January 14, 2008

Brad Stebleton
Senior Planner
Sandoval County
P.O. Box 40
Bernalillo, NM 87004

CERTIFIED MAIL
RETURN RECEIPT
REQUESTED

Re: Summary Plat Lots 11-A and 11-B, Block 8, Unit 7, Ranchos de Placitas Subdivision

Dear Mr. Stebleton:

The Water Use & Conservation/Subdivision Review Bureau of the Office of the State Engineer has reviewed the referenced subdivision proposal pursuant to the Sandoval County Subdivision Regulations and the New Mexico Subdivision Act.

Based on the information provided, this office has determined that the subdivider can furnish water sufficient in quantity to fulfill the maximum annual water requirements of the subdivision, including water for indoor and outdoor domestic uses, and that the subdivider can fulfill the proposals in his disclosure statement concerning water, excepting water quality. Accordingly, a **positive** opinion is issued.

A staff memorandum providing specific comments is attached for your information. If you have any questions, please call Jerry Keller at 505-827-3845.

Sincerely,

John W. Longworth, P.E.
Water Use & Conservation/Subdivision Review Bureau Chief

Encl.

cc: OSE Water Rights Division, Albuquerque Office

JK:jk

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

DATE: January 10, 2008
TO: John Longworth, P.E. Water Use & Conservation Bureau Chief
FROM: Jerry Keller, Senior Water Resource Specialist
SUBJECT: Summary Plat Lots 11-A and 11-B, Block 8, Unit 7, Ranchos de Placitas Subdivision, Sandoval County

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SUMMARY

On December 26, 2007 the Office of the State Engineer (OSE) received a request to review the Preliminary Plat for Summary Plat Lots 11-A and 11-B, Block 8, Unit 7, Ranchos de Placitas Subdivision, a Type-Three Subdivision. The proposal is a request to subdivide a 4.61-acre parcel into 2 residential lots of 2.0 acres and 2.61 acres each. The proposed water supply is by the North Ranchos de Placitas Water and Sanitation District. The property is located northwest of Placitas on the west side of Camino Redondo, within Section 30, Township 13 North, Range 5 East, NMPM.

The proposed subdivision is located within the area subject to the requirements of Appendix A of the Sandoval County Subdivision Regulations. Section 10 of Appendix A sets out the requirements for Summary Procedure. The geographic area is subject to unique circumstances or conditions that require additional review under the Summary Procedure beyond the provisions for such review under Article 4 of the Sandoval County Subdivision Regulations.

The water supply documents submitted to this office consist of a Disclosure Statement, Water Service Conformation Letter, and Plat Map.

The proposal was reviewed pursuant to the Sandoval County Subdivision Regulations, Appendix A of the Sandoval County Subdivision Regulations (Regulations), and the New Mexico Subdivision Act (Act). Based on the information provided, the water supply proposal is in substantial compliance with the requirements of the Regulations and the Act. Accordingly, a **positive** opinion should be issued.

WATER DEMAND ANALYSIS AND WATER CONSERVATION

The Disclosure Statement for a subdivision that qualifies for Summary Procedure under Section 4.2.5 of the Regulations only requires the subdivider to state the means of water delivery. The developer is not required to specify the quantity of water required to serve the subdivision.

WATER AVAILABILITY ASSESSMENT

Item No. 7 of the Disclosure Statement specifies that domestic water service will be provided by the North Ranchos de Placitas Water & Sanitation District (District). A letter from the legal firm representing the District clarifying a previous service commitment letter by the District is

included in the proposal. The letter indicates water service is available to serve the proposed subdivision.

Based on OSE records, the District currently holds sufficient water rights to serve the proposed development. However, the number of outstanding service commitments for lots that are not currently receiving service is not known.