

MEMORANDUM

New Mexico Office of the State Engineer

Water Use & Conservation Bureau

Date: October 19, 2001

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

From: John T. Romero, Water Master I

Subject: Knezevich Subdivision, Preliminary Plat Review, San Miguel County

The proposed development is a Type III subdivision containing 5 parcels, encompassing approximately 42-acres of land. The subdivision is located in San Miguel County within Section 33, Township 14 North, Range 14 East, New Mexico Principal Meridian. This proposal was reviewed pursuant to the San Miguel County Subdivision Regulations and provisions of the New Mexico Subdivision Act.

The subdivider proposes that water will be provided by a shared, 72-12-1 domestic well. The subdivider has provided a well agreement, as part of the disclosure statement, informing the prospective parcel owners of their responsibilities and rights with regards to the shared well. The said agreement states that usage of water, by each parcel, is limited to 0.53 acre-feet per year. It appears that this a typo since the disclosure statement states that each parcel will be limited to 0.43 acre-feet per parcel per year. It is recommended that the county require the subdivider to correct this item before final approval is granted.

The subdivider has sufficiently addressed water conservation pursuant to the San Miguel County Subdivision Regulations. The subdivider has stated, in the disclosure statement, that each parcel is limited to 1,600 square feet for landscaping and all parcels are required to have water saving fixtures. Additionally, the subdivider has prohibited the placement or use of hot tubs, swimming pools and decorative ponds in the subdivision.

The subdivider has also addressed water availability pursuant to the San Miguel County Subdivision Regulations and has adequately addressed Fire Protection for the development. It is my opinion that the subdivider's water proposal conforms to the San Miguel County Subdivision Regulations and the New Mexico Subdivision Act. A favorable opinion regarding the availability of water for the subdivision is recommended.