14.3.5 (A) of the County Subdivision Regulations. A review of AWSD's water right files indicate that sufficient water should be available to meet the requirements of this proposal while they continue to meet current obligations. It is suggested that the county require the developer to submit information addressing AWSD's current number of hook-ups (customers) and their 2000 and 2001 water use amounts so we can properly evaluate water availability.

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It is my opinion that the developer's water proposal will conform to the Dona Ana County Subdivision Regulations and the New Mexico Subdivision Act when the developer addresses conservation measures for this development in the disclosure statement. A favorable opinion will be issued contingent upon the submittal of the conservation measures for this subdivision.