

October 14, 2003

Yvonne A. Basabilvazo
Eddy County Planner
Eddy County
101 W. Greene Street, Suite 110
Carlsbad, NM 88220

CERTIFIED MAIL
RETURN RECEIPT
REQUESTED

Re: Quail Run Subdivision

Dear Ms. Basalbilvazo:

On October 2, 2003, the Office of the State Engineer received the additional/amended documents regarding "Quail Run" subdivision proposal, which had been requested in the letter dated September 17, 2003. At that time this office issued a negative opinion because essential information regarding water availability and fire flow was omitted in the letter by the water utility, the developer had not quantified the water demand correctly, and he had failed to address conservation issues in the Disclosure Statement and Restrictive Covenants.

The letter by the Cottonwood Rural Water Co-op is now worded as required by Section 5.1.b of the Eddy County Subdivision Regulations, and the developer has quantified the water requirement correctly. Therefore, a **favorable** opinion is now issued.

However, the following discrepancy in the water demand analysis needs be corrected: Item # 4, page 2 states that the lawn area in each lot will be 800 square feet, while Item # 2, page 1 states that the lawn area will be 2,000 square feet (highlighted in the attached copies). Because the water demand has been calculated based on 800 square feet, and the amount included in the Disclosure Statement also matches the calculated results, then Item # 2, page 1 should be amended accordingly.

Restrictions on irrigated area should be specified in Item # 17 of the Disclosure Statement and Item # 6 of the Covenants and Restrictions, to ensure that the amount of water used at each residence does not exceed the allowed amount. 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, annual and perennials, and grasses. 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. Irrigation with rainwater collected by means confined to the property or with recycled household gray water is encouraged. Gray water systems shall meet the requirements of the New Mexico Construction Industries Division and the Uniform Plumbing Code*".

Should you have you have any questions, please call me at 505-827-4273.

Sincerely,

Mara Smith
Water Use and Conservation Bureau

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