

MEMORANDUM

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

October 8, 2002

To: Brian Wilson, P.E., Water Use and Conservation Bureau Chief

From: Patrick J. Romero, Water Master I

Subject: Sundance Subdivision Re-Review, San Juan County

The Sundance Subdivision proposal is a request to develop a 32.43-acre parcel into a 28 lot residential subdivision. The lot is located on the Northeast side of County Road 5500, in Section 34 of T29N, R12W, N.M.P.M.. It is accessible via County Road 5500, approximately 3.5 miles East 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 West Hammond Domestic Water Users Association (WHDWUA).

The developer has now submitted a letter from WHDWUA 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 WHDWUA, I found that the Association has ample water rights to supply this development. For the particular diversion to be used to supply this development, WHDWUA may divert 456 acre-feet of water per year. In 2001, they diverted 306 acre-feet of water.

The subdivider has supplied a water supply plan adequate for domestic use and fire protection as required in Section 8.8.3 of the San Juan County Regulations. The water supply plan, contained in the disclosure statement, includes a calculation of his subdivision's annual water requirements (0.3 acre-feet per year, per lot of domestic water from the water users association. In addition to this, 0.668 acre-feet of irrigation water per lot is available via the Conservancy District. We recommend that the subdivider create water restrictions to ensure that his subdivision would not exceed the amount of water committed by the water purveyors. Lot owners should be limited to 800 square feet of irrigable area if domestic water will be utilized, or 5,500 square feet of irrigable area if the irrigation water would be utilized.

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.