

# MEMORANDUM

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

January 9, 2002

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

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The Vista Heights North Subdivision proposal is a request to develop a 79-acre parcel into an 85 lot residential subdivision. The lot is located on the North end of County Road 3320, in Section 35 of T30N, R12W, N.M.P.M.. It is accessible via County Road 3320 or 3179, approximately six miles Northeast of Farmington. 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 Users Association (MWUA).

The developer has submitted a letter from (MWUA) 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, I found that the Association has ample water rights to supply this development. For the particular diversion to be used to supply this development, MWUA may divert 1,129 acre-feet of water per year. In 2000, they diverted 424 acre-feet of water.

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 county regulations, that this subdivision will require 25.5 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.