

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

**Date:** July 9, 2002  
**To:** Brian C. Wilson, P.E., Chief, Water Use & Conservation Bureau  
**From:** John T. Romero, Water Master I  
**Subject:** Albert Montano Development Plan, Santa Fe County

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The proposed development is a request to develop a 5.66-acre tract of land into a landscape supply business with an office and a residence. The tract is located in Section 6, Township 16 North, Range 09 East and Section 31, Township 17 North, Range 09 East, New Mexico Principal Meridian. This proposal was reviewed pursuant to the Extraterritorial Zoning Ordinance, the Santa Fe County Land Development Code and provisions of the New Mexico Subdivision Regulations.

The developer has indicated that an on site domestic well will supply water to this development. The developer has submitted a copy of the well permit for this well in accordance with Section 75-11-1 of the New Mexico Statutes. The permit indicates that the well was issued well number RG-20354. The permit is in the name of Celia M. Barela and it was drilled in April 1974. The developer has indicated that a Change of Ownership will take place when the property closes.

The developer originally submitted a water budget stating that the development will require a total of 0.33 acre-feet of water per year for indoor and outdoor purposes. A new water budget has been submitted stating that the amount is now 0.50 acre-feet of water per year. It is my opinion that the new water budget submitted by the developer is now acceptable.

Additionally, the developer has specified the amount and type of trees and shrubs that will be planted. Also, they have indicated that county staff will require a re-seed area of 12,200 square-feet. I calculated the amount of water required for indoor and outdoor purposes at this development to be approximately 0.51 acre-feet per year. Further, the developer has indicated that refrigerated air will cool the building; therefore, evaporative cooling was not accounted for in the water budget.

The developer has also adequately addressed conservation measures for the development pursuant to county regulations; however, a fire protection plan has not been submitted for review; however, the developer has indicated that a city fire hydrant is located within 500 feet of the property.

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The developer has again failed to submit any information addressing water availability. A Geohydrology Report is required for this development pursuant to Section 6, Subsection 6.4.1 of the Santa Fe County Land Development Code. The developer has indicated that a Geohydrology Report is not required since the development is located within the Santa Fe Basin where 0.25 acre-feet of water is permitted for each 2.5 acres of land. The developer has stated that since the site is 5.66 acres in size they are allowed 0.5 acre-feet per year of water without having to submit the said report. I believe that the developer is referring to Section 6, Sub-section 6.4.6 of the Santa Fe County Land Development Code addressing reconnaissance water availability assessments. This section requires a report containing the information in Sub-section 6.4.6b of the same code.

It is my opinion that the developer's water proposal will meet the requirements of the Extraterritorial Zoning Ordinance, the Santa Fe County Land Development Code and provisions of the New Mexico Subdivision Regulations when the developer adequately addresses water availability. A favorable opinion will be issued for this development proposal contingent upon the developer submitting the above requested information.