

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

**Date:** November 26, 2001  
**To:** Brian C. Wilson, P.E., Chief, Water Use & Conservation Bureau  
**From:** John T. Romero, Water Master I  
**Subject:** Running Indian Estates, Preliminary Plat Review, Otero County

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The proposal is a request to develop a Type II subdivision containing 36 parcels on approximately 23-acres of land. The land is located in Section 33, Township 15 South, Range 10 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 Eileen Acres Service Corporation will provide all the water for the proposed development. The subdivider has quantified the maximum amount of water for indoor and outdoor purposes by the subdivision to be 70 acre-feet per year at full build out plus 10 acre-feet per year for commercial purposes. This translates to approximately 2.0 acre-feet per parcel per year. Otero County Subdivision Regulations allow up to 2.0 acre-feet per parcel per year. Additionally, the subdivider has provided the required letter of intent from the water utility stating that they are ready, willing, and able to provide the maximum annual water requirements for the subdivision for at least 40-years.

The subdivider has also addressed water conservation pursuant to Appendix C, Section C.2 of the Otero County Subdivision Regulations. It is once again recommended that the county require the subdivider to refer to Office of the State Engineer (OSE) Technical Report 48 entitled "Water Conservation and Quantification of Water Demands in Subdivisions" (Wilson, 1996) for the purpose of calculating the amount of irrigated turf area each parcel will be allowed to irrigate based on the amount of water available to each lot in the subdivision.

The subdivider has met the minimum requirements for water availability by referring to the Otero County, 40-year water plan performed by Mr. John Shoemaker. The plan addresses the life expectancy of the proposed water supply showing sustained production of water over a 40-year period. The subdivider has also submitted information addressing water availability pursuant to Appendix C, Section C3.A & B of the Otero County Subdivision Regulations for review.

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The subdivider has also submitted a fire protection plan pursuant to Appendix C, Section C.5 of the Otero County Subdivision Regulations. A fire protection plan is required for all subdivisions containing more than one hundred (100) parcels and supplied water by a community water system. While it is recognized that the total amount of parcels will not exceed the 100-parcel threshold, it is again recommended to the county that they require the subdivider to submit a fire protection plan to the local Fire Marshal or appropriate authority for review and approval.

It is my opinion that the subdivider's water proposal is now in conformance with the Otero County Subdivision Regulations. A favorable opinion regarding the water proposal for this subdivision will be issued at this time.