June 26, 2008

Mr. Michael Gallagher
Doña Ana County
Planning and Development Department
845 N. Motel Blvd.
Las Cruces, NM 88001

CERTIFIED MAIL
RETURN RECEIPT
REQUESTED

Re: Tumbleweed Subdivision

Dear Mr. Gallagher:

The Water Use & Conservation/Subdivision Review Bureau of the Office of the State Engineer has reviewed the referenced subdivision proposal pursuant to the Doña Ana County Subdivision Regulations and the New Mexico Subdivision Act.

Based on the information provided, this office has determined 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 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, Las Cruces Office

JK:jk

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

DATE: June 26, 2008
TO: John Longworth, P.E. Water Use & Conservation Bureau Chief
FROM: Jerry Keller, Senior Water Resource Specialist
SUBJECT: Tumbleweed Subdivision in Doña Ana County

SUMMARY

On June 5, 2008 the Office of the State Engineer (OSE) received a request to review the Preliminary Plat for Tumbleweed, a Type Three Subdivision. The developer proposes to subdivide an 8.35-acre tract into 10 residential lots ranging in size from 0.80 acres to 0.75 acres. The water supply for the subdivision will be provide by the CBG Water Company. The property is located in Chaparral on the east side of Tumbleweed Drive north of Lisa Drive, within Section 16, Township 26 South, Range 5 East, NMPM.

The water supply documents submitted to this office consist of a Disclosure Statement, Water Service Commitment Letter, and Plat Map.

The proposal was reviewed pursuant to the Doña Ana County Subdivision Regulations (Regulations) and the New Mexico Subdivision Act (Act). The water supply proposal is in substantial compliance with the requirements of the Regulations and the Act. Accordingly a **positive** opinion should be issued.

WATER DEMAND ANALYSIS AND WATER CONSERVATION

Under Item No. 17 of the Disclosure Statement, the subdivider has quantified the maximum annual water requirements of the subdivision as 0.75 acre-feet per lot in accordance with Section 14.3.2.A of the Regulations. The total annual water requirement for the subdivision in acre-feet per year is computed by multiplying the number of parcels by 0.75. The total maximum annual water demand for the subdivision is 7.5 acre-feet.

Minimum water conservation measures in accordance with Section 14.3.1 of the Regulations are included under Item No. 17 of the Disclosure Statement. The subdivider recommends low water use landscaping techniques applying the principals of xeriscaping and the installation of low water use plumbing fixtures.

With regard to outdoor use, this office recommends that the subdivider limit irrigation to 800 square feet per parcel. This restriction may be stated as follows: "*The total irrigated area shall not exceed 800 square feet per lot. The 800 square feet may be planted in any combination of trees, shrubs, annuals and perennials, grasses, and garden. Grasses should be selected that are well adapted to local climatic conditions, and non-native grasses are discouraged. Low-water use landscaping techniques applying the principles of xeriscape shall be utilized. Drip irrigation*

is encouraged whenever possible". Finally, this office suggests that other outdoor uses such as swimming pools, hot tubs, water fountains, and decorative ponds be restricted.

WATER AVAILABILITY ASSESSMENT

The proposal states that water will be supplied by CBG Water Company. Documentation from CBG, as required by Section 14.3.5 (A.2) of the Regulations, stating that they are ready, willing, and able to provide the maximum annual water requirements for the subdivision is included in the proposal.

OSE records indicate that CBG Water Company currently holds sufficient water rights to provide service to the proposed development. However, the number of outstanding service commitments for lots that are not currently receiving service is not known.