



Sandoval County Planning and Zoning

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West Placitas District Standards

- Slope Analysis – Stamped by surveyor or PE
- If slope is 20% or greater, the analysis will designate the brow of the slope, the proposed building envelope or footprint, and the plane of the slope. Retaining walls for such sites shall have no more than two feet exposed above the natural grade. Setbacks shall be such that no part of a structure or associated retaining wall breaks the plane of the slope.
- Minimum lot size of 1 acre (43,560 sq ft). Exception for lots legally created prior to adoption of the current ordinance and all lots within subdivisions that have received Preliminary Plat approval from the Board of County Commissioners prior to the adoption of the current ordinance.
- No Buildings Shall exceed 28' in height.
- All dwelling units shall have:
 - A minimum width of 24'
 - A minimum length of 42'
 - A minimum habitable (heated) area of 1080 sq ft.
 - Roof design requirements
 1. Pitched Roofs shall be made of Corrugated metal or tile materials
 2. Flat roofs shall have a parapet rising at least 12 inches above the roof elevation or sufficient to obstruct from view any mechanical equipment located on the roof.
- Outdoor light fixtures shall comply with the following:
 - Fixtures shall be shielded such that light rays emitted by the fixture are projected 45 degrees from a point on the fixture where light is emitted. All light fixtures are required to have light focused downward.
 - When used for security purposes or to illuminate walkways, equipment yards and parking lots, only shielded outdoor light fixtures shall be utilized.
 - Exterior lighting shall be shielded in such a manner that it does not shine onto any adjoining residential properties.
 - Outdoor light fixtures are limited to 16' in height.
- All dwellings shall be placed on permanent foundation. Dwellings that are not site built shall comply with the NM Manufactured Housing Division Rules and Regulations for permanent foundations.
- The Overburden from excavation of any building site shall not be allowed to be disposed over any natural vegetated area.