



10 Dream Catcher Trail · Placitas, New Mexico

Sandoval County · Lot 100, Anasazi Trails Subdivision · 87043

\$129,900 cash 1.29 acres ± · APN R093835 · Taxes ±\$607 / yr (2026 county est.)

Zoning	CD-WP · Residential	Minimum home	2,200 sq ft
Overlay districts	None apply	Setbacks	25 ft from every lot line
Site-built home	Permitted · ACC design approval	Maximum height	17 ft from natural grade
Mobile / modular / manufactured	Not allowed	Style	Pueblo / Territorial / Spanish Mission
RV living	Not permitted	Build timeline	18 months once started
Rentals	Long-term only · no STRs	Access	Direct · paved cul-de-sac

— UTILITIES

Power	Available at the street	Wastewater	Septic required
Water	Community co-op	Roads	Paved

"Available" means mains at the street, not connected service.

— HOMEOWNERS ASSOCIATION

The lot is part of the **Anasazi Homeowners Association**, managed by Corder & Company — dues approximately \$318 per year. Water is provided by the Anasazi Trails Water Cooperative. The full CC&Rs and ACC Rules are posted online; the summary above is not a substitute.

— RESOURCES — VERIFY & LEARN MORE

Zoning & permits	County P&Z · (505) 867-7500	HOA & covenants	Corder & Co · (505) 896-7700 · corderandcompany.com/anasazi
Zoning ordinance text	library.municode.com → Sandoval County	Septic permitting	NM Environment Dept. · env.nm.gov
Parcel & tax records	sandovalcountynm.gov · Assessor	Title & recorded documents	Full commitment available on request

Provided as a convenience and deemed reliable, but not guaranteed. Building standards are summarized from the Sandoval County Comprehensive Zoning Ordinance, Sec. 9(2.7), the recorded Anasazi Trails CC&Rs (2003, as amended), and the AHOA ACC Rules (rev. 7/1/2024), applying the stricter provision where they differ, as researched August 2026. No engineered site, soil, or flood study has been performed; site conditions and all connection and development costs are the buyer's to evaluate. Buyer is responsible for verifying all zoning, utility, access, covenant, and title matters prior to purchase.