

MEMORANDUM

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

August 22, 2001

To: Brian Wilson, P.E., Water Use and Conservation Bureau Chief
From: Patrick J. Romero, Water Master I
Subject: Mesa Heights II Subdivision Plan, San Juan County

The Mesa Heights II Subdivision proposal is a request to develop a 4.74-acre lot into a 6 lot residential subdivision. The lot is located on the North end of County Road 3721, in Section 3 of T29N, R12W, N.M.P.M.. It is accessible via County Road 3500, approximately six miles North of Farmington, N.M.. This proposal was reviewed pursuant to the San Juan County Land Development Regulations, and the New Mexico Subdivision Act. The developer proposes that water will be supplied to this development via the Morningstar Water Company.

This development is actually part of the Mesa Heights subdivision, which was approved by this office on November 29, 1999. For some reason, the developer was unable to develop it, and is now applying to do so. Due to the fact that this is a succeeding subdivision, the developer is required to meet all the subdivision requirements for a Type II subdivision (see 47-6-16 NMSA1978).

The Morningstar Water Company has supplied a letter in which they state that they are ready, willing, and able to supply this subdivision with water, pursuant to Section 8.8.3.e.1 of the San Juan County Subdivision Regulations. Upon reviewing the water rights file for the Morningstar Water Users Association, it appears that the Association has ample water rights to supply this development.

As part of his submittal, the subdivider had submitted a water supply plan which includes expected water consumption of his subdivision. He projected, based on the actual usage of other water users in the area, that this subdivision will require 31.8 acre-feet of water per year. The water purveyor has committed this amount of water to this subdivision. A water supply plan adequate for domestic use and fire protection is required in Section 8.8.3 of the San Juan County Regulations.

It is my opinion that the subdivider has provided evidence that he can fulfill the water requirements of this subdivision, pursuant to San Juan County Subdivision Regulations. In accordance, a **favorable** opinion should be issued.