



MICHAEL NEALEIGH  
Mayor

ROBERT WILSON  
Mayor Pro-Tem.

## VILLAGE OF JEMEZ SPRINGS

### Municipal Office

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JUDY BOYD

Trustee

JAMES MCCUE

Trustee

MANOLITO SANCHEZ

Trustee

## Ordinance No. 204

### AMENDING THE COMPREHENSIVE ZONING ORDINANCE §130-5 AND §130-28

WHEREAS, the Governing Body may, from time to time, amend, supplement, or repeal any of the regulations in the Comprehensive Zoning Ordinance of the Village of Jemez Springs

WHEREAS, proposed amendments to this chapter shall first be submitted to the Planning and Zoning Commission for its recommendation and report,

WHEREAS, the Planning and Zoning Commission has recommended the following amendments to the Comprehensive Zoning Ordinance §130-5 and §130-28 (changes in bold)

Addition to §130-5 Definitions:

**Tiny House (aka Tiny Home): A dwelling that is 400 square feet (37m<sup>2</sup>) or less in floor area excluding lofts and does not include recreational vehicles. Tiny houses constructed on a chassis with permanent axle shall be considered recreational vehicles and shall meet codes for and be licensed as recreational vehicles so long as the axle remains in place. If axles are removed and the unit placed on supports (foundation) the unit must comply with code requirements for tiny houses placed on a permanent foundation.”**

Changes to §130-28 Building Permit Application

A. Permit required.

As provided by the laws of the state, no building **over 200 sf, tiny house**, or other structure within the Village shall be erected, moved, added to, or structurally altered without first obtaining a ~~separate~~ building permit for each such building or structure **whenever the State, County, Village, or floodplain development codes require a permit for such action.**

B. Application Review:

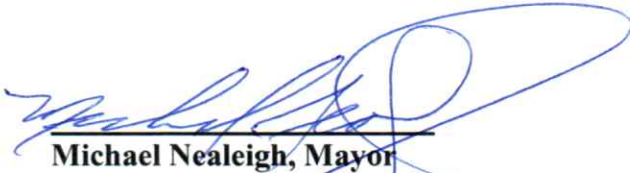
All applications for building permits shall first be reviewed **and endorsed** by the **Planning and Zoning Commission at the next scheduled Planning and Zoning monthly meeting following application submission**, and prior to submittal to the appropriate **County or State** agency of building inspection. **The Planning and Zoning Commission** shall review each building permit application as it may pertain to the provisions of this chapter, particularly regarding zone changes, conditional use permits, variances, and floodplain restrictions. **If an application is deemed by the**

**Planning and Zoning Chair to need expedited action, the Planning and Zoning Chair or Vice Chair may act on the application.**

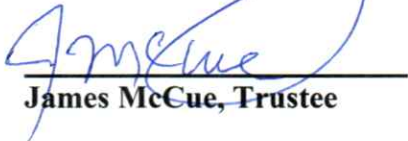
C. Endorsement.

The **Planning and Zoning Commission** shall endorse each building permit application **that meets all Village Code requirements** and may attach any necessary written comment to said application in reference to possible violations to this chapter.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE VILLAGE OF JEMEZ SPRINGS, SANDOVAL COUNTY, NEW MEXICO, that these amendments to the Comprehensive Zoning Ordinance of the Village of Jemez Springs be **PASSED, APPROVED, ADOPTED, AND SIGNED THIS 25<sup>th</sup> DAY OF FEBRUARY 2025**

  
Michael Nealeigh, Mayor

  
Judy Boyd, Trustee

  
James McCue, Trustee

  
Manolito Sanchez, Trustee

  
Bob Wilson, Trustee

ATTEST:

  
Heather Gutierrez, Interim Clerk

