

# ***Subdivision Review Memorandum***

*Last Modified: 8/02/2001*

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## **Memorandum**

### **Otero County**

**Subdivision Name:** Bright View Estates Subdivision

**Memorandum Date:** July 18, 2001

**Record Number:** 2273

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This proposal is a request to develop a Type III subdivision containing 3 parcels, encompassing approximately 5-acres of land. The size of the smallest parcel within the subdivision is 1-acre. The subdivision is located in Section 25, Township 16 South, Range 12 East, New Mexico Principal Meridian. This proposal was reviewed pursuant to the Otero County Subdivision Regulations and provisions of the New Mexico Subdivision Act.

The subdivider proposes that water for the subdivision will be provided by a shared 72-12-1 domestic well which has already been drilled. The subdivider has quantified the maximum amount of water available for each parcel at 1.0 acre-foot per year for indoor and outdoor use. Appendix C, Section C.2C of the Otero County Subdivision Regulations defines the maximum annual water use for all parcels, served by a shared 72-12-1 domestic well, shall not exceed 3.0 acre-feet per year. Additionally, a Water Well Operation Agreement was submitted detailing who is responsible for operating and maintaining the shared well.

The subdivider has recommended water conservation at the subdivision; however, they have made a comment imposing no requirements for the mandatory use of water saving devices by the occupants of the subdivision. Appendix C, Section C.2 of the Otero County Subdivision Regulations requires all subdivisions to be planned, developed, and constructed so as to provide for the conservation of water and minimization of water uses. It is recommended that the county require the subdivider to address, in more detail, what conservation measures they plan on utilizing at the subdivision.

The subdivider is also requiring individual water meters on all parcels to monitor water use. It should be stated in the disclosure statement that Office of the State Engineer (OSE) Ground Water Rules and Regulations governing shared 72-12-1 domestic wells require a totalizing meter to be installed on the well and meter

readings to be submitted on a quarterly basis. Further, the maximum amount of land, which can be irrigated from a domestic well, is 1-acre. The subdivider needs to make it clear, in the disclosure statement that each parcel will have a maximum of 0.33 acre of land available for irrigation purposes

The subdivider has also attempted to address water availability by submitting a printout of an OSE, "WATERS" well report. The subdivider should submit information addressing water availability pursuant to Appendix C, Section C4.A of the Otero County Subdivision Regulations for review. This includes the actual well log from the said well and the relevant information such as minimum and maximum depths to water, the estimated water yields and any additional information which may be pertinent to the underground aquifer in this area.

It is my opinion that the subdivider's water proposals will conform to the Otero County Subdivision Regulations and the New Mexico Subdivision Act when the subdivider submits the required well log, addresses conservation further, and addresses the amount of irrigated acreage allowed each parcel in the disclosure statement. A **favorable opinion** regarding the subdividers water proposals will be issued for this subdivision contingent upon the submittal of the above-mentioned information to the county. No further review is required by the OSE.