



## **SANDOVAL COUNTY PLANNING & ZONING**

### **SUBDIVISION INFORMATION**

County Zoning regulations are established by the Sandoval County Comprehensive Zoning Ordinance. The Ordinance applies to all unincorporated private land within the County. The Ordinance does not apply to land within the incorporated communities of Bernalillo, Corrales, Cuba, Jemez Springs, Rio Rancho, and San Ysidro or land held in trust or ownership of the Federal Government or State of New Mexico that is located within the County. There are also special regulations for an area called Southern Sandoval County which are outlined in the Subdivision Ordinance under Appendix A. Check with the Ordinance to verify whether your site is located within the boundary. The Sandoval County Planning and Zoning Division administers the County's Subdivision Ordinance.

The County's Subdivision Ordinance is divided into three (3) sections. Article III is for dividing property under an exemption. Article IV is for dividing property under a Summary Plat procedure, which is administrative, and Article V-XVII is for dividing property into one of the types of subdivisions that require Preliminary Plat and Final Plat before the Planning and Zoning Commission. If you have a question concerning the use of your property, contact the Sandoval County Planning and Zoning Division for assistance.

IT IS **HIGHLY RECOMMENDED** THAT THE APPLICANT HIRE A REGISTERED SURVEYOR TO PREPARE AND PROCESS ANY PLAT THROUGH THE COUNTY PROCESS. STAFF WILL BE AVAILABLE TO TAKE THE APPLICATION AND REVIEW OR DIRECT THE PLAT(S) THROUGH THE CORRECT PROCESS BUT WILL NOT ACT AS AN AGENT FOR THE OWNER THROUGH THE PROCESS.

If you wish to find out which process will be required for your request, feel free to contact Brad Stebleton at [BStebleton@sandovalcountynm.gov](mailto:BStebleton@sandovalcountynm.gov) or at 505-867-7616.

#### **MORE INFORMATION:**

Should you need further general information, please contact the County Planning and Zoning Division office at (505) 867-7628, or please view our website [www.sandovalcountynm.gov](http://www.sandovalcountynm.gov) (bottom of the page, click on "Ordinances", then go to the County's Subdivision Ordinance).

