



SANDOVAL COUNTY PLANNING & ZONING

Zoning Compliance Approval

A Zoning Compliance packet must be approved by Sandoval County prior to submittal to State of New Mexico's Construction Industries Division (CID) for a building permit. Building permits for construction in the unincorporated areas of Sandoval County are issued through the CID. Construction can be new or additions to an existing structure. Prior to applying to CID, the applicant must submit a completed Zoning Compliance packet to the Sandoval County Planning + Zoning (P+Z) Department to verify compliance with the Sandoval County Ordinances and Regulations. Once the packet has been processed through Sandoval County P+Z, then you can submit the packet to the State (CID) to complete the permitting process.

CID has two offices that serve Sandoval County. You may contact the office located nearest to you:

State Construction Industries Division
2550 Cerrillos Road
Santa Fe, NM 87504
(505) 476-4700

State Construction Industries Division
5500 San Antonio Dr NE
Albuquerque, NM 87113
(505) 222-9800

See the P + Z Webpage for a copy of the Zoning Compliance checklist for the document/information requirements that must accompany the Sandoval County Zoning Compliance packet:

<https://www.sandovalcountynm.gov/wp-content/uploads/2020/10/Permit-Checklist2020.pdf>

NM State CID building permit application can be found at:

<http://www.rld.state.nm.us/construction/forms-applications.aspx>

ADDRESSING:

If the property does not have a physical address, an address is assigned as part of the Zoning Compliance packet review process. Once the Zoning Compliance packet is accepted, ~~(see)~~ an E911 Address is assigned to your vacant property (see [Addressing Ordinance](#)) and utilities (see Zoning Compliance checklist) will be authorized. You will need to have the Assessor's Office Worksheet included with the verified property tax UPC number. If you are on tribal land you will need to contact your tribal administration for addressing. The Planning and Zoning Department does not address tribal land.

Addresses, once assigned, are entered into the E911 database so your location will be available for first responders in the Fire Department and Sheriff's Department.

Note: In accordance with the Sandoval County Addressing Ordinance Section 11 – "No person shall install or cause to be installed any utility service, including, but not limited to electric, gas, water, sewer, telephone or cable television or any building required by this Ordinance to be assigned an address without first receiving Zoning Compliance approval and an address for that location. Utility companies must obtain approval from the Planning and Zoning Department prior to installation."

NATIONAL FLOOD INSURANCE PROGRAM:

Sandoval County participates in the National Flood Insurance Program (NFIP). If your property lies within a 100-year flood area, you will be required to obtain a Flood Plain Development Permit from the P+Z Department and comply with NFIP requirements for construction as established by the Federal Emergency Management Agency (FEMA). There is no fee required for this permit.

SEPTIC PERMIT:

New Mexico Environment Department has an office that serves Sandoval County. If you need a septic permit you may contact the New Mexico Environment Department office located at:

State of New Mexico
Environment Department
4359 Jager Drive NE, Suite B
Rio Rancho, NM 87144
Main Telephone: (505) 771-5980
Fax#: (505) 771-5981

WELL PERMIT:

The New Mexico Office of the State Engineer has an office that serves Sandoval County. If you need a well permit you may contact the New Mexico Office of the State Engineer office located at:

State of New Mexico
Office of the State Engineer
121 Tijeras NE
Albuquerque, NM 87102
Main Telephone: (505) 764-3888
www.ose.state.nm.us

MANUFACTURED HOUSING/MOBILE HOMES:

No manufactured home shall be occupied unless it is connected to adequate utilities, provided with skirting of durable material, and stabilized and anchored in accordance with regulations declared by the Manufactured Housing Act of New Mexico [60-14-1 to 60-14-18 NMSA 1978]. The National Flood Insurance Program (NFIP) requirements listed above apply to manufactured and mobile homes as well. **No mobile or manufactured homes may be placed in the County without receiving Zoning Compliance approval for a Manufactured Home Placement Permit from the County.** The permit fee is \$75.00 (plus \$5.00 address fee), and they may be contacted at the following office:

State of New Mexico
Manufactured Housing Division
5500 San Antonio Dr NE
Albuquerque, NM 87113
Telephone: (505) 222-9870

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<https://www.sandovalcountynm.gov/wp-content/uploads/2020/10/Permit-Checklist2020.pdf>

MORE INFORMATION: Should you need further information on any of these topics, please contact the County P + Z Department at (505) 867-7628 or please view our website www.sandovalcountynm.gov, in reference to Comprehensive Zoning Ordinance and/or Subdivision Ordinance as well as Forms.