

**TRANSCRIPT OF THE  
SANTA FE COUNTY PUBLIC NUISANCE  
HEARING OFFICER MEETING**

**Santa Fe, New Mexico**

**February 26, 2025**

**1. Opening Business**

**A. Call to Order:** This meeting of the Santa Fe County Public Nuisance Hearing Officer meeting was convened by Hearing Officer John Ziegler on the above-cited date at approximately 3:00 p.m. in the Board of County Commission Chambers at 102 Grant Avenue, Santa Fe, New Mexico. [The audio was problematic throughout the hearing and as result the transcript may have flaws.]

**Staff Present:**

Joseph Martinez, Code Enforcement Supervisor  
Frank Jones, Code Enforcement Investigator  
Peter Valencia, Assistant County Attorney  
Michael Vos, Building & Development Manager/Land Use Administrator

JOHN ZIEGLER: Good afternoon. I am, John Ziegler, the County's Nuisance Hearing Officer. This matter is being recorded. We are here today regarding two properties, case number 25-2135, which is the property at 28 Plaza del Cerro. The notice of hearing was sent out by my office February 2, 2026 to a Joe Michael Martinez by US mail and registered return receipt mail. I understand that on February 5, 2026, public notice was posted to the legal section of the *New Mexican*.

The second matter we are here for today is case number 25-8137, property at 2805 NM 14. A notice of hearing was sent out by my on February 2, 2026 to a Brian Dorais, by US Mail and US return-receipt mail. I understand that on February 5, 2026 that notice was posted in the legal section of the *New Mexican*.

This hearing is being held pursuant to Ordinance 2023-04, Resolutions 2024-118 and 156. The issue in both matters is whether there is a violation of the Nuisance Ordinance. The County, in both matters, has burden of proof to prove a violation of the ordinance by preponderance. Resolution 156 has the rules for the hearing and that was contained in my letter to property owners. I'll summarize: this is an informal hearing rules of discovery and evidence don't apply. Irrelevant, immaterial and the like may be excluded. I give the appropriate weight to all relevant and material evidence. Each party can present at most a 20-minute opening statements. The County will go first, then the owner/occupant. The County will then present its case. The County can call witnesses and then the owner/occupant can cross-examine them. The owner will then can present his or her case and we'll go through the same order. Closing statements by each side if they choose. All individuals testifying shall be under oath and then I will have, after the hearing, five-working days to issue a decision.

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I'll turn it over to the County. We've got two matters today and I'll turn it over to the County to let the County, tell me which one you'd like to see with first. I would like to note that for case 25-8135, the letter to Joe Michael Martinez was returned as undeliverable to my office.

Mr. Martinez, which one do you want to proceed with first?

JOSEPH MARTINEZ: Hearing Officer Ziegler, we'd like to proceed with case 25-8135, address at 28 Plaza del Cerro.

2. **New Business**

**B. Case No. 25-8135 – 28 Plaza del Cerro – Joe Michael Martinez**

HEARING OFFICER ZIEGLER: Okay, let's go ahead and have you sworn in.

[Duly sworn, Joseph Martinez, testified as follows:]

JOSEPH MARTINEZ: My name is Joseph Martinez. Business address is 240 Grant Avenue.

Hearing Officer Ziegler, for the record, again, my name is Joseph Martinez. I am Code Enforcement Supervisor for Santa Fe County Growth Management Department. I am presenting this case #25-8135, regarding the property located at 28 Plaza del Cerro owned by Joe Michael Martinez. This matter is before you under the authority of 2023-04 Nuisance Abatement Ordinance due to the documented violations between the abandoned and inoperable vehicle, criminal activity, general nuisances, open storage, substandard condition resulting in a fire that occurred on December 4, 2021. The purpose of today's hearing is to present the County's finding and request that those findings be upheld so that a resolution may be recommended to the Board of County Commissioners.

[The meeting paused momentarily for IT to make audio adjustments.]

HEARING OFFICER ZIEGLER: Okay, did you say that was your opening statement? Okay, is there anybody here for 28 Plaza del Cerro? Okay, ma'am, would you come up. What is your name?

DESIREE MARTINEZ: My name is Desiree Martinez.

HEARING OFFICER ZIEGLER: Okay, let me have you put under oath.

[Duly sworn, Desiree Martinez, provided the following information.]

DESIREE MARTINEZ: Desiree Martinez, 1906 Shadowood, Española, New Mexico.

HEARING OFFICER ZIEGLER: Did you hear my introduction of how this hearing will proceed?

MS. MARTINEZ: A little bit. I kind of walked in towards the end. So I apologize for that.

HEARING OFFICER ZIEGLER: Okay, that's okay. I'll just go back. This hearing is being held pursuant to Ordinance #2023-04 and Resolutions 2024-118 and 156. The issue is County has the burden to prove a violation to the ordinance by a preponderance. Resolution 156 has the rules for this hearing and were contained in the material mailed out to Joe Michael Martinez [inaudible] this is an informal hearing and the rules of discovery and evidence don't apply. Irrelevant, immaterial and the like may be excluded. I give the appropriate weight to all relevant and material evidence. Each party can present at most a 20-minute opening statements. The County will go first, and then you can do an opening if you want. And then it will be the County's turn to present its case and it call witnesses. And then you have the opportunity to question witnesses. And then you can put on a case and closing statements by

each side, if they choose. All individuals testifying shall be under oath and then I will after five-working days issue a decision.

What is your, just for my clarification, are you related to Mr. Martinez?

MS. MARTINEZ: I am his son's girlfriend. And his son has been out of town. So Joe Michael Martinez has been in a coma for a couple of years now. Any mail that has been going out to him we don't receive. Jacob, that's my boyfriend, noticed someone had noticed the sign that was put up on the property and then he's in Texas right now but he asked me to come by today to schedule or he's been trying to call but can't contact anyone because he's not here and he's out of the state right now. I'm happy to proceed on their behalf and do whatever I can. We also just want to resolve whatever we need to resolve.

[The audio continues to be substandard.]

HEARING OFFICER ZIEGLER: Mr. Martinez, do you want to talk to her before we –

JOSEPH MARTINEZ: Hearing Officer Ziegler, this case came to light on July 25, 2025, when Code Force Inspector, while departing from an unrelated inspection in the area which was related to another case, located at 94 Camino de los Ranchos, observed that the dwelling at 28 Plaza del Cerro was visibly burned and unsecured. A closer assessment revealed trash scattered throughout the yard, multiple inoperable vehicles and damage to the primary structure with a partial collapsed roof.

An internal complaint was generated and staff conducted ownership research confirming the property through from the Santa Fe County Clerk's office. A notice of violation was issued via certified mail to the address on the County Clerk's Office. When that mail was returned unopened, it was posted at the property in accordance with the ordinance requirements.

Despite these efforts, no corrective action was taken. Further investigation confirmed that the structure had sustained fire damage in December of 2021. Records obtained for the Sheriff's Office and the Fire Department revealed approximately 36 calls for service to the property, including welfare checks, disorderly conduct, warrant service, and unattended death related to the structure fire.

Additionally, the property tax records indicate delinquent taxes dating back to 2016, suggesting a prolonged lack of oversight or responsible management of the property. Follow up inspections conducted in December, 2025 and January, 2026, documented that the property remained unsecured. The structure remained uninhabitable, and the debris in inoperable vehicles remained on site. No meaningful progress toward compliance was observed.

Because voluntary compliance was not achieved, Code Enforcement proceeded with administrative enforcement. Under Section 10 C2 of the Ordinance, a notice of written order was issued and properly served and legal notice of this nuisance hearing was published in *The Santa Fe New Mexican*. A public notice sign was also posted at the property to ensure transparency and compliance with procedural requirements. At every stage, the County has followed due process in providing notice and opportunity to correct the violations.

Based on the evidence presented, the property remains a clear violation of multiple sections of the 2023-04 Nuisance Abatement Ordinance. The fire damage structure is still uninhabitable and unsecured creating an attractive nuisance in inviting potential trespassing. The continued presence of trash, debris and inoperable vehicles constitutes ongoing general nuisance conditions. The documented pattern of criminal activity and lack of utility services further demonstrate that this property proposes a continuing threat to public health, safety, and welfare.

Therefore, Santa Fe County Code Enforcement respectfully requests that Hearing Officer uphold the County's findings and determine that the property constitutes a public nuisance under the ordinance. We further request that you recommend issuance of a resolution to the Board of County Commissioners authorizing enforcement action under Section 10 C5, including the clean and lien provisions, this will allow the County to proceed with abatement measures necessary to remove the hazardous structure, clear the debris and vehicles, and restore the property to a safe and lawful condition. Upholding the County's findings today ensure that the process can move forward efficiently and that the surrounding community is protected from ongoing harm.

At this time, I'll go ahead and present the exhibits. Exhibit A for case #25-8135 is going to be the inspection documented from 7/25/25. This inspection reports, goes on to note that, when I was driving on the Plaza del Cerro, I noticed the property appeared to be poor condition. I found the residence unsecured and abandoned number of vehicles. The accompanying photos for Exhibit A indicate the date and time. And on the second picture on Exhibit A, shows the primary dwelling on the property, where it's visible trash and debris and the house is unsecured. The third photo, is a little bit closer shot of the property, where the windows are broken in violation of a nuisance. Next picture identifies an abandoned vehicle on the property. Next picture is another photo of the abandoned vehicle that was located on the property. Again, images of the vehicle and note having no sign of registration. Next photo on Exhibit A, is going to show the dilapidated structure on the south side with trashy debris and overgrown vegetation. On this photo is of the primary dwelling again, with broken windows and unsecured front door.

The next photo is another angle of the primary dwelling, this time including an abandoned passenger van with overgrown/excessive vegetation. Next photo, another picture of the abandoned cargo van, passenger van, I should say.

Exhibit B is a proof of ownership. This is the most current deed, on file with the, Santa Fe County Clerk's office showing that Joe Michael Martinez, is the, current owner of property. Exhibit C is a copy of the notice of violation, the nuisance abatement under the Nuisance Abatement Ordinance that was sent to the address that we have on file.

Exhibit D is a copy of the notice of violation that was included in the letter requesting that the property owner contact Santa County Code Enforcement, and this was dated on August 14, 2025. Exhibit E is a copy of the returned mail showing that it was an insufficient address.

Now, Exhibit F is a photo documentation that the notice of violation was posted at the property, the return mail. Exhibit F also goes to show that during that site visit of posting of the notice of violation of the property, we continue to document the property. The abandoned or inoperable passenger van was still present on the property with excessive undergrowth vegetation. Next picture continues to show the current condition of the property, the trash debris on the unsecured state of the primary. In addition, off to the side, you can see the abandoned vehicle that was still on the property.

Next slide, continues to show from a wider angle, the extent of the trash, debris, and overgrown vegetation. The, next slide indicates the, trash and debris on the property along with the overgrown, and excess vegetation. Next slide, more of the same trash and debris from a wider angle or different angle. Next slide, again, the primary dwell unsecured, the windows broken and the roof being visible due to the fire. Next slide, the primary dwelling showing some of the extent of the fire. Next slide, again, from a different angle trying to zoom in. This one didn't come out too clear but it's evident that the fire of the fire damage on the primary dwelling. Next slide, trying to get an angle of the primary dwelling. Unfortunately, the, excessive

vegetation and overgrowth of the property was prohibiting photos of the property from that primary dwelling from that angle.

Next photo. Again, trying to obtain photos of the primary dwelling with the excessive vegetation prohibiting. Next slide, again with the primary dwelling showing that the primary dwelling is unsecured. Next slide is a photo of an accessory structure on the property and where it meets the standard of substandard building conditions. Next slide, photo of the main primary dwelling from different angles showing the excessive, overgrowth of the vegetation, but again, showing some of the damage on the window from the fire and an unsecured state. Next slide, a zoom in of the previous to get a better visual of the damage and the unsecured state.

Exhibit G is a copy of the fire report for the subject property. On the third page of the fire report, we've got the area that was redacted. So the area of the – when I inquired, the area that was redacted was dealing with the unintended death.

HEARING OFFICER ZIEGLER: The what?

MR. MARTINEZ: The unintended death.

Next exhibit is going to be Exhibit H, which is going to be calls for service. We received calls from Sheriff's Department 911 dispatch, indicating the calls for service on the property. Calls for service, included everything from explosives, weapons, welfare checks, temporary restraining orders, domestic disturbing and then of the course the aforementioned, unintended death

Exhibit I evidence from the Santa Fe County Treasurer's Office showing the current delinquent tax on the property as of February 5, 2026. Exhibit J inspection report that was filed by myself, the code enforcement inspector heading the case, again, emphasizing and showing that there was no progress onto the property. We did note that one of the abandoned vehicles was removed from the property, but we don't know if it was moved to just another location on the property because we couldn't get angles of the property from the entire site. But there was a vehicle car that was parked in front that's no longer there, so we don't know if it was stolen or if the property owner took it or what happened to it.

Exhibit J continues to show photos of the property, in the condition that, there's still trash and debris and overgrowth of vegetation, all of the branches are still there. There's still trash and debris – that photo dated December 16<sup>th</sup> is showing all the trash and debris around the accessory structure and now it's just being piled up with the leaves on top of it.

Next slide, same location on the property, but from a different angle of the trash and debris on the property. Next slide, evidence of where the wind has caused the roof to blow over, further exposing the primary dwelling due to the fire damage.

On next slide, the primary dwelling in the current condition still with trash and debris. Next slide, still confirming trash and debris on the property. Next slide, now with some of the leaves that have fallen, we were able to get better angles from the public right-of-way so we could see the full extent of the fire from the public right-of-way by zooming in and we were able to see now that all the windows have been blown out. So none of the windows are intact. Thus allowing for potential harborage, rodents and infestation. Next photo, further evidence of the unsecured statement of property. Next photo, a zoomed out, wide shot of the property. Next slide, zoomed in shot of the trash and debris surrounding the primary dwelling. Next slide, additional photos showing the trash and debris on the property. Next slide, now at this point, we'll better get a better angle again of the damage that was on the primary dwelling with the vegetation and the leaves that had fallen. So we were able to see where the roof had partially collapsed thus verify the substandard building conditions. Next slide, here again on another

angle, showing that the fire had penetrated the roof and that it had bulged and wall cracked. Next slide, zoomed in of the interior. The interior can be seen for the framing members/vertical framing members, are exposed, so there's no, there's no finishes on the inside as a result of the fire. Next slide, this photo is showing that the accessory structure actually was a chicken coop, but again we can see evidence of trash and debris some of the debris from the windows stacked up against the accessory structure. Again, zoomed in photos now that we're able to gain the vantage point of the exterior and the vertical framing members as well as the exterior panels, are burnt and no longer would meet current adopt code for being able to support the load. Next photo again, of the primary dwelling, showing the windows busted out and in an unsecured state, as well as being able to see exposed vertical framing members on the inside. Next photo, again, not only with the roof, but again on the inside of the structure the visible debris and extent of the fire damage.

Next slide, from the south again, the primary dwelling, the windows and unsecured state and unfinished finishes on the outside. And then the next photo on Exhibit J is another photo of the abandoned or inoperable car/passenger.

Next Exhibit K, the notice of written order, requesting that the property owner contact Santa Fe County in order to be able to discuss options for compliance. Included in that notice of written order were the portion of the Nuisance Abatement Ordinance that were applicable in this case. Exhibit L is evidence of the posting of the notice – at the property. Next photo, Exhibit L, again, showing the trash and debris on the property. Next photo, confirming that no change of trash and debris on the property and dwelling is in an unsecured state. [IT issues with computer.] Next photo, the primary dwelling, again with trash and debris. And the last photo on Exhibit L, showing trash and debris still on the property as of January 12<sup>th</sup>.

Exhibit M is the legal affidavit from *The Santa Fe New Mexican* showing that the posting occurred and a copy of the legal posting that was published on February 5<sup>th</sup>. Exhibit N is going to the public notice poster board that was placed on property on, February 3, 2026. The next photo also shows that on February 3<sup>rd</sup> the posted board from a different angle verifying that the postal board is visible from the public right-of-way. And then the last photo would be an up close showing the public notice and hearing – And then finally, Exhibit court is an up close, showing the public notice was posted.

So at this time, I will stand for questions.

HEARING OFFICER ZIEGLER: I have no questions. Ma'am, if you have any questions for him, you can ask them or wait until he's done and say what you want to say.

MS. MARTINEZ: I guess on their behalf, I can say, like I said I can make contact with you. I don't really have any questions right now pertaining to this. I guess on their behalf I can say –

HEARING OFFICER ZIEGLER: Just one minute. Do you have anything further Mr. Martinez?

MR. MARTINEZ: No that concludes my presentation.

HEARING OFFICER ZIEGLER: Okay, ma'am, I sorry, please go ahead.

MS. MARTINEZ: Yeah, just on behalf of the owner. Like I said I'm his son's girlfriend. He's been in a coma for several years now. His son does want to work on that property and getting it cleaned up so that way his family doesn't lose it. It's been in his family for a lot of years, that they've been there in Chimayo. So he does have a plan in place to start working on that this year. But, because he's not the sole owner of the property, I guess there's some things he has to figure out. So that's the best that I can say, at this point for him.

HEARING OFFICER ZIEGLER: Okay, and you said that Joe Michael Martinez has in a coma.

MS. MARTINEZ: Uh huh.

HEARING OFFICER ZIEGLER: And how long has that been?

MS. MARTINEZ: I want to say it's been about three or four years now. Yeah.

HEARING OFFICER ZIEGLER: Okay. Mr. Martinez, do you have any questions for her?

MR. MARTINEZ: No questions at this time. But I'll get with the property representative to exchange contacts.

HEARING OFFICER ZIEGLER: Okay. Before you both sit down, let me just check, do you have any closing Mr. Martinez? And then if you have anything to say after his closing, you may.

MR. MARTINEZ: Hearing Officer Ziegler, so based upon the evidence, we're requesting that you uphold the Santa Fe County's findings and determine that the property constitute nuisance per the ordinance. We appreciate the presence of the property owners representative, and it is our intention to work with her and then to be able to achieve compliance with this. However, we understand that due to the, situation of the property owner, we would still ask for a conclusion to provide conclusion of law and finding along with a resolution in order for the County to be able to complete the project if the property owner is unable to, or the representative are unable, to complete the project at this time.

HEARING OFFICER ZIEGLER: Okay, thank you. And, ma'am, did you have anything to add?

MS. MARTINEZ: I'll just add for them, that we're thankful for the opportunity to work on the things that need to be worked on that property. As I mentioned, the family does want to keep it in their family and they're focused on trying to figure out how they can do that and get it cleaned up so that way it stays in their family. Thank you.

HEARING OFFICER ZIEGLER: Okay. Thank you for coming today. With that, we will conclude this matter and move on the next matter.

**B. Case No. 25-8137 - 2805 NM 14 - Estate of Sherry Lynn Ballow-Watts (deceased) c/o Brian Dorais, Personal Representative**

HEARING OFFICER ZIEGLER: Okay, Mr. Jones. Before we proceed, is anyone here for 2805 NM 14? Are you here for this property at 2805 NM 14?

BRIAN DORAIS: Yeah, Brian Dorais.

HEARING OFFICER ZIEGLER: Okay, I'll go ahead and have both of you sworn in.

[Frank Jones and Brian Dorais were duly sworn]

FRANK JONES: Frank Jones, Senior Code Enforcement Inspector 2, 40 Grant Avenue.

HEARING OFFICER ZIEGLER: Mr. Jones, I'll have you go first.

MR. JONES: Good afternoon, Hearing Officer Ziegler. For the record, again, my name is Frank Jones appearing on behalf of Santa Fe County Management Code Enforcement Division. I'm presenting case number 25-8137. This is regarding properties commonly known as 2805 NM 14. Also 2807 NM 14 and 2801B NM 14, 2809B NM 14 and 2809 NM14 which consists of five contiguous parcels associated with the estate of Sherry Lynn Ballow-Watts with

Brian Dorais serving as the dually appointed personal representative. This matter is before you pursuant to 2023-04 Nuisance Abatement Ordinance. Santa County respectfully request that the Hearing Officer upholds the County's findings and these parcel constitute a public nuisance. And recommend the issuance of a resolution authorizing formal abatement including the clean and lien provisions.

HEARING OFFICER ZIEGLER: Sir, do you – are you done with your opening?

MR. JONES: That concludes my opening.

HEARING OFFICER ZIEGLER: Sir, do you want to do an opening or do you want to wait until after the County has given their case?

MR. DORAIS: I'll wait.

HEARING OFFICER ZIEGLER: Okay. Go ahead, Mr. Jones.

MR. JONES: This case originated on July 30, 2025 when County Code Enforcement staff, while conducting an unrelated inspection in the vicinity, observed the subject parcels appearance significantly out of compliance. A formal inspection from the presence of fire damage, and substandard dwelling at 2805 NM 14. Extensive accumulation of debris including scrap metal, discarded tires, as well as multiple inoperable and unregistered vehicles distributed throughout the parcels. The dwelling exhibited a partially collapsed roof, lacked active utilities including electricity, water, and heating, and was determined to uninhabitable and unsecured. An old collapsed outhouse was also documented on this site.

These conditions constitute violations of Section 3B1 for abandoned vehicle or inoperable motor vehicles. Section 3B5 for general nuisances, Section 3B11 for open storage and Section 4 for substandard building conditions which constitutes a nuisance.

In our research, ownership was confirmed that the title was Sherry Lynn Ballow-Watts is deceased. Probate records established that Brian Dorais was appointed personal representative of the estate and is therefore the legally responsible party for addressing compliance matters associated with these parcels. At the time of enforcement, Mr. Dorais was incarcerated at the Santa Fe County Adult Detention facility and service of the County's enforcement documents were properly completed at this location. On October 22, 2025, the County issued a notice of violation outlining the observed violations and providing 15 business days to achieve compliance. The County receipt communication from Donna Ward who identified herself as Mr. Dorais' sister and acknowledged receipt of the notice of violation. While it's reported that several vehicles had been removed prior to his incarceration no sustained corrective taken to address the other violations. On November 17, 2025 the County issued a notice of written order requiring the responsible party to contact code enforcement within 10 day calendar days and to take steps to secure the fire damaged structure, remove debris and inoperable vehicles. The order advised that failure to respond could result in initiation of a public nuisance hearing. And on January 6, 2026, Mr. Dorais left a voicemail indicated that some vehicles had been removed and a follow-up inspection conducted on January 8, 2026 confirmed that while there were some vehicle removals, the overall condition of the parcels remain substantially changed. The fire damaged structure remains unsecured and uninhabitable, significant debris, and open storage persisted and additional inoperable vehicles remained on the site. Further contact with Mr. Dorais at that time remained without response.

On January 26, 2026, staff returned to the subject properties for the purpose of posting and confirmed that the violations continued to exist. The violations remain for an extended period and continue to present a health and safety concern, unsecured fire damage [inaudible] is a risk of unauthorized entry and structural instability. The accumulation of the debris and auto

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parts creates hazardous conditions and contributes to safety concerns for the surrounding properties. Despite notices, service efforts – voluntary compliance had not been achieved at that time. Due process has been fully satisfied and the property remains in substantial non-compliance with Santa Fe County Sustainable Growth Development Code and the 2023-04 Nuisance Abatement Ordinance.

I'll proceed with the exhibits. Exhibit A shows our complaint form, our initial inspection reports. We'll go forward to Exhibit B, Exhibit B, this is from our site photos showing the multiple inoperable abandoned vehicles on the site, on the parcels. The site visit also confirms the storage, debris throughout the site and the abandoned utilities to the property. [Pause for technical difficulties.]

Again, this shows, Exhibit B, shows our site visit from July 30, 2025 showing debris, inoperable vehicles scattered throughout the five parcels. You can see the substandard building in the background. There is damage by fire. Again, inoperable vehicles throughout the parcels here. This photo shows the substandard building. It does show a collapsed roof therefore, it's a violation of County Code. Again, multiple vehicles throughout the site, debris, garbage scattered through this total acreage of about 1.3 acres filled with abandoned vehicles and garbage. This shows the flat structure up on the site. Again, multiple vehicle parts scattered throughout, tire and engines. This is a photo, trying to determine if the vehicles were registered. Again, additional debris and garbage on the sites.

This is part of the fire damage structure 2805 NM 14. You can see burnt debris additional vehicles and debris. Accessory structures also filled with an accumulation of debris throughout the five parcels here.

This was the outhouse that was discovered on the property. [inaudible] The site inspection that did show the extensive amount of vehicles and debris throughout these five parcels.

So Exhibit C, demonstrates the ownership of the five parcels. Exhibit D is the fire report pulled that indicates that the property at 2805 New Mexico M 14 had burned. Exhibit E is a newspaper report regarding the fire. Exhibit F is probate court filings appointing Brian Dorais as personal representative. Exhibit G is verification of service at the adult detention facility which is where the County had to serve notice. Exhibit H is our notice of violation issued October 22, 2025. It does show that the representative was served with his signature. Exhibit I is an email correspondence, from Donna Ward acknowledging, receipt of the notice of violation. Email correspondence with Donna Ward. Exhibit J is a County response to the correspondence, dated November 17, 2025. Exhibit K, is a notice of written order giving 10-days to come or start to achieve compliance with the five parcels and then another signature showing us it was received by a personal representative. November 17<sup>th</sup>, this is a posting on the property, the notice of written order. Exhibit L is follow-up inspection reports and photographs dated January 2026 after the issues of the order, And at that time, the property may not have changed with multiple abandoned vehicles and open storage violations. Exhibit N is the legal notice of public nuisance hearing. This was posted on January 26, 2026 and that includes inspection photos at that time. The five parcels remain substantially unchanged. You still see the substandard dwelling located on the photographs, including the inoperable vehicles and storage. Exhibit N is the legal notice, for 2804 New Mexico 14. This is the newspaper ad that advertised the hearing. Exhibit O is the Nuisance Abatement Ordinance. This concludes my presentation. I am available for any questions.

HEARING OFFICER ZIEGLER: I have no questions. Mr. Dorais, do you have any questions for Mr. Jones?

MR. DORAIS: No.

HEARING OFFICER ZIEGLER: You said that concludes your case, Mr. Jones.

MR. JONES: That concludes my case but it is my understanding that Mr. Dorais has an update on this property.

HEARING OFFICER ZIEGLER: Right. Mr. Dorais, do you want to come.

MR. DORAIS: What I saw in the July inspection was pretty obviously the construction project going on in the background, It wasn't concrete but -- I've never sat down with Frank Jones to discuss an action plan. So what's a priority? A priority evaluation. But, I was available since December 13<sup>th</sup> to January 5<sup>th</sup> and I made progress. And then I went to rehab and that's when Mr. Jones does two inspections in January when I'm not available.

And then I get out on February 5<sup>th</sup> and to date, February 5<sup>th</sup> to date, the project I believe were every day, something's getting cleaned up or a car getting hauled out, or transmissions getting picked up off the ground. So I'm taking this very serious, but I'd like to have more detail as to how to cure the complicated violation, like the burnt house, so I can, have a plan of action. If I talk to a contractor, I need to what I'm asking for.

HEARING OFFICER ZIEGLER: Well, that's more stuff you need to talk to Mr. Jones about. Let me ask a question, are there still vehicles out there? Inoperable vehicles?

MR. DORAIS: There's two registered cars that I register this month. There's still two trucks out of all the vehicles, they' all gone except two trucks. One of them is to be picked up by a gentleman from Maryland, pick it up in May and the other one, I'm just waiting for the title so I can register.

But other than that, all the vehicles are gone and almost all the piles of debris, as far as scrap goes, The shed that was falling over is gone and the contents are gone. Many dump runs have been made. The progress from February 5<sup>th</sup> to today, we're talking 21 days, and I'm amazed at what's happened. And I called Mr. Jones and asked him to come up and do inspection before the hearing, but he didn't have time. I thought it would've been on schedule already. Just I was expecting a re-inspection.

HEARING OFFICER ZIEGLER: Okay. I may have some more questions. Do you have anything else?

MR. DORAIS: Do I have anything else? I have some photos.

HEARING OFFICER ZIEGLER: You have photos?

MR. DORAIS: Yeah, taken this morning.

HEARING OFFICER ZIEGLER: I'd like to get copies of those. Can you do that?

MR. MARTINEZ: Yes.

MR. DORAIS: I got that. They're on my phone. You can have those.

PETER VALENCIA (Assistant County Attorney): I can make copies for everyone.

HEARING OFFICER ZIEGLER: So let's pause for a couple of minutes while he makes copies.

[Copies are made and photos are provided for the record.]

HEARING OFFICER ZIEGLER: I have some questions. I have the photos that you took; what date did you take these photos that you gave us?

MR. DORAIS: About – between yesterday afternoon and this morning.

HEARING OFFICER ZIEGLER: Okay. And in some of the photos that were presented by the County that was a structure, I guess that that's this structure that I see in this photo by this blue vehicle next to it; is that right? Why don't you look at the photos you provided.

MR. DORAIS: Are you looking at one in particular?

HEARING OFFICER ZIEGLER: Why don't you look at the copy that the County gave you where there's four on a page. Do you have those? Okay, then looking at one on the upper left-hand there's some green fencing, and in the lower right-hand corner is the building by a blue vehicle. Do you see that?

MR. DORAIS: I'm not sure.

HEARING OFFICER ZIEGLER: Come on up and I'll show you. Right there where you have your hand. Is that vehicle operable?

MR. DORAIS: Yes, sir, and it's registered.

HEARING OFFICER ZIEGLER: Okay. And has anything been done to the interior of that structure?

MR. DORAIS: No, sir. Because of the [inaudible] I had a hard time finding an outfit when I was available on December to January 5<sup>th</sup> that would work with me. And I finally found an outfit to work with me. And they [inaudible]

HEARING OFFICER ZIEGLER: On the last page there's four pictures and one of them as a brown CRV camper; do you see that?

MR. DORAIS: Yes, sir. I got that registered too. That's my new car.

HEARING OFFICER ZIEGLER: And is that a camper I see; are you living in that?

MR. DORAIS: Is that a what?

HEARING OFFICER ZIEGLER: Is that something that you use?

MR. DORAIS: Yeah, it's a construction office.

HEARING OFFICER ZIEGLER: It's a what? Construction office? Do you have anything else to say as part of your case?

MR. DORAIS: I'm sorry.

HEARING OFFICER ZIEGLER: Do you have anything else to say as far as your case?

MR. DORAIS: No, except that, you know, 21 days and a lot of effort, lot of progress, lot of networking, lot of dump runs, lot of piles of debris. The photos from the first of July and a large percent of them don't exist anymore. So I have taken it serious.

HEARING OFFICER ZIEGLER: Okay, hold on. Mr. Jones, I want to give him an opportunity to ask any questions if you have any. Do you have any questions?

MR. JONES: No, I don't.

HEARING OFFICER ZIEGLER: So are you done presenting your case?

MR. DORAIS: Yes, sir.

HEARING OFFICER ZIEGLER: Mr. Jones, do you have a closing you can make that. And then, Mr. Dorais, if you have a closing you can make that after he's done.

MR. JONES: First, the County would like to acknowledge Mr. Dorais's recent efforts to remove the abandoned vehicles and portions of the accumulated debris from the property. The County appreciates when responsible parties when they take corrective action and the County will continue to work with Mr. Dorais. However, what progress has been made with respect to the vehicles and surface debris, the primary life safety concern remains is the fire

damage to the substandard structure located at 2805 NM 14. The structure continues to be a structurally compromised due to fire damage, unsecured without utilities, and in a condition that meets the definition of substandard under Ordinance 2023-4.

The County's concern at this stage is not punitive, it is preventative. Given the extended timeline of this case staff believes that it is still prudent for the County to retain clean and lien authority specifically for the removal of the burn structure should voluntarily compliance not be completed within a reasonable and clearly defined timeline. Granting clean and lien authority does not prevent Mr. Dorais from completing the work himself. It simply ensures that if the structure remains un-remediated and the County to protect public safety without further delay. And for those reasons, staff respectfully would like to maintain our request for authorization from Section 10 C5 of the Nuisance Abatement Ordinance specifically as it relates to burnt and substandard structure.

HEARING OFFICER ZIEGLER: Thank you. Sir, do you have any closing that you want to make?

MR. DORAIS: I would like to ask for more time to continue with this project, Your Honor, and maybe get some details about what's expected and what's a priority. Sit down and communicate. There really hasn't been much communication.

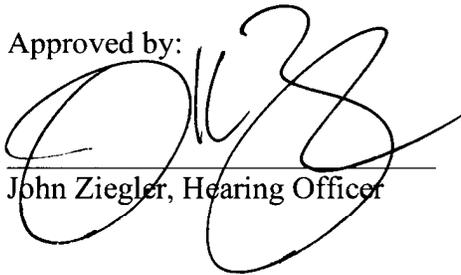
HEARING OFFICER ZIEGLER: Thank you. Okay, that's a conversation you can have with Mr. Jones. I appreciate you coming today, what you had to say and the pictures that you provided.

With that, that closes that matter. And I appreciate everyone for coming today. And just as a reminded, I have five-working days to come to a decision. Thanks.

3. **Concluding Business**  
A. **Adjournment**

The hearing adjourned at approximately 4:08 p.m.

Approved by:

  
\_\_\_\_\_  
John Ziegler, Hearing Officer

SFC CLERK RECORDED 03/24/2026

COUNTY OF SANTA FE ) NHO MINUTES  
STATE OF NEW MEXICO ) ss PAGES: 12

Hereby Certify That This Instrument Was Filed for  
Record On The 24TH Day Of March, 2026 at 11:42:20 AM  
and Was Duly Recorded as Instrument # 2079672  
of The Records Of Santa Fe County

Deputy  \_\_\_\_\_  
Witness My Hand And Seal Of Office  
Katharine E. Clark  
County Clerk, Santa Fe, NM

