

January 09, 2003

Yvonne A Basabilvazo
Eddy County Planner
101 W. Greene St. Suite 225
Carlsbad, NM 88220

Certified Mail
Return Receipt
Requested

Reference: Preliminary Plat for Cherry Estates

Dear Ms. Basabilvazo:

The Cherry Estates subdivision is a proposal to develop six single-family lots on a 10 acre-tract located northeast of the City of Carlsbad just outside the city limits. This proposal was reviewed pursuant to the Eddy County Subdivision Regulations.

The subdivider proposes that water will be supplied to the Cherry Estates subdivision by the City of Carlsbad, however the subdivider's submittals did not include a letter of intent from the water utility that states that the utility is ready, willing, and able to provide the maximum annual water requirements for the development as required by Section 5.1 in Appendix A-1 of the Eddy County Subdivision Regulations (ECSR).

The subdivider has provided a water demand analysis that estimates the annual water delivery to each parcel 0.66 acre-feet per year which is less than the 0.75 acre-feet per year allowed in Section 2.1 of Appendix A-1 of ECSR.

Item 12 in the subdivider's Covenants and Restrictions encourages xeriscaping but does not limit the number of square feet that can be irrigated. To ensure that lot purchasers do not exceed their annual water allotment, it is recommended that the number of square feet that can be irrigated be limited to 2,500 or less in the Covenants to reflect the assumptions applied in the water demand analysis.

It is the opinion of the OSE that the Cherry Estates subdivision proposal will satisfy the requirements of the Eddy County Subdivision Regulations subject to the submission of a letter of intent from the City of Carlsbad stating that the utility is ready, willing, and able to provide the maximum annual water requirements.

If you have any questions, please call Brian Wilson at (505)827-6121 or Patrick Romero at (505)827-6790.

Sincerely,

Brian C. Wilson, P.E.
Bureau Chief,
Water Use and Conservation

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