



## ENN GUIDELINES

Updated by the applicant on 2-17-15 to exclude language related to a driveway access off Calle de Sebastian. The driveway was eliminated at the request of the neighborhood.

### Applicant Information

Project Name: MorningStar of Santa Fe/Continuing Care Community

Name: Montoya Monica  
Last First M.I.

Address: PO Box 23226  
Street Address Suite/Unit #  
Santa Fe NM 87502  
City State ZIP Code

Phone: ( 505 ) 412-1016 E-mail Address: Monica@mnty.com

**Please address each of the criteria below. Each criterion is based on the Early Neighborhood Notification (ENN) guidelines for meetings, and can be found in Section 14-3.1(F)(5) SFCC 2001, as amended, of the Santa Fe City Code. A short narrative should address each criterion (if applicable) in order to facilitate discussion of the project at the ENN meeting. These guidelines should be submitted with the application for an ENN meeting to enable staff enough time to distribute to the interested parties. For additional detail about the criteria, consult the Land Development Code.**

**(a) EFFECT ON CHARACTER AND APPEARANCE OF THE SURROUNDING NEIGHBORHOODS** For example: number of stories, average setbacks, mass and scale, landscaping, lighting, access to public places, open spaces and trails.

A continuing care facility is compatible with and a continuation of the existing character of the area along Old Pecos Trail. The City's Future Land Use plan recognizes that the area is appropriate for the proposed establishment. Existing land uses in the immediate area include medical and professional offices to the west, churches to the north, private clubs, to the south, and multi & single family residential uses to the northeast and east. Because of the proximity of medical uses, the proposed site is unique. The proposed facility intends to continue the character of the area with compatible architecture, attractive site and landscaping design, appropriate height, lighting and compliance with design requirements of Chapter 14.

**(b) EFFECT ON PROTECTION OF THE PHYSICAL ENVIRONMENT** For example: trees, open space, rivers, arroyos, floodplains, rock outcroppings, escarpments, trash generation, fire risk, hazardous materials, easements, etc.

The subject property is subject to the City's terrain management, landscape, open space and storm water management ordinances. There are no flood zones within the subject property. Applicable lighting ordinances require minimal if any light spillage onto adjacent properties through use of shielding on fixtures. All trash generated by the facility will be recycled in accordance with City ordinances. The site and building are designed within the limits of the City fire department for emergency access.

**.) IMPACTS ON ANY PREHISTORIC, HISTORIC, ARCHAEOLOGICAL OR CULTURAL SITES OR STRUCTURES, INCLUDING ACEQUIAS AND THE HISTORIC DOWNTOWN** *For example: the project's compatibility with historic or cultural sites located on the property where the project is proposed.*

The subject site does not fall within the City's historic district but does fall within the Archeological district and subject to requirements of the archeological ordinances. An archeological study will be performed to determine if significant artifacts exist on the site.

**(d) RELATIONSHIP TO EXISTING DENSITY AND LAND USE WITHIN THE SURROUNDING AREA AND WITH LAND USES AND DENSITIES PROPOSED BY THE CITY GENERAL PLAN** *For example: how are existing City Code requirements for annexation and rezoning, the Historic Districts, and the General Plan and other policies being met.*

The subject property historically has been recognized as a part of the city limits and outside of the Historic District. The City's General Plan designates this stretch of Old Pecos Trail as Public Institutional use which recognizes human service facilities as a viable use for the area. Among other categories recognized by the general plan are museums, libraries, fire and police stations, government offices, transit sites, and airports. The zoning ordinances provide that continuing care communities may be established as a special use.

**(e) EFFECTS ON PARKING, TRAFFIC PATTERNS, CONGESTION, PEDESTRIAN SAFETY, IMPACTS OF THE PROJECT ON THE FLOW OF PEDESTRIAN OR VEHICULAR TRAFFIC AND PROVISION OF ACCESS FOR THE DISABLED, CHILDREN, LOW-INCOME AND ELDERLY TO SERVICES** *For example: increased access to public transportation, alternate transportation modes, traffic mitigation, cumulative traffic impacts, pedestrian access to destinations and new or improved pedestrian trails.*

Parking requirements for a continuing care community are met on site. The existing driveway off Old Pecos Trail will be the primary entrance to the facility with no changes to traffic lanes or patterns. Resident visitors and patrons will enter off Old Pecos Trail. Emergency services and deliveries will occur from a driveway off Calle de Sebastian. **NOTE: The driveway off Calle de Sebastian was eliminated at the request of the neighbors.** The parking area is located on the south side of the facility including parking for the disabled per code requirements. Pedestrian traffic on Old Pecos Trail and Calle de Sebastian remain intact via public sidewalks.

**(f) IMPACT ON THE ECONOMIC BASE OF SANTA FE** *For example: availability of jobs to Santa Fe residents; market impacts on local businesses; and how the project supports economic development efforts to improve living standards of neighborhoods and their businesses.*

The continuing care community will provide employment in the health care industry. Additional positions needed include managers, accountants, maintenance, and supervisors among other positions necessary to operate a continuing care community. Resident's families and visitors will use area establishments including restaurants, convenience stores and shopping.

**(g) EFFECT ON THE AVAILABILITY OF AFFORDABLE HOUSING AND AVAILABILITY OF HOUSING CHOICES FOR ALL SANTA FE RESIDENTS** *For example: creation, retention, or improvement of affordable housing; how the project contributes to serving different ages, incomes, and family sizes; the creation or retention of affordable business space.*

The Santa Fe Homes Program does not apply to a continuing care community.

**(h) EFFECT UPON PUBLIC SERVICES SUCH AS FIRE, POLICE PROTECTION, SCHOOL SERVICES AND OTHER PUBLIC SERVICES OR INFRASTRUCTURE ELEMENTS SUCH AS WATER, POWER, SEWER, COMMUNICATIONS, BUS SYSTEMS, COMMUTER OR OTHER SERVICES OR FACILITIES** *For example: whether or how the project maximizes the efficient use or improvement of existing infrastructure; and whether the project will contribute to the improvement of existing public infrastructure and services.*

The facility will be served by existing public utilities and use public services including City water and sewer. PNM and NMGCO and local cable and internet companies are available to the site.

**(i) IMPACTS UPON WATER SUPPLY, AVAILABILITY AND CONSERVATION METHODS** *For example: conservation and mitigation measures; efficient use of distribution lines and resources; effect of construction or use of the project on water quality and supplies.*

The continuing care community will connect to City water and comply with all ordinances pertaining to water conservation.

**(j) EFFECT ON THE OPPORTUNITIES FOR COMMUNITY INTEGRATION AND SOCIAL BALANCE THROUGH MIXED LAND USE, PEDESTRIAN ORIENTED DESIGN, AND LINKAGES AMONG NEIGHBORHOODS AND RECREATIONAL ACTIVITY AND EMPLOYMENT CENTERS** *For example: how the project improves opportunities for community integration and balance through mixed land uses, neighborhood centers and/or pedestrian-oriented design.*

The proposed continuing care facility will integrate with an existing established community where land use patterns have been established in accordance with City policies. The facility will provide an opportunity for assisted residential care tailored specifically to persons who require an elevated degree of care in close proximity to established medical facilities and services in nearby areas.

**(k) EFFECT ON SANTA FE'S URBAN FORM** *For example: how are policies of the existing City General Plan being met? Does the project promote a compact urban form through appropriate infill development? Discuss the project's effect on intra-city travel and between employment and residential centers.*

The General Plan classifies the subject property as Public/Institutional. This classification provides for human service facilities along with other institutional uses such as museums, libraries, fire and police stations, government offices, transit sites, airports, and other facilities that have a unique public character. The project is designed within the design limits of Chapter 14 and is a respectable infill development.

**(l) ADDITIONAL COMMENTS (optional)**

The proposed facility will cater to two communities:

**Assisted Living (AL):** Residents can still maintain their independence in some areas, while requiring help with other activities of daily living. Different care levels are offered, customized to individual needs. They commonly offer a range of amenities, together with wellness programs. A 24 hour care staff is available.

**Memory Care (MC):** Residents with memory impairment (Alzheimer's and other forms of dementia) will have a secured and safe environment with a variety of therapeutic approaches as well as recreational and purposeful activities.



# EARLY NEIGHBORHOOD NOTIFICATION MEETING

## Request for Staff Attendance

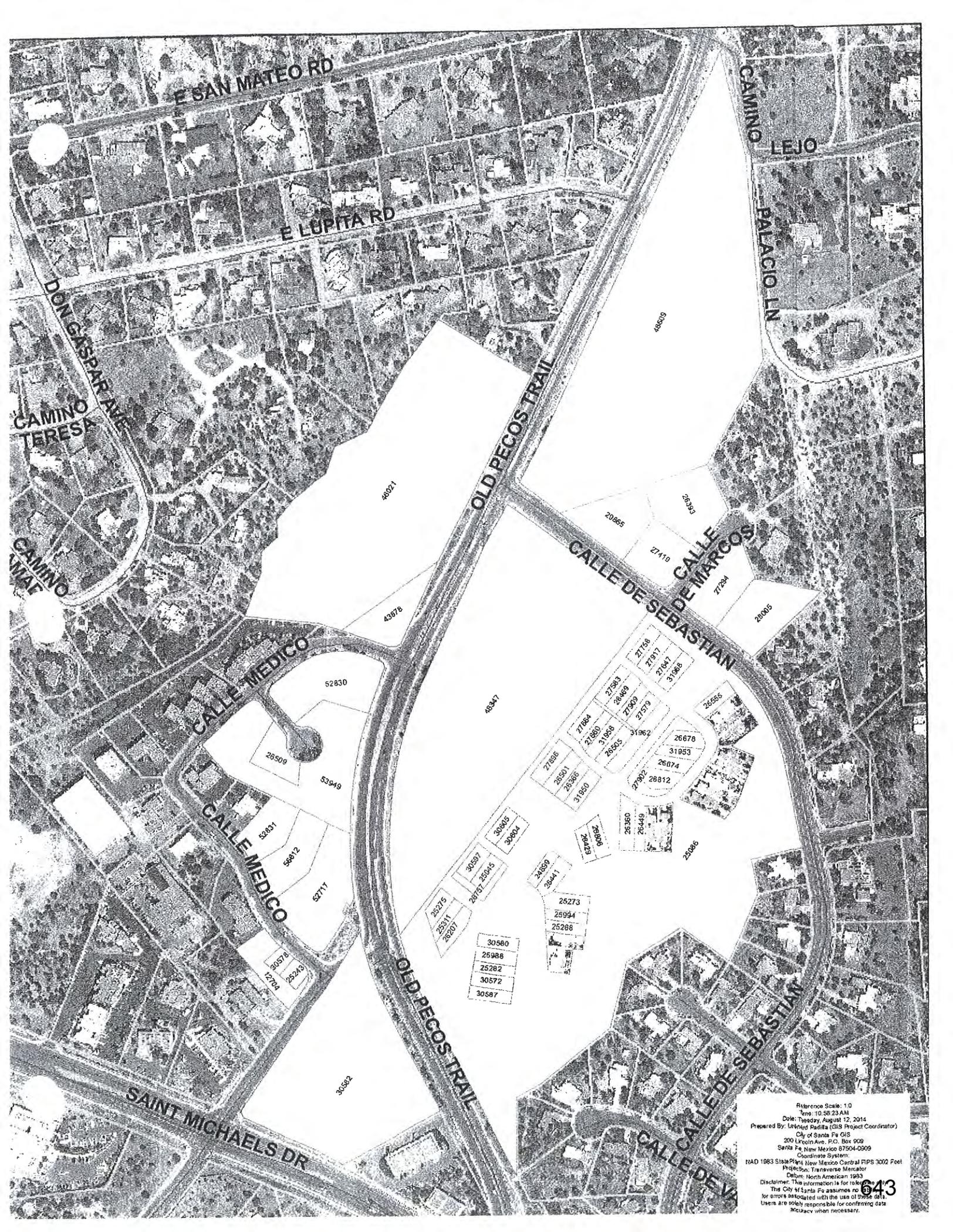
Project Information	
Project Name:	<b>MORNINGSTAR OF SANTA FE</b>
Address:	<b>SOUTH EAST CORNER OF OLD PECOS TRAIL &amp; CALLE DE SEBASTIAN</b> Parcel Size: <u>3ACRE +-</u>
Zoning:	<u>R1</u> Future Land Use: <u>PUBLIC INSTITUTIONAL</u>
Preapplication Conference Date:	<u>November 20, 2014</u>
Detailed Project Description:	<u>SPECIAL USE TO PERMIT A CONTINUING CARE COMMUNITY &amp; DEVELOPMENT PLAN</u>

Property Owner Information	
Name:	<u>MORNINGSTAR OF SANTA FE</u>
Address:	<u>OLD PECOS TRAIL</u>
Phone:	_____ E-mail Address: _____

Applicant/Agent Information (if different from owner):	
Name:	<u>MONICA MONTOYA/MONTOYA LAND USE CONSULTING, INC.</u>
Address:	<u>PO BOX 23226, SANTA FE, NM 87502</u>
Phone:	<u>(505)412-1016</u> E-mail Address: <u>MONICA@MNTYA.COM</u>

Agent Authorization (if applicable):	
I am/We are the owner(s) and record title holder(s) of the property located at:	<u>1605 OLD PECOS TRAIL</u>
I/We authorize _____ to act as my/our agent to execute this application.	
Signed: <u>Dave Fitzgerald, President</u> <small>87946E7AE19143D</small>	Date: <u>11/18/2014</u>
Signed: _____	Date: _____

Proposed ENN Meeting Dates:		
Provide 2 options:	Preferred Option	Alternative
DATE:	DECEMBER 11, 2014	DECEMBER 16, 2014
TIME:	5:30 PM	5:30 PM
LOCATION:	THE SANTA FE WOMANS CLUB 1616 OLD PECOS TRAIL	THE SANTA FE WOMANS CLUB 1616 OLD PECOS TRAIL



Reference Scale: 1:0  
 Time: 10:58:23 AM  
 Date: Tuesday, August 12, 2014  
 Prepared By: Unkred Padilla (GIS Project Coordinator)  
 City of Santa Fe GIS  
 200 Lincoln Ave., P.O. Box 909  
 Santa Fe, New Mexico 87504-0909  
 Coordinate System:  
 NAD 1983 StatePlane New Mexico Central FIPS 3002 Foot  
 Projection: Transverse Mercator  
 Datum: North American 1983  
 Disclaimer: The information is for reference only.  
 The City of Santa Fe assumes no liability for errors associated with the use of these data.  
 Users are solely responsible for confirming data accuracy when necessary.

**NEIGHBORHOOD ASSOCIATIONS: OP**

Shape\_Lei Shap OBJECTID

Arroyo Chamisa/Sol y Lomas NA	Helen C. Tomlin	President	2323 Calle Tablas	Santa Fe NM	87505	classycovote@cybermesa.com
San Mateo Neighborhood Association	Bob Walsh	President	1553 Camino Amado	Santa Fe NM	87505	walshb@cybermesa.com
Southeast Neighborhood Association	Betsy Millard	Contact	2012 Valle Rio	Santa Fe NM	87505	handsoncol www.santafannual

↳ 473-1413  
 ↳ 470-1250  
 ↳ 988-4033



**CITY OF SANTA FE**  
**LAND USE DEPARTMENT**  
Current Planning Division  
200 Lincoln Avenue, Box 909  
Santa Fe, NM 87504-0909

## NOTICE OF EARLY NOTIFICATION MEETING

Notice is hereby given that an Early Neighborhood Notification meeting (ENN) will be held at Santa Fe Woman's Club located at 1616 Old Pecos Trail on **Thursday, December 11, 2014 at 5:30p.m.**, to consider the following request:

Special Use Permit request to allow a 104 bed continuing care facility and development plan. The property is located at 1615 Old Pecos Trail and zoned R-1. (Dan Esquibel, Case Manager)

Questions may be directed to the City of Santa Fe Current Planning Division staff at (505) 955-6585. Any and all interested parties are invited to attend the public hearing and will be heard prior to the Planning Commission taking action. Formal comments may be submitted in writing to the Current Planning Division prior to the hearing, at City Hall, 200 Lincoln Avenue.



**City of Santa Fe  
Early Neighborhood Notification Meeting  
Sign-In Sheet**

Project Name: Memorial Park at Santa Fe Meeting Date: 12/11/14  
 Meeting Place: Santa Fe Community College Meeting Time: 5:30 PM

Applicant or Representative Check Box below

	Name	Address	Email
<input type="checkbox"/>	1 WILSON & ROBIN DAVEN	1825 CALLE DE SEBASTIAN	THREEDUES@CYBERMESA.COM
<input type="checkbox"/>	2 PATRICIA MCNEIL	1810 Calle de Sebastian B 4	pmcn@me.com
<input type="checkbox"/>	3 SIGUANVA CARDINALI	628 CALLE DE VALDES	mmin@newmexico.com
<input type="checkbox"/>	4 Elena Banton	8885 Calle Alvarado	elabanton@labro.com
<input checked="" type="checkbox"/>	5 NATALIE ROSEMAN	2809 ALVARADO DRIVE SW	nroseman@roseman.com
<input checked="" type="checkbox"/>	6 DON ROSEMAN	2809 ALVARADO DRIVE SW	droseman@roseman.com
<input checked="" type="checkbox"/>	7 HELEN C. TAMLIN	2323 Calle Tablas	hlesstam@2003@japhan.com
<input checked="" type="checkbox"/>	8 JAMES RUOCCO	1470 C. DE SEBASTIAN #F-2	jbrobrudolph1474@gmail.com
<input checked="" type="checkbox"/>	9 DUSTIN BOVHER	604 Calle de la Cruz	1921 Coney Dr. Bodega
<input checked="" type="checkbox"/>	10 Bob Walsh	1553 Camino Amado	walshb@cubermesa.com
<input checked="" type="checkbox"/>	11 MARK SANNIOWSKI	2225 CALLE ALVARADO	RXCNO@CYBERMESA.COM
<input checked="" type="checkbox"/>	12 Mark Gruber	1810 Calle de Sebastian N-2	

For City use: I hereby certify that the ENN meeting for the above named project took place at the time and place indicated.

Daniel A. Sannowski Signature of City Staff in Attendance 12-11-14 Date  
 Printed Name of City Staff in Attendance

This sign-in sheet is public record and shall not be used for commercial purposes.

OWNER  
BY



## City of Santa Fe Early Neighborhood Notification Meeting Sign-In Sheet

Project Name: Morning Star of SF Meeting Date: 12/11/14  
 Meeting Place: Santa Fe Women's Lodge Meeting Time: 5:30pm

Applicant or Representative	Name	Address	Email
<input type="checkbox"/>	Jeanne Birdwhistell	PO BOX 31714 2589894	1800 Cade Sub # D1 jbirdwhistell@pannet.com
<input type="checkbox"/>	George Jimenez	2019 Galisteo L-1	
<input type="checkbox"/>	Lynn Rombel	EKS 400	
<input type="checkbox"/>	David Fitzgerald	"	
<input type="checkbox"/>	JILLIE C. BERMAN	ELK'S LODGE 460 554 VALLE HAMPSHIRE LN.	
<input type="checkbox"/>	JOHN BIRSON	DUNSMIRE	
<input type="checkbox"/>	Riette Mungleston	141 E. Lindita Rd - SF	
<input type="checkbox"/>	Scott Celsker	1810 Calle de Sebastian MZ	scottcelsker@comcast.net
<input type="checkbox"/>	Betsy Cliftel	8244 Exped Pl SF 8005	Carol'@thejonesim.com
<input type="checkbox"/>	LAWRENCE E LONGCORE	609 CALLE DE MARCOS	
<input checked="" type="checkbox"/>	CHARLES E KOFENIS	601 CAMERON	CHARLES.KOFENIS@ATT.NET

For City use: I hereby certify that the ENN meeting for the above named project took place at the time and place indicated.

Printed Name of City Staff in Attendance: Daniel A. S... .. Signature of City Staff in Attendance: [Signature] Date: 12-11-14

This sign-in sheet is public record and shall not be used for commercial purposes.



**City of Santa Fe  
Early Neighborhood Notification Meeting  
Sign-In Sheet**

Project Name: Mountain Station of SF Meeting Date: 12/11/14  
 Meeting Place: Santa Fe Women's Lodge Meeting Time: 5:30pm

Applicant or Representative Check Box below

	Name	Address	Email
<input checked="" type="checkbox"/>	1. Julia Ramirez	605 Calle de Marcos	
<input checked="" type="checkbox"/>	2. Sabina Rosales	" " "	
<input checked="" type="checkbox"/>	3. Luis Villard	202 Valle Rio	
<input checked="" type="checkbox"/>	4. Stephanie Mary Fisher	1922 Fort Union Dr.	
<input checked="" type="checkbox"/>	5. Melissa Bone	1221 B Canyon Rd #7501	melissabone@pacbell.net
<input checked="" type="checkbox"/>	6. JOHN KENNEDY / MARCIA WHITE	604 CALLE DE MARCOS	MARCIATW@GMAIL.COM
<input checked="" type="checkbox"/>	7. KRISTINE RODGERS	1810 CALLE DE SEBASTIAN A-2	KRISROD@MSN.COM
<input checked="" type="checkbox"/>	8. Monica Steenisma	1825 Avenida de las Artes	
<input checked="" type="checkbox"/>	9. MONICA STEENISMA	627 CALLE DE VALDEZ	monica@vnm.com
<input checked="" type="checkbox"/>	10. HILL STEENISMA	" " "	
<input checked="" type="checkbox"/>	11. KENNETH JAEKS	271A Kel.	KennethJaeKS@hotmail.com
<input checked="" type="checkbox"/>	12. PAU GRAND	629 CALLE DE VALDEZ	PKGrand@gmail.com

For City use: I hereby certify that the ENN meeting for the above named project took place at the time and place indicated.

Daniel A. Espinosa 12-11-14  
 Printed Name of City Staff in Attendance Signature of City Staff in Attendance Date

This sign-in sheet is public record and shall not be used for commercial purposes.



### City of Santa Fe Early Neighborhood Notification Meeting Sign-In Sheet

Project Name: Morning Star of SF Meeting Date: 12/11/14  
 Meeting Place: Santa Fe Women's Lodge Meeting Time: 5:30 pm

Applicant or Representative Check Box below

	<input type="checkbox"/>	Name	Address	Email
1	<input checked="" type="checkbox"/>	Kathleen Finest	1810 Calle de Sebastian L-2	
2	<input checked="" type="checkbox"/>	Loe & Diquia Adams	653 E. Barbara	lorincb@msn.com
3	<input checked="" type="checkbox"/>	Carole Spaldore	1810 Calle de Sebastian E	carolyspaldore@comcast.net
4	<input checked="" type="checkbox"/>	Kathleen McKee	126 E. Lupatake	kathleenmckee@zianet.com
5	<input checked="" type="checkbox"/>	Michelle Sanchez	127 Ridgewood Dr	ziabck@comcast.net
6	<input checked="" type="checkbox"/>	LINDA YARBROUGH	139 E. Lupatake Rd	LINDAYARBROUGH@GMAIL.COM
7	<input checked="" type="checkbox"/>	KAREN HELPMAYER	325 F BERGER	KHELD@ARTLINK.NET
8	<input checked="" type="checkbox"/>	Deb Morgan	1810 Calle de Sebastian	morgan@earthlink.net
9	<input checked="" type="checkbox"/>	Camille	1900 Caswell Sebastian Dr	Camille@earthlink.net
10	<input checked="" type="checkbox"/>	Alice Thompson	2352 Santa Barbara Dr	thompson@botmanco.com
11	<input type="checkbox"/>	Ann Yarnick	1810 C. de Sebastian	Ann.Yarnick@att.net
12	<input type="checkbox"/>			

For City use: I hereby certify that the ENN meeting for the above named project took place at the time and place indicated.

Daniel A. Escobedo Signature of City Staff in Attendance 12-11-14 Date  
 Printed Name of City Staff in Attendance

This sign-in sheet is public record and shall not be used for commercial purposes.



## **PLANNING COMMISSION**

**CITY OF SANTA FE**

**LAND USE DEPARTMENT**

Current Planning Division  
200 Lincoln Avenue, Box 909  
Santa Fe, NM 87504-0909

### **NOTICE OF EARLY NOTIFICATION MEETING**

Notice is hereby given that an Early Neighborhood Notification meeting (ENN) will be held at Santa Fe Woman's Club located at 1616 Old Pecos Trail on **Thursday, January 22, 2015 at 5:30p.m.**, to consider the following request:

A Special Use Permit, to allow a 104 licensed bed continuing care facility and development plan. The property is located at 1615 Old Pecos Trail and zoned R-1. (Dan Esquibel, Case Manager)

Questions may be directed to the City of Santa Fe Current Planning Division staff at (505) 955-6585. Any and all interested parties are invited to attend the public hearing and will be heard prior to the Planning Commission taking action. Formal comments may be submitted in writing to the Current Planning Division prior to the hearing, at City Hall, 200 Lincoln Avenue.

Montoya  
Land Use Consulting, Inc.

January 13, 2015

Dear Property Owner,

An application is being formulated for City of Santa Fe consideration to permit a senior care community at 1615 Old Pecos Trail, on vacant land located at the southeast corner of Old Pecos Trail and Calle de Sebastian. The purpose of this letter is to inform you of an upcoming meeting where the project will be discussed with surrounding neighbors at the Santa Fe Woman's Club located at 1616 Old Pecos Trail on Thursday, January 22, 2015 at 5:30 PM. *(See attached City of Santa Fe notice)*

MorningStar Senior Living proposes a facility with 2 components for seniors; assisted living and memory care. Among many other things, the community will provide living accommodations, meals, supervision, security, 24-7 staff, emergency call systems, and assistance with activities of daily living. To further support a greater sense of well being, the community will provide social activities and transportation with other services which are designed to encourage independence, freedom and privacy. We feel that Santa Fe will benefit in many ways from a facility such as this and hope you agree. Information about MorningStar Senior Living can be viewed on their website at [www.MorningStarSeniorLiving.com](http://www.MorningStarSeniorLiving.com)

We hope to see you at the upcoming neighborhood meeting but if you cannot attend, please feel free to contact me with any questions or comments. Thank you for your time.

Sincerely,



Monica Montoya  
Montoya Land Use Consulting, Inc.  
[Monica@Mntya.com](mailto:Monica@Mntya.com)  
Ph: (505)412-1016

MORNINGSTAR OF SANTA FE  
COURTESY NEIGHBORHOOD MEETING  
SANTA FE WOMAN'S LODGE  
1616 OLD PECOS TRAIL  
THURSDAY, JANUARY 22, 2015  
5:30PM-7:30PM

AGENDA

- I OPENING STATEMENTS
- II APPLICANT INTRODUCTION
- III APPLICANT PRESENTATION/ Plan Revisions Resulting from  
December 11, 2014 ENN Meeting
- IV. QUESTIONS AND DISCUSSION
- V. CLOSING

# Exhibit L

# Archeological Clearance



# City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

[www.santafenm.gov](http://www.santafenm.gov)

*Javier M. Gonzales, Mayor*

## Councilors:

Peter N. Ives, Mayor Pro Tem, Dist. 2

Patti J. Bushee, Dist. 1

Signe I. Lindell, Dist. 1

Joseph M. Maestas, Dist. 2

Carmichael A. Dominguez, Dist. 3

Christopher M. Rivera, Dist. 3

Ronald S. Trujillo, Dist. 4

Bill Dimas, Dist. 4

February 6, 2015

Matt Ferguson  
MVG Development  
2240 Blake Street, Suite 200  
Denver, CO 80205

Property Address: 1615 Old Pecos Trail  
ARC Case Number: AR-02-15

Dear Mr. Ferguson:

At their hearing on January 8, 2015, the City of Santa Fe Archaeological Review Committee voted unanimously to approve a reconnaissance report prepared by Ron Winters covering 3.04 acres at 1615 Old Pecos Trail, finding it met the requirements of the Santa Fe Archaeological Ordinance. An Archaeological Clearance Permit was granted for the property. If you have questions or concerns, please do not hesitate to contact me at 505-955-6660 or [lgroach@santafenm.gov](mailto:lgroach@santafenm.gov).

Sincerely,

Lisa G. Roach  
Senior Planner / Archaeological Liaison  
Historic Preservation Division  
City of Santa Fe

CC: Ron Winters, Consulting Archaeologist  
109 Calle Paula  
Santa Fe, NM 87505

# City of Santa Fe, New Mexico

# memo

**DATE:** April 2, 2015  
**TO:** Planning Commission  
**FROM:** Current Planning Division  
**RE:** Additional Information

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The attached information is not in your April 2, 2015 Planning Commission packet. The information is in the following order:

**Case #2015-14. 1615 Old Pecos Trail Lot Split.**

**Case #2015-15. 1615 Old Pecos Trail Special Use Permit.**

**Case #2015-16. 1615 Old Pecos Trail Development Plan.**

- Late correspondence;
  - Seven individual letters in opposition to the project.
  - 575 signatures on petition and letters in support of the project.

*E. Shilcut "10"*

**KAREN MCGRAW AIA**  
4315 AVENUE C  
AUSTIN, TEXAS 78751  
512-917-1761  
MCGRAWKA@EARTHLINK.NET

To: **City of Santa Fe Planning Commissioners**

Re: **Morningstar Development impact on my home at  
1810 Calle de Sebastian, B3**

Hearing Date: **April 2, 2015**

Dear Commissioners,

**I cannot attend the hearing so I am sending you my concerns and I urge you to vote  
NO on this proposed development.**

My family has owned the one-story home in the De Varga Heights Townhouses, Unit B3, second from the property line adjacent to the proposed development, since 1986. We have always quietly enjoyed this property and I am alarmed at the enormity and intensity of operation of the project being proposed just a few feet from my home.

I am writing to encourage you to deny this change in land use. A change from one dwelling per acre to 104 residents on 3 acres, is very dramatic and will result in a very high level of activity just feet from my home. I would have expected more consideration from the City of Santa Fe to its residents.

Housing 104 people will require daily food service the equivalent of a large restaurant complete with large truck deliveries, trash disposal, and many staffers. If a restaurant such as this was proposed on this site I would hope that your staff would deny such a use. As it is, it seems that the city staff is in favor of this massive development!

The rear yard services have all been located directly beside our town homes. This includes a fire lane, loading dock for all deliveries, trash disposal and parking. These functions are NOT compatible with a quiet single-family area. I expect that if you approve this, that my property value will be compromised. My home represents my family inheritance and I am not at all pleased with the prospect that the City of Santa Fe will degrade its value.

When I travel to Santa Fe I always enter the city from Old Pecos Trail. I applaud the City of Santa Fe for recognizing that this is the last and only scenic entry to the city, but a massive development will not be an asset to this historic corridor.

This site lies between Route 66 and the Old Santa Fe Trail. I would be very surprised if there were no archeological artifacts to be discovered via an enormous excavation of up to 9;’ of this site. Such an excavation will certainly cause major noise, dust and disruption to all nearby residents and added dirt haulers to the area in addition to spoiling the natural terrain of the site.

Traffic in this area is dicey to say the least. All of us at De Vargas heights and the surrounding neighborhood must use Arroyo Chamiso and a very odd turning configuration to move to and from our homes to St. Michaels St. and the southwest part of the city I hope that you will consider and study this area on your field trip so you can understand that all of the traffic for this development will have to enter and exit at this confluence of traffic movements. The only good news here I can think of is that the fire station and hospital are nearby for a quick response when accidents occur.

I hope you will consider my concerns, respect our peaceful neighborhood and vote NO regarding this development.

Sincerely,

Karen McGraw AIA

De Vargas Heights Townhomes Unit B3

**ESQUIBEL, DANIEL A.**

---

**From:** darmitzel4@aol.com  
**Sent:** Wednesday, April 01, 2015 7:22 PM  
**To:** ESQUIBEL, DANIEL A.  
**Cc:** jtdyke@comcast.net  
**Subject:** morningstar proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Esquibel,

I wish to express my concerns and opposition to the Morningstar proposal to build a retirement home at the corner of Old Pecos Trail and Calle de Sebastian. I have great concern for the safety of this location due to the significant traffic that already exists. I am concerned about the water use of this facility. I feel that another retirement home is a duplication of services provided in the city of Santa Fe. Most importantly, this proposal is totally out of line with the existing neighborhood and completely opposite to the city plan for development in this area.

Please register my opposition to this proposal.

Thank you very much,

Robert E. Darmitzel  
2101 Calle de Sebastian  
Santa Fe, New Mexico 87505

2004 Calle de Sebastian  
Santa Fe, NM 87505

March 31, 2015

Mr. Dan Esquibel  
City of Santa Fe  
200 Lincoln Avenue  
Santa Fe, NM 87501

RE: Application submitted by MorningStar Senior living for Special Use  
Development Plan and Lot Split for Continuing Care Community at  
1615 Old Pecos Trail, Santa Fe, New Mexico

Dear Mr. Esquibel,

This letter is submitted to you in response to the application referenced above. We believe that this application must be evaluated for compliance with the City of Santa Fe's General Plan and that it should be denied based on various provisions that recognize the importance of the Old Pecos Trail Scenic Corridor, as explained in the following.

Section 1.1 of the General Plan states clearly that the General Plan "provides guidance for development proposals" and "represents the goals and desires of the Santa Fe Community as a whole and should be recognized as the city's foremost public statement about Santa Fe's future." The priorities contained in the General Plan were shaped by active public participation in response to surveys in which residents were asked to identify various "likes" and "dislikes" about our City, as explained in Section 1.6.1. In response to the question "What do you like most about living and/or working in Santa Fe" the vast majority of people identified "Cultures/Tradition/People" and "City Character" See General Plan, Table 1.1. "Uncontrolled Growth" and "Loss of Tradition/Culture" were recognized as Trends that Concern Residents" the most. General Plan, Table 1.3.

Based on the results of these surveys, the General Plan recognized 14 overall general themes of importance to the short-term and long-term planning of Santa Fe's future. One of these themes is stated as follows in Section 1.7.8 "Maintain and respect Santa Fe's unique personality, sense of place, and character." Section 1.7.8 states further:

*Increasing travel and communication have diminished the remoteness that Santa Fe's high desert location once afforded. One of the country's oldest cities, the city today faces the prospect of being over-whelmed by run-of-the -mill late twentieth century development. Resident have unequivocally stated that new growth should not erode the qualities that contribute to Santa Fe's unique character and ambiance.*

The General Plan recognizes Old Pecos Trail as an area that materially contributes to Santa Fe's unique personality, its sense of place and its character. Section 3.5 of the General Plan states that "[t]he Old Pecos Trail Corridor *designates* Old Pecos Trail between Cordova Road and I-25 as a scenic roadway" having "importance as an unspoiled entryway into downtown" (emphasis added).

The Old Pecos Trail Scenic Corridor is depicted on the Future Land Use Map that is part of the General Plan and is shown as an area that is approximately 500 feet wide, being approximately 250 feet on each side of Old Pecos Trail from I-25 to Cordova Road. The building proposed by MorningStar Senior Living would exceed 73,000 sq. ft. and would far exceed the size, mass and scale of any other commercial structure or development in the corridor. Approximately one-half of the building proposed by MorningStar Senior Living would fall within the corridor. Historically, other large commercial developments along Old Pecos Trail have been set back from Old Pecos Trail in a manner that place outside the scenic corridor. For example, the large building at Quail Run that includes the club house and other facilities related to that development is nearly 400 feet from Old Pecos Trail and lies outside the scenic corridor as a result. the building proposed by MorningStar Senior Living fails to recognize the same sensitivity shown by other commercial developments in this area.

Not only does the General Plan designate the Old Pecos Trail Scenic Corridor, the corridor as shown on the Future Land Use Map is actually listed as a Land Use Classification in Section 3.5 of the General Plan. The General Plan mandates that "[a]ny change from one land use classification to another classification as shown on the Future Land Use Map, proposed for any parcel, *requires* General Plan amendment to the Future Land Use Map prior to any consideration for rezoning or *development plan approval*" (emphasis added). The General Plan also states, with respect to the Old Pecos Trail Scenic Corridor, that "[d]evelopment standards, including land uses, density, and design control, will be developed through a public participation process." Thus, the General Plan provides that the area designated as the Old Pecos Trail Scenic Corridor shall remain as a "scenic roadway" and "unspoiled entryway into downtown" and that any development in the corridor will be evaluated pursuant to standards to be drafted and adopted through a process in which the public will have a voice in how this area is to be preserved and suitably developed.

The building and related improvements proposed by MorningStar Senior Living, and the application submitted by it, are in blatant disregard of the Land Use Classification adopted by the General Plan for the subject property, specifically, the Old Pecos Trail scenic Corridor, and the application has failed to request any amendment to the General Plan. The application should be denied for this reason alone.

Additionally, because a substantial portion of the proposed structure lies within the Old Pecos Trail Scenic Corridor and is being proposed before any of the development standards for the corridor have been adopted through a process that would permit the public's participation for the preservation of this area, as the General Plan expressly contemplates, the applicant cannot satisfy at least two of the three approval criteria for

the granting of a special use permit, as stated in Section 1-3.6(D) of the City's Land Development Code. Specifically, the application will be unable to demonstrate "that granting the special use permit does not adversely affect the public interest, and "that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration." The General Plan, and its recognition of the Old Pecos Trail Scenic Corridor, necessarily mandate that the public interest will not be served by permitting this project to be approve because doing so will deprive the public from having its say in the preparation and adoption of development standards that are required by the General Plan to determine how this historic corridor should be appropriately and suitably development in order to preserve it as the last "unspoiled entryway into downtown."

For these reasons, we request that the application be denied. We trust that you will consider the above in evaluating whether to recommend or not recommend approval of the application submitted by MorningStar Senior Living. We also request that a copy of this letter be included in the materials that are provided to the Planning Commission in advance of the hearing on this matter.

Thank you.

Sincerely,

Ronald E. Latimer

## ESQUIBEL, DANIEL A.

---

**From:** darmitzel4@aim.com  
**Sent:** Thursday, April 02, 2015 1:09 PM  
**To:** ESQUIBEL, DANIEL A.  
**Cc:** jtodyke@comcast.net  
**Subject:** morningstar proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Esquibel,

I carried my sons in a "snuggly" as they slept while I walked on Calle de Sebastian. They toddled around the block and spoke some of their first words to Dr. and Mrs. Miller, Mr. and Mrs. Fly, Marty Moriarity and his twin sisters and Mrs. Blea They packed up the peaches from the trees in my backyard and gave them to Ron and Joy, Mr. and Mrs. Pell., Jim and Cindy, Jeanette , and Mr. and Mrs. Davis. My neighbors wished them well as they studied and swam for Santa Fe. These same neighbors gathered in my backyard as we wished them well and sent them on their way to make our world a better place. *We are neighbors, we are community.*

One now teaches high school Spanish and coaches swimming. The other has returned to Santa Fe as an orthodontist. Molded by their family and friends....their neighbors....they are working to have make their world a better place. *We are neighbors. We are community.*

Thirty-five years later, I now walk my grandsons in the same "snuggly" and introduce them to some of the same neighbors. They speak their first words to Mr. and Mrs. Harrison, Yvonne, and Mr. and Mrs. Pineda. My peach trees have died, along with too many of my neighbors; but new fruit trees and young families have replaced the old. Our neighbors delight in the growth of my family, as I delight in the growth of their families. I watch children on bicycles riding up and down Sebastian. I visit with families as they walk around the block after dinner. We share biscochitos and hot chocolate on winter evenings. *We are neighbors. We are community.*

This proposal from Morningstar, an out-of-state, commercial, for-profit corporation, with multiple institutions around the nation will change all that. No longer would our neighborhood exist with young children able to safely ride bikes on Sebastian. Instead, delivery and service trucks will be paying attention to how quickly they can deliver their goods and "get back." No longer will families walk and talk along Sebastian because vehicles oimed for Morningstar will be using Sebastian as a quick exit, because you cannot turn left onto Old Pecos Trail.

***The land adjacent to The Elk's Club is zoned R-1. The city plan is meant to be followed. A retirement home does not fit in R-1. Do not allow this to happen to Santa Fe.***

Related concerns:

1. Traffic safety issues along Old Pecos Trail and Calle de Sebastian
2. Light pollution for our night sky
3. Water use issues in a high desert mountain space
4. The loss of a welcoming, non-commercial corridor to the City of Santa Fe

Regards,

Annetta Celeste Grace  
2101 Calle de Sebastian  
Santa Fe, New Mexico 87505

City of Santa Fe Land Use Department  
Current Planning Division  
200 Lincoln Ave  
Santa Fe, NM 87504-0909

RE: Case numbers 2005-14, 15, 16 - Montoya Land Use Consulting

I Strongly urge the Planning Commission to **Firmly Reject** this project for the following reasons:

1. Increased traffic at a location on Old Pecos Trail that is already problematic especially during commute times. Significant safety issues would be associated with this traffic, in particular the access to and from the property from Old Pecos Trail. Observing the traffic at that location today, one sees traffic backups during business and commute hours.
2. A proposed, large 2-story building on top of the highest point of land in the neighborhood is enough by itself to destroy the nature of the family-oriented neighborhood on Calle de Sebastian. This property is zoned R-1 residential, 1 dwelling unit per acre. This is NOT commercially zoned, and it should not be changed from R-1.
3. The proposed size of the building at 73,550 sq. ft. would be larger than the community convention center, and twice as large as the new Presbyterian medical clinic. This is truly ridiculous for the 3.8 acre lot that has major terrain complexity, including an arroyo that runs through it.
4. Anyone who has regularly visited any of the assisted living facilities in Santa Fe will know that the vehicle traffic is very significant; staff coming and going during the day and night, service vehicles of several types, including delivery trucks, food service vehicles, significant waste/trash receptacles and waste disposal trucks, as well as ambulances, family and guest visitor's vehicles. With 104 beds, plus all of the square footage required for staff, food service, medical offices, and more, this size of a building is completely wrong for a residential location.
5. The amount of parking that would be required to accommodate a facility of this size would be a huge impact on top of the building square footage. This impact on the land, using asphalt paving would cause significant run-off problems given the steep slope of the lot.
6. Noise from continual vehicle traffic, and 24/7 high visibility outdoor lighting would be ruinous to a quiet family neighborhood.
7. There is no doubt at all that property values in the area would be negatively impacted.
8. While additional care facilities would be desirable in Santa Fe. This location is absolutely NOT the place for one. There are plenty of flatter lots in non-residential neighborhoods that would be the proper location for a facility that would not cause the negative impact described above. A different location would be more cost-effective to construct and maintain, and would not require a zone change.



Carole Gardner  
690 Gonzales Rd. #11  
Santa Fe, NM 87501

## BAER, TAMARA

---

**From:** Bob Walsh <walshb@cybermesa.com>  
**Sent:** Wednesday, April 01, 2015 4:07 PM  
**To:** BAER, TAMARA  
**Cc:** krisrodgers@msn.com  
**Subject:** Statement to Planning Commission re Morningstar

It has been pointed out that the health care industry may provide increasing employment opportunities in Santa Fe. It is certainly true that the health care industry has evolved beyond what was essentially a cottage industry. We used to have a one-to-one patient/doctor relationship. Some of us even remember house calls. It is now a more advanced system, with patients often served by teams of professionals, with access to increasingly advanced testing and treatment equipment.

This growth into a major industry is good for the patients, but the in-patient facilities have had to become larger. They have increasing licensure requirements, such as reliable power for medical equipment and computing capability. These requirements lead to devices and procedures that contribute noise and pollution, such as required testing of backup diesel generators.

The land use rules have not kept up. Let me say that again: The land use rules have not kept up.

These intense industrial activities needs to be buffered from residential neighborhoods, just as we buffer other industrial activities. Such activity is no longer appropriate even in a C-1 buffer district, so it certainly does not belong in the DeVargas Heights residential district.

Thank you for your attention.

- Bob Walsh
- President, San Mateo Area Society of Homeowners

## TOO MUCH MASS; TOO MUCH WATER MORNINGSTAR MUST GO ELSEWHERE

Visualize, if you can, a two-story building 340 feet long; 225 feet wide and 30 feet high. That's not so big as the Buffalo Thunder Casino but it is overwhelming in a Residential neighborhood.

Special Use Permits were never intended to allow such disproportionate construction.

Yes, the developers realize the building is too big so to make it "blend in", the architects tacked on a few vigas. That is not only aesthetically offensive, it also is ineffective. Applying the Tonka label doesn't shrink a full-size pickup truck. It will still dwarf the toys. Similarly, you can't disguise a Harley Hog at a bicycle rack by adding polka dots.

The proposed MorningStar facility is not only monstrously oversized for the location, but also it is a water hog. It will use over three million (3,250,000) gallons of water every year. This is almost 20 times greater than the amount the City's LONG RANGE WATER SUPPLY PLAN projects for the three residential units that are allowed by current R-1 zoning.

That excess water consumption is very important considering that the 2008 LONG RANGE WATER SUPPLY PLAN states unequivocally that **"The City's existing and planned sources of supply will fall short of meeting projected demands by 2021...."**

Read that again: water supply **"will fall short of meeting projected demand"** only SIX YEARS in the future. Do we plan with that in mind?

The LONG RANGE WATER SUPPLY PLAN goes on to project an ANNUAL DEFICIT of almost eight hundred eighty million (880,000,000) gallons in 2045. Where will we find that much additional water?? Do we plan with that in mind?

Those projections are based on reasonable assumptions including the amount of water budgeted annually for the increase in single-family homes plus additional amounts for new higher use projects in commercial areas. These projections fall short when the usage plan is distorted by allowing extreme water demand projects to displace single-family use in R-1 zones.

These projections also assume the continued availability surface water from the Santa Fe River. That availability would be greatly reduced if there were a catastrophic forest fire in the watershed.

Special Use Permits must be denied if such issuance exacerbates our future water supply shortages; if the proposed exception endangers residents' long-term water supply.

We don't have to allow MorningStar to put a mega-facility in an established neighborhood residential zone. We have the right- nay the obligation—to resist this pressure by outside money bullies who want to take actions that will destroy the desirable qualities of our neighborhood—the very qualities that the developer extols as positives for their choice of this location.

MorningStar must look elsewhere. If this mega-project is to be built at all in Santa Fe, it must be in a more appropriately zoned area. There at least two vacant parcels near the Rodeo Park medical area. A continuing care facility would fit there. And those parcels are not in anyone's back yard.

APRIL 2, 2015

DEAR PLANNING COMMISSION,

**SANTA FE SUPPORTS THE PROPOSED MORNINGSTAR SENIOR COMMUNITY AT 1615 OLD PECOS TRAIL, SANTA FE NM.**

PLEASE ACCEPT THE ATTACHED SUPPORT LETTERS AND PETITIONS CONTAINING <sup>575</sup>~~550~~ PLUS SIGNATURES FROM SANTA FEAN'S WHO SUPPORT THE PROPOSED MORNINGSTAR SENIOR LIVING COMMUNITY AT 1615 OLD PECOS TRAIL.

SUPPORTERS ARE:

1. NEIGHBORS AT 1660 OLD PECOS TRAIL
2. NEIGHBORS AT 1701 OLD PECOS TRAIL
3. NEIGHBORS AT 1751 OLD PECOS TRAIL
4. NEIGHBORS AT 1800 OLD PECOS TRAIL
5. NEIGHBORS AT 1850 OLD PECOS TRAIL
6. NEIGHBORS AT #6 CALLE MEDICO
7. PROPERTY OWNERS THROUGHOUT THE CITY OF SANTA FE
8. OWNERS OF OUR SANTA FE COMMUNITY
9. LIKE THE "NEIGHBORHOOD NETWORK ORGANIZATIONS", SANTA FEANS WHO CARE ABOUT OUR COMMUNITY
10. BUSINESS OWNERS ACROSS THE STREET FROM THE PROPOSED SITE
11. PROPERTY OWNERS IN SANTA FE
12. LIFELONG RESIDENTS OF SANTA FE
13. NEWCOMERS TO SANTA FE
14. SANTA FEAN'S WHO UNDERSTAND OUR CULTURE AND THE NEED TO PLAN FOR OUR INCREASING AGED POPULATION
15. SANTA FEANS WHO HAVE HAD EXPERIENCE WITH CARING FOR OUR ELDERLY FAMILY MEMBERS
16. SANTA FEAN'S WHO KNOW SOMEONE WHO HAS HAD THE EXPERIENCE OF CARING FOR OUR ELDERLY FAMILY MEMBERS
17. SANTA FEAN'S WHO ARE CURRENTLY CARING FOR OUR AGED FAMILY MEMBERS
18. SANTA FEANS WHO ARE AGING AND SUPPORT THE INCREASE IN OPTIONS FOR OUR POTENTIAL FUTURE CARE
19. SANTA FEANS WHO ARE PLANNING FOR OUR PARENTS AND LOVED ONES AND WOULD WOULD LIKE TO PLACE THEM IN A BEAUTIFUL RESIDENTIAL COMMUNITY LIKE MORNINGSTAR AT THE PROPOSED SITE.

OUR VOICES ARE IMPORTANT!!!! AND WE ASK THE PLANNING COMMISSION TO PLACE SIGNIFICANCE ON SANTA FE'S SUPPORT OF MORNINGSTAR.

THANK YOU

*Submitted "11"*



March 30, 2015

Tom Spray, Chair  
City of Santa Fe Planning Commission  
200 Lincoln Street  
Santa Fe, NM 87501

Dear Mr. Spray and Committee Members,

On behalf of the owners of 1660 Old Pecos Trail, 1701 & 1751 Old Pecos Trail, 1800 Old Pecos Trail, and 1850 Old Pecos Trail, I am writing to express support for the proposed assisting living facility proposed for the Santa Fe Elks Club's property. We have reviewed the drawings and believe that this development is attractive, serves a vital need in the community and is compatible with our neighborhood. We encourage the planning commission to approve their request. Thank you very much.

Sincerely,

A handwritten signature in black ink, appearing to read "Kenneth D. Joseph". The signature is fluid and cursive, with a prominent initial "K".

Kenneth D. Joseph  
President & Qualifying Broker

March 27, 2015

Planning Commission  
City Council  
City of Santa Fe  
200 Lincoln Avenue  
Santa Fe, NM 87505

Dear Planning Commission Members and/or City Council,

I own property within the immediate vicinity of 1615 Old Pecos Trail where the MorningStar Senior Living community is proposed. Through this letter, I wish to express my support for the project.

As a property owner in Santa Fe for over 30 years, and particularly an owner of property in the immediate vicinity of the proposed community, I believe that the City of Santa Fe should support proposals which accommodate our aging population in this area of the city.

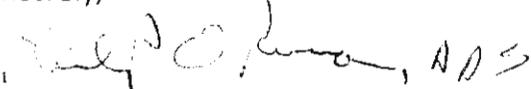
This location is ideal for the proposed use. The pattern of uses along Old Pecos Trail in this location have already set a precedent for non-residential uses on the north, west and south of the subject location including my business. To the west of the site, are dental, medical, and professional offices. In close proximity is the hospital and other medical related uses. A senior care community could utilize these services which are already in close proximity.

I represent ownership of several buildings on Calle Medico which is in the immediate vicinity of the proposal.

Please consider that the proposed community will not only benefit our aging population, but also pump dollars into our local economy which I feel is very important to our beautiful city and to businesses in this area.

Thank you for taking the time to read my letter.

Sincerely,



Dr. Phillip Rivera  
#6 Calle Medico  
Santa Fe, NM 87505

NOTARY SIGNATURE AND DATE: *In the County of Santa Fe, N.M.*

*Maya M. Amey 3/30/15*

*ex. 76-16*

PETITION IN SUPPORT  
OF A CONTINUING CARE COMMUNITY AT  
1615 OLD PECOS TRAIL, SANTA FE, NM

I, by my signature below, express my support for the proposed Continuing Care Community, MorningStar of Santa Fe, offering housing and personalized health care services to seniors in the areas of assisted living and memory care at 1615 Old Pecos Trail, for one or more of the following reasons:

- I am a resident of Santa Fe and appreciate the need for options in senior care services in my community.
- I own property, in the area of 1615 Old Pecos Trail and welcome senior care to my neighborhood.
- I live or work in the area of the proposed site and welcome senior care to the area.
- I appreciate the importance of having quality senior health care in the area of assisted living and memory care because I either have family members or know someone who has family members who need such care.
- As a Santa Fe resident, and owner of my community, I welcome MorningStar at the proposed location.

	NAME PRINTED	SIGNATURE	ADDRESS
1.	Patricio M. Serna	<i>Patricio M. Serna</i>	2321 Brother Abdon Way, SF 87505
2.	Eloise Serna	<i>Eloise Serna</i>	2321 Brother Abdon way, SF, 87505
3.	Melanie Suter	<i>Melanie Suter</i>	2924 Camino del Guano SF 87505
4.	FRANK FROSCHLE	<i>Frank Froeschle</i>	2320 BROTHER ABDON SF 87505
5.	Ladis Froeschle	<i>Ladis Froeschle</i>	2320 Brother Abdon Way
6.	Marie Diane Gonzales	<i>Marie Diane Gonzales</i>	2312 Brother Abdon Way
7.	Stera Gonzalez	<i>Stera Gonzalez</i>	2312 Bra Abdon Way
8.	Lucy A. Curry	<i>Lucy A. Curry</i>	11 Monte Alto Rd.
9.	Lysette R. Cordova	<i>Lysette R. Cordova</i>	P.O. Box 763, El Rito, NM 87530
10.	Pranava Upadrashta	<i>Pranava Upadrashta</i>	530 Salazar St.
11.	Lisa Bonney	<i>Lisa Bonney</i>	1344 Camino <sup>SF NM</sup> Sin Salada
12.	DENNIS MARTINEZ	<i>Dennis Mart</i>	2900 CAMINO <sup>SF, NM</sup> RESQUINZA
13.	Eugene Schwartz	<i>Eugene Schwartz</i>	2350 Prof. <sup>SF, NM</sup> Road
14.	Tony Lopez JA	<i>Tony Lopez JA</i>	2924 Alamosa <sup>SF, NM</sup> Dr
15.	Isidro Perea	<i>Isidro Perea</i>	406 B Los Pinos Rd <sup>Santa Fe NM</sup>

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	NAME PRINTED	SIGNATURE	ADDRESS
1.	Florencio E. Martinez	<i>Florencio E. Martinez</i>	1893 Quemado St. Santa Fe 87505
2.	Lara Buche	<i>Lara Buche</i>	1232 Apache Ave. 87505
3.	MARILYN SAUNDERS	<i>Marilyn Saunders</i>	717 Calle de la Esplenda,
4.	Lawrence Trujillo	<i>Lawrence Trujillo</i>	1001 Don Juan St. S.F. NM SF 87505
5.	Erin Walker	<i>Erin Walker</i>	628 Old Santa de Adel. SF. NM
6.	231 4616 Victor Vigil	<i>Victor Vigil</i>	145 SOMBRIO S.F. NM
7.	JEFF WORTH	<i>Jeff Worth</i>	ST NM 87505 2237 PASO DE LOS CHAMISOS
8.	Maria Allbritton	<i>Maria Allbritton</i>	1655 Canyon Rd Santa Fe NM 87504
9.	Tiedra Armijo	<i>Tiedra Armijo</i>	1813 PUYE RD
10.	Frank Ybarra	<i>Frank Ybarra</i>	2229 Antonio Lane SF 87507
11.	Andrea Romero	<i>Andrea Romero</i>	1101 Hilcox St, SF, NM 87505
12.	Delfina Romero	<i>Delfina Romero</i>	705 S. St. Francis Dr. SF, NM 87505
13.			
14.			
15.			

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	NAME PRINTED	SIGNATURE	ADDRESS
1.	Patsy Fulginiti	<i>Patsy Fulginiti</i>	689 GONZALES RD SANTA FE, NM 87501
2.	Michael Boyle	<i>Michael Boyle</i>	7202 OLD SANTA FE TR SANTA FE, NM 87505
3.	SANDRA M SALAZAR	<i>Sandra M Salazar</i>	2019 Salazar St. Ste L7 Santa Fe, NM. 87505
4.	GARY COON	<i>Gary Coon</i>	2019 Galisteo # L1 Santa Fe, NM 87505
5.	VERN GILLUM	<i>Vern Gillum</i>	314 CALLE LOMA NORTE SANTA FE, NM. 87501
6.	<i>JFW</i>	<i>JFW</i>	4501 APPROSLA SF 87508
7.	MARY EVELYN SANDOVAL	<i>M. Evelyn Sandoval</i>	04 S. PASEO SAN PASQUAL S.F., NM 87507
8.	CELINA JIMENEZ	<i>Celena Jimenez</i>	2521 Calle Del Sol, SF 87505
9.			
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	NAME PRINTED	SIGNATURE	ADDRESS
1.	ENRIQUE MONTOYA II		3283 PRIMO COLORES STREET SANTA FE NM 87507
2.	MIGUEL ROMERO		205 ALAMO DR SANTA FE NM 87501
3.	MARY MARGARET RAE I		1337 CAMINO CARLOS RITE/ SANTA FE, N.M. 87507
4.	Carmen S. Trujillo		1013 SAN LORENZO DR. Santa Fe, NM 87505
5.	Louise Montoya		Santa Fe NM 87501
6.	JOAN SCHULTZ		1602 CAMINITO MANCIA Santa Fe, N.Mex. 87501
7.	Rosalie Tipton		730 ARVENIR SF, NM 87505
8.	Celinde GARCIA		SFE N.M. 87505
9.	Irma Romero		205 Alamo Dr Santa Fe NM 87501
10.	Hyanica T. Bowman Santa Fe 50184		407 Avenida Arce 13 50184
11.	Gayle McGuinness		2737 Paseo de Tularosa Sant Fe NM 87505
12.	Gennie Alamo		2310 AVE del Oro SFE, NM 87507
13.	Benita Rodriguez Benita Rodriguez		1835 Camino La Canada
14.	CARMEL ARCHULETA		2375 Camino Pintores
15.	Celine Sena Celine Sena		1024 ave. de Las Campanas
	16) Ray Aranda		600 Cortez St.

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	NAME PRINTED	SIGNATURE	ADDRESS
1.	Barbara Gortez	Barbara Gortez	442 Camino Domingue 1
2.	Thomas Griego	Thomas Griego	" " "
3.	DAN GOTTERER SR	Dan Gotterer	2304 NORTH CT. SF NM 87505
4.	MOLLY MARTINEZ	Molly Martinez	1830 ASEODO LA CONQUISTADORA
5.	Mark Maestas	Mark Maestas	4211 Parque De Villa SF NM 87507
6.	DENNIS HERNANDEZ	Dennis Hernandez	3227 Camino del Sur
7.	Aldo Chang	Aldo Chang	2406 Camino Capitan <sup>SF</sup>
8.	Ron Riechman	Ron Riechman	4037 Milagro Oro, SF. NM. 87505
9.	K. Riechman	K. Riechman	2417 Calle Los Berks SF
10.	Lois Amador	Lois Amador	2237 Paseo de los Chamizos SF NM 87505
11.	Flore S. Montoya	Flore S. Montoya	2909 Pueblo Pintado SF, NM 87507
12.	Geraldine Salazar	Geraldine Salazar	1295 Camino Gordo SF NM 87505
13.	Robert E. Quintana	Robert E. Quintana	953 Vuelta del Sur
14.	Randeli Montoya	Randeli Montoya	2241 Camino Carlos Rey #23 SF 87507
15.	Andrew Valencia	Andrew Valencia	4650 Airport <sup>ES</sup> 190#

PETITION IN SUPPORT  
OF A CONTINUING CARE COMMUNITY AT  
1615 OLD PECOS TRAIL, SANTA FE, NM

I, by my signature below, express my support for the proposed Continuing Care Community, MorningStar of Santa Fe, offering housing and personalized health care services to seniors in the areas of assisted living and memory care at 1615 Old Pecos Trail, for one or more of the following reasons:

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- As a Santa Fe resident, and owner of my community, I welcome MorningStar at the proposed location.

	NAME PRINTED	SIGNATURE	ADDRESS
1.	GARY L. HADLEY	Gary L. Hadley	3122 Rancho Siringo South Santa Fe, N.M. 87507
2.	CHRISTELLA NOEDEL	Christella Noedel	1850 Hans Rd Santa Fe
3.	Irene Angel	Irene Angel	26 Entrada de Santiago, Santa Fe, NM
4.	Evila Selzer	Evila Selzer	1316 Desloovina St Santa Fe, NM
5.	Anna Souvanez	ANNA SOUVANEZ	2709 AVENUE DEL SOL SF 87505
6.	ELSIE ARMISO	Elsie Armigo	2092 Calle Navidad St 87506
7.	Ethel Rivera	Ethel Rivera	507 1/2 Camino Cabra SF NM
8.	Virginia Garduno	Virginia Garduno	1012 Calle Nueva Vista SF 87505
9.	Annabelle Herra	Annabelle Herra	3221 Lorraine Circle Santa Fe, NM 87505
10.	MAXINE SISNEROS	Maxine Sisneros	34 La Uela Rd, SF, NM
11.	Eula Mae Chappell	Eula Mae Chappell	40A Camino Lago SF, NM
12.	Nancy Barros	Nancy Barros	2641 Calle Universidad St, NM
13.	Dolores Martinez	Dolores Martinez	3237 Siringo Rd. SF, NM
14.	MARY M. Apodaca	Mary M. Apodaca	410 Camino Cabra Santa Fe, N.M. 87505
15.	GUNAR LIEPINS	Gunar Liepins	2861 Calle Ponce de Leon

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	NAME PRINTED	SIGNATURE	ADDRESS
1.	Fabian Chavez	<i>Fabian Chavez</i>	2317 Botolph S.F. NM 87505
2.	ANDREW KERR	<i>Andrew Kerr</i>	2858 CLARK COURT SF. NM 87507
3.	FRANK ZAMORA	<i>Frank Zamora</i>	04 Paseo De Zamora SF, NM 87508
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	NAME PRINTED	SIGNATURE	ADDRESS
1.	Juanita Lovato	Juanita Lovato	2860 Calle Princesa Juana Santa Fe, NM 87507
2.	Pulita Benavidez	Pulita Benavidez	2116 Birch St., Santa Fe, NM
3.	Amy Christiansen	Amy Christiansen	2629 Redwood St. SF nm 87507
4.	Georgia Watkins	Georgia Watkins	1726 Canyon Blvd Ste 87501
5.	DEBORAH SALAZAR	Deborah Salazar	1305 CAMINO CARLOS RAEL SANTA FE, NM 87507
6.	LINDA ROMERO	Linda Romero	2531 Calle Melinda Santa Fe, NM 87505
7.	KAROLIE J. ORTIZ	Karoliej. Ortiz	3453 Champion Ct. Santa Fe, NM 87505
8.	Neva F. Montoya	Neva F. Montoya	2723 Pecos Rancho 87505
9.	Evelyn D. Rivera	Evelyn D. Rivera	1036 Camino Marana 87501
10.	SAN JUAN GONZALEZ	San Juan Gonzalez	717 OLD SANTA FE TEL STE NM 87505
11.	Gail Garner	Gail Garner	2804 1/2 Rancho Siringa Dr. S. Fe
12.	Carmen Rodriguez	Carmen Rodriguez	4711 Stendace. St SF
13.	Nellie YARDMAN	Nellie Yardman	1112 Calle La Resolana SF
14.	Fila Diaz	Fila Diaz	2820 Alamosa Dr SANTA FE NM 87507
15.	RayAnn Romero	RayAnn Romero	3608 Miembres Sane Santa Fe NM 87507

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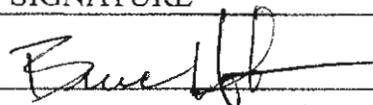
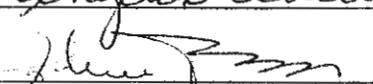
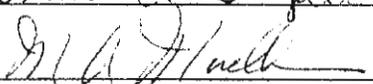
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	NAME PRINTED	SIGNATURE	ADDRESS
1.	Elizabeth J. Metzger		618 1/2 Jiron St. Sfe 87505
2.	Grace V. Gallegos		618 1/2 Jiron St. Sfe 87505
3.	Victoria Gurules		1073 Calle Nueva Vista Sfe 87507
4.	Christine B Romero		2189 Candelero St, SE, NM 87501
5.	Gerri Mace		3 Walden Mesa Rd Madrid
6.	Thomas M Lopez		1185 Morning Dr Santa Fe, NM 87507
7.	Maria A. Gallegos		105 So. El Apache Rd. SFE 87501
8.	Nancy Vallejo		523 1/2 Raina St. SFE 87505
9.	RUBEN NUNEZ		2713 Via Antigua 87505
10.	Mary C Nuñez		2713 Via Antigua 87505
11.	JOSEPH E.E. Ortiz		719 Los Lavatos Rd. 87501
12.	Andrea C. Ortiz		719 Los Lavatos Rd. 87501
13.	Cinthia M. Brea		725 Los Lavatos Rd. 87501
14.	BAA, Jeffrey G		725 Los Lavatos Rd 87501
15.			725 Los Lavatos 87501

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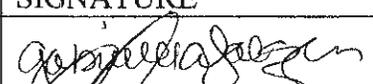
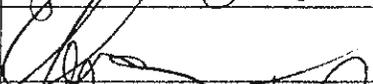
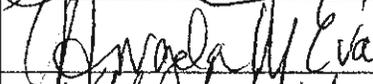
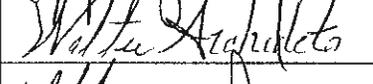
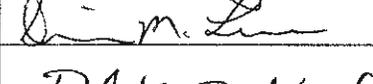
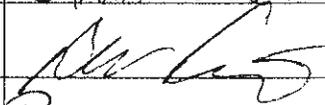
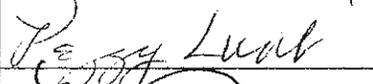
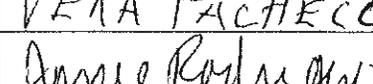
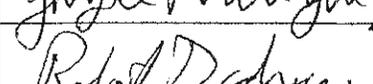
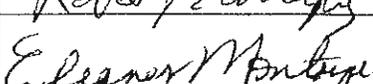
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1.	BRUCE HOLO		544 1/2 FRANKLIN SF NM
2.	Claudette F. Montoya	Claudette F. Montoya	704 Los Hornos Rd. Santa Fe, N.M. 87501
3.	Angelina Cedillo	Angelina Cedillo	917 Calle Carmelita SF
4.	John Tapia		21-A-Los Tapias LN SF NM 87507
5.	Eva Des Georges	Eva Des Georges	1311 Maclovio St, SF, NM 87507
6.	Charlene Clayton	Charlene Clayton	110 Carnerito Montano SF 87501
7.	EUGENE MONTANO	Eugene Montano	1609 La Conquistadora
8.	Vioma Trujillo	Vioma A. Trujillo	61 Camino Tercero, SF, NM 87507
9.	MARILYN MUELLER		2251 Calle Paulina 87505
10.	KARLA B. VIGIL	Karla B. Vigil	1414 Hickox St., SF 87505
11.	Vicente Vigil Sr	Vicente Vigil Sr	1414 Hickox St SF 87505
12.	Lila Montano	Lila Montano	1609 Paseo de la Conquistadora 87501
13.	Margaret Montano	Margaret Montano	705 1/2 Du Sap St. SF. 87501
14.	Clivia Gonzales	Clivia Gonzales	509 Escudero St SF 87505
15.	MARIE B. GAMBLE		16 Canab del Rancho SF 87508

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1.	Gabrielle Salazar		57 Ortiz Rd. Santa Fe, NM 87505
2.	Michael Boor		9 Sky Show SF NM 87506
3.	Angela Evans		2751 Calle Serena Santa Fe NM 87505
4.	Walter Archuleta		2375 Camino Pintores Santa Fe, NM 87505
5.	Marcos Gallegos		3110 Primo Colores St Santa Fe NM 87507
6.	Diana Luna		1319 Pacheco St, Apt. B SFe 87505
7.		DAVID LUNT	30 W. Wildflower SF 87506
8.	Peggy Lunt		30 W. Wildflower SF 87506
9.	Margaret Rodriguez		1511 Williams St. SF, NM 87501
10.	Pamela Garcia		203 - Nambac St., SF, NM 87501
11.	Delfinia R Schmitt		510 Kathryn Av SF NM 87501
12.	Vera Pacheco	VERA PACHECO	125 Cedar St SF
13.	Joyce Rodriguez		1102 Cam Carlos Key #D 87507
14.	Robert Rodriguez		1835 Camino La Canada Santa Fe, NM 87509
15.	Eleanor Montoya		941 Calle Carmelita

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	NAME PRINTED	SIGNATURE	ADDRESS
1.	FRED GARCIA	<i>Fred Garcia</i>	229 VILLEROS
2.	VIRGINIA L. GARCIA	<i>Virginia L. Garcia</i>	229 VILLEROS ST.
3.	ANTOINETTE LAFERRE	<i>Antoinette Laferre</i>	3102 RUE DES HAUSMANS
4.	Zenaida Padilla	<i>Zenaida Padilla</i>	P.O. Box 2022 S.F. 87504
5.	VICIA M. TAPIA	<i>Vicía M. Tapia</i>	101 mesa Verde
6.	Pete y Pepin	<i>Pete y Pepin</i>	101 mesa verde
7.	Fidelma Barera	<i>Fidelma Barera</i>	208 Villa Alegre St Santa Fe
8.	Fabul Vigil	<i>Fabul Vigil</i>	145 SOMBRERO SF 87507
9.	Carol Ann Mulloney	<i>Carol Ann Mulloney</i>	110 Piedra Blanca Rd SF
10.	Victoria Montoya	<i>Victoria Montoya</i>	3283 PRIMO COLORES 87507
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1.	CARMEN G PERE	<i>Carmen G. Peré</i>	228 OTERO ST SANTA FE NM 87501
2.	<i>David Romo</i>	<i>David Romo</i>	726 Gregory Ln
3.	Elena Capparelli	<i>Elena Capparelli</i>	401 E. Pecos Rd Santa Fe NM
4.	<i>Richard Sandovak</i>	<i>LEONEL CAPPARELLI</i>	401 Pecos Rd Santa Fe NM
5.	<i>Richard Sandovak</i>	<i>Richard Sandovak</i>	1218 Senda Del Valle #A SF NM
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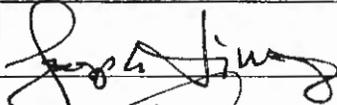
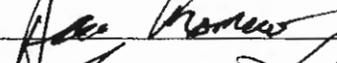
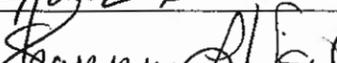
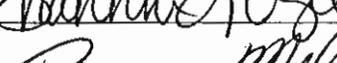
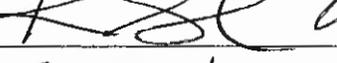
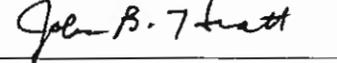
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1.	Barbara C DeBacc	Barbara C DeBacc	197 Sunrise Rd S.F.
2.	Daniel C DeBacc	Daniel C DeBacc	42 Theres Rd SF
3.	Joseph Armijo	Joseph Armijo	9 Purple Thistle Ln Pecos, nm
4.	Cordelia Montoya	Cordelia Montoya	1316 Leyan st - 570 nm
5.	Eula Mae Chappell	Eula Mae Chappell	40A Camino Bajo SFe N.M.
6.	Lorraine de Herrera	Lorraine de Herrera	1023 Ave de las Campanas A Fe nm
7.	Richard Barela	Richard Barela	3 Paseo de Aguila
8.	Diane Barela	Diane Barela	3 Paseo de Aguila
9.	Carlos A. Gonzales	Carlos A. Gonzales	833 Rivista St.
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1.	George Jimenez		2521 Calle Del Sol, SF, NM 87505
2.	Ryan Miller		93 Camino Cabo, SF, NM 87508
3.	Ted Flores		604 Swartz Ln SF, NM 87508
4.	Reynaldo		4951 Duro Flia
5.	Francisco Romero		2238 Camino Rancho Siringo
6.	Salvador Vigil		4001 OFFICE COURT DR.
7.	ANSELMO E. MATIAS		PO. BOX 2892 SF. 87592
8.	PAUL BRANCH		PO box 22 coyote NM 87012
9.	Shannm Ensey-Vigil		PO Box 4384, Sfe, NM 87502
10.	Amos Melendez		109 Malaga Rd, SF, NM 87505
11.	Kim Shanahan		51 Herrada Rd Santa Fe, NM 87508
12.	JOHN B. HIATT		3117 Pueblo Sapawe, SF 87507
13.	Christopher J. Vigil		117 Calle Nopal, SDF 87507
14.	Dana Richards		2175 Candelero St. SF 87505
15.	Jeremy Mier		3142 Flores Del Sol

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1.	Patricia Anaya	<i>[Signature]</i>	2200 Brillante St. SF 87505
2.	Ahs Sells	<i>[Signature]</i>	2925 Bellvue Dr SF 87505
3.	Gilbert Anaya	<i>[Signature]</i>	2441 Verbena Blvd
4.	John B Lopez	<i>[Signature]</i>	93 Paseo Nopal Santa Fe NM
5.	Ketty Garcia	<i>[Signature]</i>	1908 Camino Chaparral SF NM
6.	Marcella McNaughton	<i>[Signature]</i>	102 Hwy 503 SF NM 87505
7.	JORGE LOPEZ	<i>[Signature]</i>	3043 Av. Lindsey RD.
8.	Ramona Lopez	<i>[Signature]</i>	3043 Av. Lindsey Rd.
9.	Louella Newman	460	
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1615 OLD PECOS TRAIL, SANTA FE, NM

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- As a Santa Fe resident, and owner of my community, I welcome MorningStar at the proposed location.

	NAME PRINTED	SIGNATURE	ADDRESS
1.	Rosalie Betts	Rosalie Betts	2929 Bellamah Dr
2.	Lorraine Uda.	LORRAINE MATA	3720 Lunadomiel Santa Fe NM
3.	Renee Barela	Renee Barela	137 Mesa Verde St SF NM
4.	Sally Barela	Sally Barela	136 Mesa Verde St SF NM
5.	Joanne Drame	Joanne Drame	6151 Airport Rd SF NM
6.	Christy Montoya	Christy Montoya	3433 Via Magdalene, SF, NM
7.	Tommy Bles	Tommy Bles	1011 Calle Corra Santa Fe
8.	Anna January	ANNA SUAREZ	2709 AVEN. DEL SOL SF 87505
9.	Judy Benavidez	Judy Benavidez	2731 Paseo de Jalisco, Sf. 87505
10.	ROSINA ORTIZ	Rosina Ortiz	191 E. Burlington Rd. 87505
11.	RAYMOND SALAZAR	Raymond Salazar	1316 DECLONIA ST 87505
12.	EVA C. Maestas	EVA C. Maestas	3203 Primo Colonos, SF 87507
13.	Camille O'Rear	Camille O'Rear	6110 Jaguar Dr SF 87507
14.	JOHN J SAIZ	John J Saiz	739 WEST MANHATTAN SF 87501
15.			

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	NAME PRINTED	SIGNATURE	ADDRESS
1.	Benito Montano	<i>Benito Montano</i>	2601 Via Caballero Del Norte
2.	Hana Mae Montano	<i>Hana Mae Montano</i>	2601 Via Caballero Del Norte
3.	Josie Montoya	<i>Josie Montoya</i>	2710 Alameda S. E.
4.	Jerry Suarez		
5.	Lorenza Garcia		
6.	Cara Delgado	<i>Cara Delgado</i>	4537 Mesadillo by S Fe
7.	Joe A. Segura	<i>Joe A. Segura</i>	1727 Calle Twining St
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	NAME PRINTED	SIGNATURE	ADDRESS
1.	Roxanne Sosa	Roxanne Sosa	2208 Ft. Union Dr.
2.	Sheila Chavez	Sheila Chavez	5033 Sierra Nevada St
3.	Angie Gonzales	Angie Gonzales	7530 Kachina Loop
4.	K Janet Armijo	Janet Armijo	1813 Puye Rd, Santa Fe, NM
5.	Kiana Armijo	Kiana Armijo	1813 Puye Road
6.	Martha Gallegos	Martha Gallegos	2875 Calle de Molinas SF NM
7.	Annette Granillo	Annette Granillo	2417 Calle Loma Bonita, Santa Fe, NM 87505
8.	MIKE MARES	Mike Mares	3 Caminito Romero, SF 87507
9.	Josh Lawler	Josh Lawler	1943 Otaw, Dr.
10.	Chris Mares	Chris Mares	4452 Calle Turquesa SF NM 87505
11.	W Sam Pickett	W Sam Pickett	106 Calle Polomita SF, 87502
12.	WILLIAM DARMITZEL	William Darmitzel	109 Matao Pico N. SF 87505
13.	Carl Schoepke	Carl Schoepke	1503 LUISA CT
14.			
15.			

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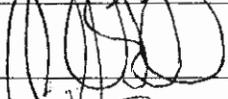
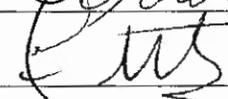
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	NAME PRINTED	SIGNATURE	ADDRESS
1.	Peter Ortega		1130 Camino San Acacia SF NM
2.	Mikael D Ortega		1130 Camino San Acacia SF NM
3.	Annette M. Ortega		1130 CAMINO SAN ACACIO, SF, NM
4.	Lorena Ortega		1132 Camino San Acacio, SF, NM
5.	Bennie Vialpando		2800 Siringo Rd SF NM
6.	Carmen Vialpando		2800 Siringo Rd, SF, NM
7.	DAVID VIALPANDO		136 B Old Dinosaur Trail
8.	Shirley Vialpando		136 B Old Dinosaur Trail, SF, NM
9.	Angel Vialpando		136 B Old Dinosaur Trail, SF, NM
10.	David Vialpando		136 B Old Dinosaur Tr., SF, NM
11.	Martha Kavanaugh	 1801 Espinosa St L122	→ SF, NM
12.	Leonard Kavanaugh		105 Vista Del Norte, SF, NM
13.	Vialpando Beano		111 Los Pinos Rd SF NM
14.	Lisa Vialpando		17 Via Sagrada, SF, NM
15.	Karen Valdez		6540 PO Box 116615 SF NM

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	NAME PRINTED	SIGNATURE	ADDRESS	
1.	<del>Ray Mendez</del>	<del>Ray Mendez</del>	<del>P.O. Box 2226, S.F. NM</del>	87504 222
2.	Ray Mendez	Ray Mendez	505 Calle de Valdes, SF	87505
3.	Margaret Meade	MARGARET MENDIZ	505 Calle de Valdes	87505
4.	LEROY RAMIREZ	Leroy Ramirez	509 CALLE DE VALDES	87505
5.	MARY L RAMIREZ	Mary L Ramirez	509 Calle de Valdes	
6.	Joseph De Torres	JOSEPH E VALDES	2831 PLAZA VERDE	
7.	Sam S Valdes		1422 SANTA CRUZ DR.	
8.	Janet m. Valdes	Janet m Valdes	1423 SANTA CRUZ DR.	87505
9.	Fernanda Martinez		1486 Avenida de Las Americas, NM	
10.	LUPE CASTILLO	Lupe Castillo	137 W Coronado Rd.	87505 87505
11.	Maria Elena Castillo	Maria Elena Castillo	137 W Coronado Rd.	87505
12.	Carlos B. Ramirez	Carlos B. Ramirez	310 AZTEC ST	87501
13.	Bernabe Romero	BERNABE ROMERO JR	205 Anita Place	87505
14.	Amelia H. Romero	AMELIA H. ROMERO	316 W. Houghton St.	SF 87505
15.	THERESA ROMERO	Theresa Romero	205 Anita Pl.	87505

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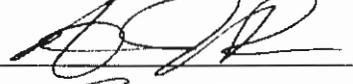
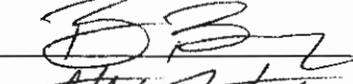
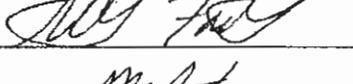
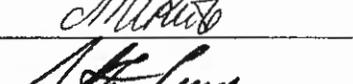
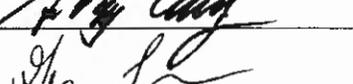
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	NAME PRINTED	SIGNATURE	ADDRESS
1.	MIKE SANDOVAL	<i>[Signature]</i>	645 E Palace Ave. Santa Fe NM 87501
2.	Pamela Buffington	<i>[Signature]</i>	311 Los Arboles Drive Santa Fe, NM 87501
3.	Trehna Faracia	<i>[Signature]</i>	3934 Calle Daniel Santa Fe 87507
4.	Nancy Diaz	Nancy D.	2001 Hopewell St APT B-212 Santa Fe 875
5.	MARY ANAYA	<i>[Signature]</i>	117 E Alameda SF 87501
6.	JOE ANAYA	<i>[Signature]</i>	117 E Alameda SF 87501
7.	Helen C. Anaya	<i>[Signature]</i>	235 Otero St SF 87501
8.	Leonor A Mesa	<i>[Signature]</i>	520 Paseo de la Libertad 52 87501
9.	Katherine M Lomas	<i>[Signature]</i>	1273 Vallecita Dr 87501
10.	RAIPH LOMAX	<i>[Signature]</i>	1273 Vallecita DR. 87501
11.	Glenda Bailey	<i>[Signature]</i>	2961 Playa Blanca 87507
12.	DAVIN BARREFOOT	<i>[Signature]</i>	920-1907
13.	OLINDO GARCIA	<i>[Signature]</i>	493 9634
14.	Roberta Q. Gallegos	<i>[Signature]</i>	930-0216
15.	Henry Gallegos	<i>[Signature]</i>	297 Lomita St SF NM

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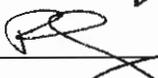
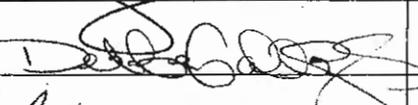
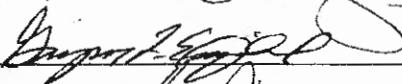
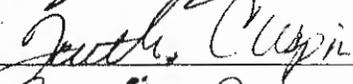
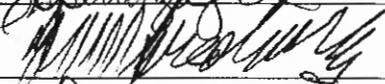
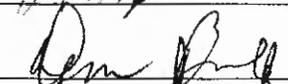
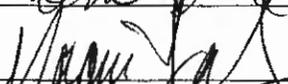
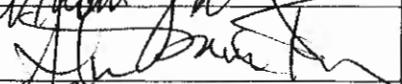
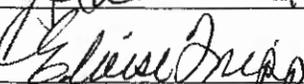
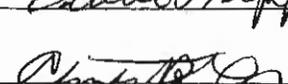
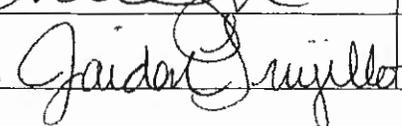
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1.	Chris Sandoval		2515 Camino Entrada, SF, NM
2.	Bradley Lopez		4000 La Carrera Apt. 1125
3.	Pablo Felix III		4322 Jaguar Loop SF, NM
4.	ANTHONY ROZEMA		2515 ZAMINO ENTRADA SF NM
5.	BLAKE BREEN		41 CEDAR RD SANTA FE NM
6.	STEPHEN FONTE		2515 CAMINO ENTRADA
7.	Michael Rute		2515 CAMINO ENTRADA
8.	Anthony Curroy		2515 Camino Entrada SF NM
9.	Gregory Lucero		2515 Camino Entrada, SF, NM
10.	Rebecca Bustamante		2491 Samuel Rd Santa Fe NM
11.	Thomas Grundler		2515 Camino Entrada
12.	Peter Romero		4219 Vegas De Sueños
13.	Adam Gallegos		4416 Pine Ridge Ave SF, NM 87507
14.	Troy Baker		2651 A Silingo Rd. Santa Fe NM 87505
15.	John DeBeauvoir		04 Calle Corso Santa Fe NM 87507

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2.	Brad A Gallegos		4313 Uuella Dorado Santa Fe NM 87505
3.	Debbie A Gallegos		4313 Uuella Dorado Santa Fe NM 87505
4.	Naspar F. Esquivel		1106 Calle Florinda Santa Fe, N.M. 87507
5.	Faith Crispin		72 Emblem Rd Santa Fe NM 87507
6.	Esperanza Garcia		P.O. Box 172 Santa Cruz NM 87507
7.	Thomas Bredeberg		61 Camino de los Santa Fe, NM 87508
8.	Dan Burke		744 Provenir Ln. SANTA FE NM 87505
9.	Naomi Salazar		3300 Rufina St. #4 Santa Fe, NM 87507
10.	Alan Mendez		1436 Aspen Dr SF 87508
11.	ELOISE TRIPP		31 Caliente Rd SF 87508
12.	Christina Gunn		11 Copperfield SF SF, NM 87508
13.	Patricia Bara		4000 La Carrera apt. 1323
14.	Meissa Arriola		2246 West Alameda SANTA FE NM 87507
15.	Jaiden Trujillo		2246 West Alameda Santa Fe, NM 87507

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1.	BELINDA Trujillo	Belinda Trujillo	17301 Old Agua Fria RD EAST SF NM 87508
2.	Loretta Newman	Loretta L. Newman	2099 Calle Navidad SF
3.	MARK OLIVAS	Mark Olivass	2001 Howell St.
4.	EDDIE GARCIA	Eddie Garcia	1936 Thomas Ave
5.	GEORGE BAROY	George Baroy	2091 Calle Navidad SF NM
6.	SAMMY ORTIZ	Sammy Ortiz	2815 Plaza Rosa SF NM <del>87507</del>
7.	GERTRUDE PADILLA	Gertrude Padilla	802 Galisteo St SF NM <sup>87505</sup>
8.	MIKE TOULE	Mike Toule	2709 Via Antigua SF NM 87505
9.	JENNIFER LUCERO	Jennifer Lucero	368 N Hanzard St SF NM 87507
10.	WARREN EDEN	Warren Eden	4760 Highlands Cr. S.W. NM 87507
11.	Juan G. Mondragon	Juan G. Mondragon	1006 Camino Coronado SF NM
12.	Helen B. Mondragon	Helen B. Mondragon	1000 Camino Coronado, SF NM
13.	Patty Waterman	Patty Waterman	2806 Plaza Rojo, SF NM
14.	Robert Sweeney	Robert Sweeney	2871 Plaza Blanca SF NM
15.	Kena Sweeney	Kena Sweeney	2871 Plaza Blanca SF NM

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1.	Enrique M. Montoya	Enrique M. Montoya	704 Los Laureos SF 87501
2.	DELFINA G. BOWLES	Delfina G. Bowles	537 Alajal, av St. J. 87501
3.	Alice Lopez	Alice Lopez	110 So El Rancho Rd. 87501
4.	Garie Carmen	Garie Carmen	608 Webber, 87505
5.	Katie CHAVEZ	Katie Chavez	1627 Jay St SF 87505
6.	Adeline Ulibarri	Adeline Ulibarri	1829 C la Concepcion SF
7.	Pauline B. Rodriguez	Pauline B. Rodriguez	420 Kathryn Pl. SF 87501
8.	Hermencia Salas	Hermencia Salas	229 W. Manhattan SF.
9.	Grace J. Gutierrez	Grace J. Gutierrez	1507 Don Gaspar 87505
10.	Connie Hirsch	Connie Hirsch	511 Onate Pl SF 87501
11.	Mary Jo Reed	Mary Jo Reed	1620 Paseo de la Conquistador
12.	Enlinda J. Casador	Enlinda J. Casador	2347 Camino Carlos Reyes SF 87507
13.	Theresa M. Ortiz	Theresa M. Ortiz	1712 Paseo de Peralta SF 87501
14.	Dorothy Gutierrez	Dorothy Gutierrez	419 La Joya Rd. S.F. NM 87501
15.	Grace Romero	Grace Romero	PO Box 16554 Santa Fe NM 87505

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1.	Gary Johnson	<i>Gary Johnson</i>	2330 Calle Baronesa
2.	Benjamin Clacin	<i>Benjamin Clacin</i>	2330 Calle Baronesa
3.	LEIGH ORTIZ	<i>Leigh Ortiz</i>	3012 So. Spindacey
4.	Emily Segura	<i>Emily Segura</i>	3017 Cor Lindsey Rd
5.	Lorencita O. Lujan	<i>Lorencita O. Lujan</i>	121 Lugar de Oro 87501
6.	Josefita O. Grieg	<i>Josefita Grieg</i>	126 Mesa Verde, S.F. 87501
7.	Georget Roybal	<i>Georget Roybal</i>	1019 Bishopshodge Rd Santa Fe, N.M. 87508
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	NAME PRINTED	SIGNATURE	ADDRESS
1.	Edelmar Garcia	Edelmar Garcia	108 Juan de los
2.	Annette Martinez	Annette Martinez	15 Camino Sabenero SF, NM 87506
3.	Gina CdeBaca	Gina CdeBaca	3014 Siringo Road S.
4.	Imelinda Salazar	Imelinda Salazar	4516 Solecito Loop, SF, NM 87507
5.	CARMEN RINCE	Carmen Rinca	2431 VEREDA DE ENCAJITO
6.	Angela Clayton	Angela Clayton	4459 MESA DEL RIO COURT SF, NM 87506
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PETITION IN SUPPORT  
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	NAME PRINTED	SIGNATURE	ADDRESS
1.	Berlene Armijo	Berlene Armijo	416 W San Mateo Rd
2.	Walter H. Stenberg	Walter Stenberg	412 W SAN MATEO RD SF
3.	Elizabeth Stenberg	Elizabeth Stenberg	412 W. San Mateo Rd SF
4.	Penne Mobley	Penne Mobley	410 W. San Mateo Rd. SF
5.	Joseph E. Montoya	Joseph E. Montoya	1833 Hano Rd SF NM 87505
6.	Joe S. Tapia	Joe S. Tapia	116 Hall Mesa St.
7.	EARL Apodaca	Earl Apodaca	3288 Calle Nueva Vista 87507
8.	GARCIA CATANACH	[Signature]	247 W. C. SF NM
9.	Martin J. Montoya	Martin J. Montoya	2212 Calle Eloisa SF. NM
10.	Amanda Martinez	Amanda Montoya	43 Corrales Tr.
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	NAME PRINTED	SIGNATURE	ADDRESS
1.	Darlene Salazar		4400 Cumbres del Sol St 8752
2.	Rancho Chavez		Santa Fe, NM
3.	ROBERTA DUTTON		4604 Galisteo St SANTA FE NM 87501
4.	Steve Chappell		23 Toltec Rd, Santa Fe, NM 87502
5.	Velma Herrera		11 Calle Corra, SF 87507
6.	Clarissa Baca		444 Galisteo Street Santa Fe, NM
7.	CAROLIN RIOS		444 Galisteo St SF, NM 87502
8.	Charlotte Martinez		444 Galisteo St SF, NM 87501
9.	Alyson Webb		1920 Cerritos Colorado SF NM 87501
10.	CAROL RODRIGUEZ		444 GALISTEO ST. SF, NM 87501
11.	Louise Mantray		2655 Sunco Rd.
12.	Anna Gonzalez		3034 Governor Lindsey Rd
13.	Monica Brugger		5 Casade/Oro Way Santa Fe, 87505
14.	Virginia SZZER		414 W. San Mateo Rd. Santa Fe, NM
15.	Roxane Garcia		3016 Calle Caballero SF NM 87505

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	NAME PRINTED	SIGNATURE	ADDRESS
1.	Melissa Martinez	Melissa Martinez	3237 Siringo Rd. SF, NM
2.	Leo Dalley	Leo Dalley	1432 Minaceros S.F.
3.	Michaelene Sargent	MMSargent	111 Camino Tevesa SF 87505
4.	Mary Susan Dryja	Mary Susan Dryja	702-45 <sup>th</sup> St. Los Alamos NM 87544
5.	MARY O'BRIEN	M O'Brien	Sibley Rd Santa Fe
6.	Brenda Luno	Brenda Luno	3030 Princesa Juana SF, NM
7.	Vanessa Castillo	Vanessa Castillo	48732c JUNTO DEL ALAMO SF NM 87507
8.	Guy Monroe	Guy Monroe	13 ABANIZO RD SF NM
9.	Judith Bear	Judith Bear	PO Box 23072 SF 87502
10.	Richard Bear	Richard Bear	PO Box 23072 SF 87502
11.	Elizabeth F. Gonzales	Elizabeth F. Gonzales	2629 Calle Encarnada
12.	Delilucia C. Munckes	Delilucia C. Munckes	1421 Galisteo Street
13.	Reuben Salsman	Reuben Salsman	3110 Siringo Pendo S. 87507
14.	Ann Mackinnon	Ann Mackinnon	16 Two-Horse Trail SF 87508
15.	David Roybal	David Roybal	4400 Colores Del Sol 87506

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1.	Wanda Gonzales	<i>Wanda Gonzales</i>	4305 Juniper Hill Lane
2.	Marc R. Gallegos	<i>Marc R. Gallegos</i>	19 Camino Espejo SE NM
3.	Ricardo Pallas	<i>Ricardo Pallas</i>	1315 W. MAIN RD
4.	Leonard Roybal	<i>Leonard Roybal</i>	#17 Vuelta OTRA VIDA
5.	Sandy Mena	<i>Sandy Mena</i>	2605 Campo Verde
6.	Mary HERNANDEZ	<i>Mary E Hernandez</i>	2227 Rumbo Al Sur
7.	Consuelo Maki	<i>Consuelo Maki</i>	2794 Via Caballero del Sur
8.	LUKE SALAZAR	<i>Luke Salazar</i>	414 W. SAN MATEO RD. SE 87507
9.	Ernest M. Lugo	<i>Ernest M. Lugo</i>	3405 Vereda Alta SE NM 87507
10.	Hilene Sweeney	<i>Hilene Sweeney</i>	6977 Golden Mesa, SE, NM 87507
11.	DAN GUTIERREZ	<i>Dan Gutierrez</i>	2304 North St SF 87505
12.	James Trujillo	<i>James Trujillo</i>	2936 CATTLE DR Pecos PL-1
13.	Michael Chmura	<i>Michael Chmura</i>	2434 Avenida Chuparrosa Santa Fe NM 87505
14.	HORACE MARTINEZ	<i>Horace Martinez</i>	1020 CALLE LA RESOLANA SANTA FE. 87507
15.	RICHARD PADILLA	<i>Richard Padilla</i>	1605 CAMINITO MONICA- SE 87501

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	NAME PRINTED	SIGNATURE	ADDRESS
1.	Newman Peyton		1501 Old Santa Fe Trail
2.	Natalie Gober		534 1/2 Hillside Ave, SF 87502
3.	Kasey Thuer		41 Uruan Loop SF 87500
4.	Jake Fulme		804 Alacid St 87505
5.	Kaley Wind		804 Alacid St 87505
6.	Edward Archuleta		2864 Cerrillo #104 SF 87507
7.	Suzette Sanchez		119 H. Madison Street 87501
8.	Deborah T. Hill		704 Hillside
9.	Alfred Jones		2283 Calle Concha
10.	OSCAR GONZALEZ		617 Camino Santa Ana
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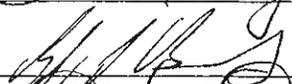
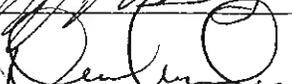
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	NAME PRINTED	SIGNATURE	ADDRESS
1.	J. Michael A. Sisneros		2081 Calle Navidad
2.	Tessi Phillips		907 Rio Vista, 87501
3.	KENNETH HALAMA		2407. SAN PATRICK ST
4.	ALEX CHUCHANIS		PO BOX 4021 SF 87502
5.	Barbara Bonetto		3056 Alva Fina SF 87507
6.	Pere Borrogo		7 Calle Querido, SF
7.	Vincent Orinaga		7 Calle Querido SF
8.	Placido Borrego		3487 W Alameda St. SF
9.	Placido Borrego		3056 ALVA FINA, SF NM
10.	Annifer Laban		3101 Old Pecos Trail #695 SF 87505
11.	Carlos A. Tapia		144 Mesa Vista SF, NM 87504
12.	Andread Sisneros		2081 Calle Navidad Sfe 87505
13.	Amanda Montañ		109 Pine West SF 87508
14.	Cheri Ortega		7 Red Hill Lane, SF 87505
15.	Charles Dikton		109 Pine West Hwy 4 SF 87508

Robert G. Rutledge PETITION IN SUPPORT  
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1.	FRANCIS GRIEGO	Francis Griego	9075 Calle Enseñada
2.	JERRY LAWANCE	Jerry Lawrence	2500 SAWMILL ROAD
3.	JOEL BOURGUET	Joel Bourguet	369 Montezuma #306 S.F. NM
4.	JOHN OCHOA	John Ochoa	2323 Calle Pacifica SF NM
5.	HAROLD DURR	Harold Durr	2881 Siringo Rd S.F. N.M. 87507
6.	PATRICK PATTERSON	Patrick	912 OLD LAS VEGAS HWY. SFE
7.	OLIVIA GARCIA		53701d SF Trail, SF
8.	Sef. Jabewcia	Sef. Jabewcia	215 Villaverde St. 87507
9.	LORENZO J. GUTIERREZ	Lorenzo J. Gutierrez	1023 Calle De Suenos 87507-
10.	GEORGE KUEFFEL	George Kueffel	7425 SARATOGA LN
11.	DAN ULIBARRI		2355 CIELO UNIT 5
12.	ANNA MAE QUINTANA		1299 Vegas Verdes #6 SANTA FE NM 87507
13.	FRANK GONZALEZ	Frank Gonzalez	6151 AIRPORT Rd STE
14.	BONIFACIO BARRANTY		Santa Fe, NM. 87507-
15.	DARLENE DURR		2831 Siringo Rd SF 87507
	Jeanette G. Maestas	Jeanette G. Maestas	4211 Parque de Villa 87507

Robert G. Rutledge  
PER

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1.	John Montoya	John Montoya	31 Puerta Real SW
2.	Kenny Kuelin	Kenny Kuelin	7000 29954 SF
3.	Rebecca Grace	Rebecca	412 Old Las Vegas Hwy Santa Fe
4.	Lisa A. Griego	Lisa A. Griego	202 LA Cueva Rd. Glorieta, NM 87535
5.	JOANNA E. FLORES	Joanna E. Flores	11 Scott Pl., S.F., NM. 87507
6.	Kate Moya	Kate Moya	1301 Rufina St. 87507
7.	Vikki Montgomery	Vikki Montgomery	2509 Camino San Patricio
8.	RAY CHAVEZ	Ray Chavez	6392 ENTRADA DE MILAGRO S. IV. N.M.
9.	Priscilla B Smith	Priscilla B Smith	7465 Smead Ct Santa Fe, NM 87507
10.	Michelle Johnson	Michelle Johnson	19 Valiente Road Santa Fe NM 87506
11.	Edwin Johnson	Edwin Johnson	19 Valiente Road Santa Fe NM 87506
12.	Manuel Saiz	Manuel Saiz	434 ALAMO DR. SANTA FE, N.M.
13.	Kelley Saiz	Kelley Saiz	n n
14.	ERUIE DURR	Erui Durr	2096 5TH ST SF NM 87505
15.	Robert Montgomery	Robert Montgomery	2509 CAMINO SAN PATRICO Santa Fe 87505
16.	MIKE RODRIG	Mike Rodriguez	753 DUNBAR SW

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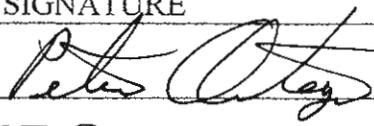
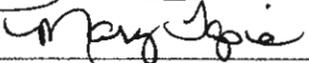
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1.	Joanna M. Klotz		212 Alameda St.
2.	<del>Cynthia Toranzo</del>	<del>Abol</del>	941 - CALLE NESEA
3.	Erika Ortega		2000 St. Michaels
4.	Anthony Tafaya		1402 St. Michaels
5.	Darryl Miller		1202 Galisteo St.
6.	Mike Hernandez		2001 St. Michaels
7.	Tanya M Sena		1811 W. Alameda
8.	Michelle Jaramilla		31 Seton Village Rd
9.		John C. Stump	204 Calle Petaca
10.	Peter H. Caw		2348 Camino Pintores
11.	Jasper Schriber		303 Rodriguez
12.	Rogelio Lopez	Rogelio Lopez	4650 Airport Rd H 30
13.	Justin Quinn	Justin Quinn	338 E. Alameda
14.	Jess Kurseel		617 CAMINO SANTA ANA
15.	Kyle Ryan		404 Sosaya Ln.

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1.	Pete Ortega		3336 LA AVENIDA DE SAN MARCUS SF 87502
2.	Zion Rodriguez		2711 Vereda Padiando Santa Fe NM 87505
3.	MARY TAPIA		2710 AVENIDA DEL SOL SANTA FE, N. M. 87505
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1.	Shirley A. Redders	M. Shirley G. Redders	27 Tano Rd SF. 87506
2.	Lucilla BACA	Lucilla BACA	11 Camino Colorado SF
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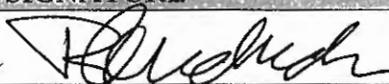
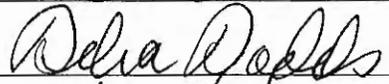
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1.	Ron Riechman	<i>Ron Riechman</i>	4037 Milagro Oro, SF
2.	BELINDA Trujillo	<i>Belinda Trujillo</i>	1713 OLD AGUA TRAIL P. EAST SF NM 87508
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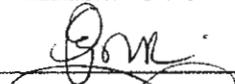
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1.	PAUL FREDRICKSON		1501 MONTANO ST, 87505
2.	Debra Dodds		P.O. Box 12959
3.	Seron Houllberg		30 Tuego Rd
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1.	Evelyn Rivera		2416 Calle de Pecos
2.	James Rivera		2416 Calle de Pecos
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PETITION IN SUPPORT  
OF A CONTINUING CARE COMMUNITY AT  
1615 OLD PECOS TRAIL, SANTA FE, NM

I, by my signature below, express my support for the proposed Continuing Care Community, MorningStar of Santa Fe, offering housing and personalized health care services to seniors in the areas of assisted living and memory care at 1615 Old Pecos Trail, for one or more of the following reasons:

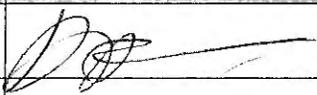
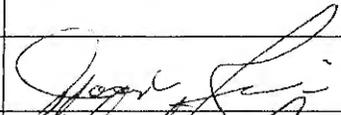
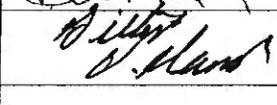
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- As a Santa Fe resident, and owner of my community, I welcome MorningStar at the proposed location.

	NAME PRINTED	SIGNATURE	ADDRESS
1.	Chris Reilly		30 Mimosa rd. 87505
2.	Alexandra Swain		Los Mayo RD 87508
3.	NICHOLAS GRONTIS		09B Golden eagle rd 87508
4.	JIM LIGHTNER		17 MONTE ALTO CIRCLE 87500
5.	Nicky Van Kaden		6 Golano ct
6.	GRACE GARCIA		77 Herrada Rd
7.	CARLOS GARCIA		77 HERRADA RD.
8.	Carlos Rael		14 Carlito Rd.
9.	Krista BENSON		12 DEMONARD
10.	Debra Houlberg		30 Juego Rd.
11.	Sevon Houlby		30-Juego Rd
12.	Jawar Montoya		3007 Siringo Rd SF 87507
13.	Fred Meier		1875 CANA LUMBRE
14.			
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	NAME PRINTED	SIGNATURE	ADDRESS
1.	Bob Baker		
2.	Louella Newman		2098 CALLE NAVIDAD, SF
3.	Joseph Ruiz		2815 Calle Salcedo S.F.
4.	Steve Arias		115 Circle Dr. S.F.
5.	Nancy Barros		2091 Calle Uyvide A. SF.
6.	Bernita M. Rina		130 DANIEL ST SF.
7.	GILBERT VALADEZ		1302 UGUIS BRIA ST
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	NAME PRINTED	SIGNATURE	ADDRESS
1.	MARGARET RODRIGUEZ	Margaret Rodriguez	1552 Escondida Ct. SFNM.
2.	Delfino Vigil	Delfino Vigil	4420 Blue Juniper loop
3.	Pamela Berry	Pamela Berry	1899 Pacheco St.
4.	CLARA GARCIA	Clara Garcia	COLUMBIA ST.
5.	Joe Padilla	Joe Padilla	728 Columbia St.
6.	Raymond D. Peira	Raymond D. Peira	1007 Santa Clara Dr.
7.	Barbara Cadenas	Barbara Cadenas	3381 Cerrillos Rd.
8.	Olivia Pacheco	Olivia Pacheco	2020 calle Lorca
9.	Patrick A. Casey	Patrick A. Casey	7421 Luisa, Suite P SANTA FE 87505
10.	Fernandette Rayburn	Fernandette Rayburn	1410 Remon Lane SFNM 87507
11.	Matt Archuleta	Matt Archuleta	2405 Vereda De Encanto
12.	Roger G Larkin	Roger G Larkin	1504 LA Aurora Ln
13.	Craig Wegman	Craig Wegman	1700 ST Michaels Pr.
14.	Tom Dickland	Tom Dickland	2264 Calle Pl. 20
15.	Julian Lujan	Julian Lujan	1486 Clark Rd

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	NAME PRINTED	SIGNATURE	ADDRESS
1.	PAULINE ROMANIK	<i>Pauline Romanik</i>	2149 Old Army Camp Santa Fe 87505
2.	Grace J. Gatorrez	<i>Grace Gatorrez</i>	1507 Don Gaspar Santa Fe, NM 87505
3.	Cenoy Mitzi	<i>Cenoy Mitzi</i>	P.O. Box 111 Santa Fe
4.	Craig Stamm	<i>Craig Stamm</i>	2812 Calle Dulcinea
5.	Ray Lucero	<i>Ray Lucero</i>	1112 Galisteo St. SF NM.
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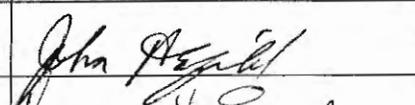
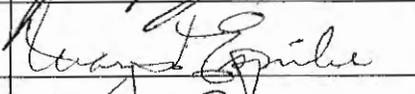
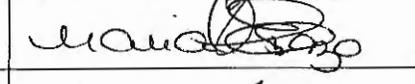
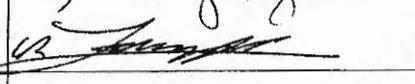
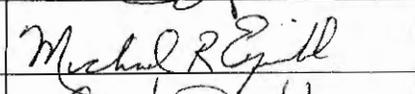
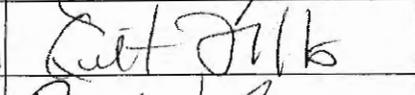
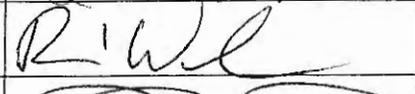
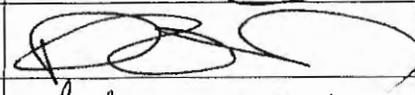
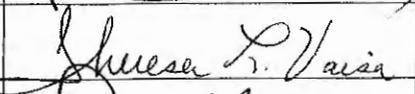
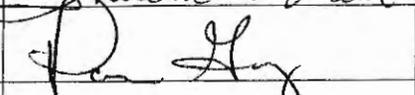
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- As a Santa Fe resident, and owner of my community, I welcome MorningStar at the proposed location.

	NAME PRINTED	SIGNATURE	ADDRESS
1.	Pat Alamo	Pat Alamo	3310 Avenida Del Oro Santa Fe, NM 87507
2.	Jeremy Lujan	JL	7211 Pinaro Colores Santa Fe NM 87507
3.	MB Dorothy Burch	Dorothy Burch	2455 Campan Ct SF NM 87505
4.	Richard E Burch	Richard E Burch	2455 Campan Ct SF NM 87505
5.	<del>Pat</del> Palermo	Pat	129 Mateo Cir N. Santa Fe, NM 87505
6.	Beverly A Crane	Beverly A Crane	115 MATEO CIR N SANTA FE, NM
7.	Roy Romero	Roy	1122 AVE Cadorniz SF NM 87507
8.	Louis Cordova	Louis	12 Calle Lopez La Alhambra NM.
9.	Eileen Trespugay	Eileen Trespugay	1500 Cerro Gordo, SF
10.	EDWARD L. GONZALES	Edward L. Gonzales	219 1/2 B DELGADO ST S.F. NM
11.	PATRICIA G. GONZALEZ	Patricia G. Gonzales	219 B Delgado St SF, NM.
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- As a Santa Fe resident, and owner of my community, I welcome MorningStar at the proposed location.

	NAME PRINTED	SIGNATURE	ADDRESS
1.	JOHN A ESQUIBEL		2400 LIMA VERDE SF NM
2.	MARY JO ESQUIBEL		2400 LOMA VERDE SANTA FE, NM 87507
3.	MAIDA V. ESQUIBEL		1007 AVENIDA LAS CAMPANAS SANTA FE, NM 87507
4.	Maria E Suazo		14 Sunset Canyon Ln Santa Fe NM 87508
5.	Audrey Esquibel		1355 Acequia Borrada Santa Fe, NM 87507
6.	Fred Suazo		501 Rio Grande Ave # A7 Santa Fe NM 87501
7.	Dawn Vigil		89 Carson Valley Dr. Santa Fe NM 87508
8.	Sarah Velasco		3196 Ave de San Marcos Santa Fe, NM 87507
9.	Michael R Esquibel		1007 Avenida de las Campanas Santa Fe
10.	Gilbert Archuleta		1355 Acequia Borrada Santa Fe NW ex 87507
11.	Brian Woodman		3196 Ave De San Marcos Santa Fe NM 87507
12.	Andres Velasco		4501 San Ignacio E210
13.	Theresa L. Vaia		2718 Camino Artesano Santa Fe, NM 87505
14.	Patricia T. Griego		35 La Posta SF NM 87505
15.			

I Angie Gonzalez, wish to express my support  
(Print Name)

for the proposed MorningStar of Santa Fe, an assisted living and memory care community offering housing and personalized health care services to seniors, at 1615 Old Pecos Trail, for one or more of the following reasons:

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- I appreciate the importance of having quality senior health care in the area of assisted living and memory care because I either have family members or know someone who has family members who need such care.
- As a Santa Fe resident, and owner of my community, I welcome MorningStar at the proposed location.
- Other: I am currently caring for my elderly mother  
and am now experiencing the lack of facilities  
in Santa Fe

Signature: [Handwritten Signature]

7530 Kachinal Loop  
Address:

Santa Fe, NM 87507

I Rirolanda Peator, wish to express my support  
(Print Name)

for the proposed MorningStar of Santa Fe, an assisted living and memory care community offering housing and personalized health care services to seniors, at 1615 Old Pecos Trail, for one or more of the following reasons:

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- As a Santa Fe resident, and owner of my community, I welcome MorningStar at the proposed location.

- Other:  I am a Santa Fe resident, but live in the County off Old Las Vegas Hwy. I use Old Pecos Trail frequently and I would love to have a quality Senior Facility in the Neighborhood for my parents in the years to come.

Signature:

R. Peator

Address:

18 Sabina Lane  
Santa Fe, NM 87508

I Jim Mueller, wish to express my support  
(Print Name)

for the proposed MorningStar of Santa Fe, an assisted living and memory care community offering housing and personalized health care services to seniors, at 1615 Old Pecos Trail, for one or more of the following reasons:

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- As a Santa Fe resident, and owner of my community, I welcome MorningStar at the proposed location.
- Other: \_\_\_\_\_

Signature:

Jim Mueller

Address:

2251 Calle Tallidme  
S.F.

I Kristine Gamble, wish to express my support  
(Print Name)

for the proposed MorningStar of Santa Fe, an assisted living and memory care community offering housing and personalized health care services to seniors, at 1615 Old Pecos Trail, for one or more of the following reasons:

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- Other: \_\_\_\_\_

Signature:

Kristine Gamble

Address:

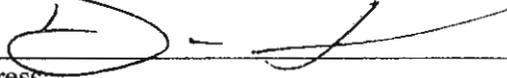
16 Canada Del Rancho  
Santa Fe NM 87508

I Denis G. Mares, wish to express my support  
(Print Name)

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- As a Santa Fe resident, and owner of my community, I welcome MorningStar at the proposed location.
- Other: \_\_\_\_\_

Signature:



Address:

2420 Agua Fria St

SF, NM 87505

I Mary Luemas  
(Print Name)

, wish to express my support

for the proposed MorningStar of Santa Fe, an assisted living and memory care community offering housing and personalized health care services to seniors, at 1615 Old Pecos Trail, for one or more of the following reasons:

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- As a Santa Fe resident, and owner of my community, I welcome MorningStar at the proposed location.
- Other: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Signature: Mary Luemas

Address:

3376 Le Arredo San marco S  
Santa Fe N. Mex 87505

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NO	NAME PRINTED	SIGNATURE	ADDRESS
1.	Adele T. Rodriguez		40 Oldhas Vegas Hwy
2.	Richard Rotunno		1965 Skeeter Lane S F N.M.
3.	Mary Gonzales		1963 Skeeter Ln, Sf 87507
4.	Conny Prada		2117 Paseo del Senado 87507
5.	Martha Rotunno		1957 Calle Cristo 87507
6.	Jos Medina		1957 Calle Cristo 87507
7.	E. Mel Prada		2185 Paseo Mel Senado
8.	Edith Martinez		2400 Calle de Pinata SFNM 87507
9.	Richard DeMotta		2521 CAM. ESTRIBO 87507
10.	Michelle A Gureke		409 Camino Don Miguel, SFNM 87501
11.	Lisa Marie Parillo		86 Northfork 87508
12.	CARLA VOIGT		1813 Pupe Rd SFNM 87501
13.		Charles Archulet	4501 San Jacacio Rd Santa Fe NM 87507
14.	Sara Smith		2501 W Zia Rd, Santa Fe,
15.	Donald Medina		Callejón Zenaida Santa Fe.

I John A. Nimes, wish to express my support  
(Print Name)

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- Other: \_\_\_\_\_

Signature:

Address:

John A. Nimes

3376 Le Av. San Marcos

Santa Fe, NM

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- As a Santa Fe resident, and owner of my community, I welcome MorningStar at the proposed location.

#	NAME PRINTED	SIGNATURE	ADDRESS
1.	Michael D. ...		2411 Calle Contessa,
2.	George Montoya		1945 Arco de la Cruz
3.	Dwight P. Ramos		4421 Calle Jaime SF NM 87507
4.	Vivian R. Gonzalez		1947 Wheeler Lane SF NM 87507
5.	Jolene Gonzalez		1967 Skeeter Lane SF NM 87507
6.	JOHN GALLEGO		2221 PASEO MEL SENAIIDA SF 87507
7.	Rudolph Prada		2117 Paseo Mel Senaida SF NM 87507
8.	Freddy Montoya		390 Aggie Rd Santa Fe NM 87507
9.	Robert M. Montoya		999 S. riigo Road East 87507
10.	John P. ...		1 La Espar Gl. Santa Fe NM 87508
11.	Raymond Prada		2161 Paseo Mel Senaida, SF NM 87507
12.	Jennifer Prada		2161 Paseo Mel Senaida, SF NM 87507
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	NAME PRINTED	SIGNATURE	ADDRESS
1.	JAMES M GARCIA	<i>James M Garcia</i>	2394 Camino Capitán CI
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March, 2015

Mayor, City Council & Planning Commission  
City of Santa Fe  
200 Lincoln Avenue  
Santa Fe, NM 87505

Dear Mayor, City Council & Planning Commission Members,

I wish to express my support for the MorningStar Senior Living community proposed at 1615 Old Pecos Trail. As a resident of Santa Fe for many years, and particularly in the area of the proposed community, I believe that the City of Santa Fe should support proposals which accommodate our aging population in the proposed area of the city.

City staff studied the population of Santa Fe and have urged officials to approve development accommodating the projected expansion of our aging population. A senior care community, which essentially is a residence for the senior community, is an appropriate use for the subject site for many reasons including it will offer quality services to an important segment of our community, it will not generate traffic, it will fuel our local economy, and add to the character of the Old Pecos Trail.

I live in the neighborhood of the proposed senior community, and I urge you to consider the bigger picture and the many benefits that the proposed facility will have on the Santa Fe community as a whole.

I have lived in Santa Fe since 1959.

Just recently I had took on the difficult task of finding a nursing home for my blind 81 year old uncle. It was very difficult to find an open spot in a facility that was acceptable. I thought that I was going to have to take him to Albuquerque.

Thank you for taking the time to read my letter.

Sincerely,

Mike Boyle

7202 Old Santa Fe Trail  
Santa Fe, NM

→ ... 11/1/14

Hello, my name is Charlie Dalton and I am presently the Secretary at the Elks Lodge. I would like to tell you just a little about how we as **Elks**, serve our community **and touch** on our organizations charitable contributions. First, all of our **monetary contributions are member generated** and we rely strictly on the membership's **sense of community** to raise these funds. The membership **raised and distributed** well over **\$15,478.15** last year and we are presently working on this year's charity efforts. The monies gathered **are distributed** throughout our City's many needy organizations. Recipients include **but are not limited to** the following:

Bien Venidos , St. John's Lunch Kitchen, St. John's(United Methodist Church) "Bag N Hand" Pantry, Kitchen Angels, Santa Fe Food Depot, Girls Inc., Santa Fe Youth Shelter, Casa Esperanza, Casa Familia, NM Special Olympics, Cystic Fibrosis Foundation, Multiple Sclerosis Foundation, National Children's Cancer Society, Children's Make A Wish, Veteran's Run for the Wall and we also give to Elks Lodge in house charity projects as well and they are , NM Cerebral Palsy, NM Charitable and Benevolent Trust Fund, NM Veterans Fund and the Elks National Foundation.

During the year, the Lodge has other community outreach programs and these are but a few of them.

Children's Christmas Party, Thanksgiving and Christmas Dinner Baskets (large plastic tubs filled with all the trimmings) Children's Easter Party, First Responders Appreciation Dinner, Student Awards Banquet, Student Scholarship Contest, National Hoop Shoot Contest, Drug Awareness Program, Elk Hide Program which helps disabled veterans.

The Elks Lodge of Santa Fe wishes to continue to serve our Community. We are a **humble** organization and we are not always recognized for our work in the City. We do not seek **acolades**; we merely seek to continue on with our charitable works.

Thank you for listening, and I respectfully request your approval for **our** project, as this will enable the **Elks Lodge** to continue to support our Community.

Sincerely,



F. Charles "Charlie" Dalton

Secretary

Exhibit "13"

Kylie ~~with~~ with  
MOTHER GEMMAVE + GREAT  
GRANDMOTHER -  
Equipment from C4B TRUST



April 2, 2015

Planning Commission  
City of Santa Fe  
200 Lincoln Avenue  
Santa Fe, New Mexico 87501

RE: Application submitted by MorningStar Senior Living for Special Use, Development Plan and Lot Split for Continuing Care Community at 1615 Old Pecos Trail, Santa Fe, New Mexico

Dear Commissioners:

This letter is submitted to you by the undersigned in response to the above-referenced application. We believe that as this application is evaluated for compliance with the City of Santa Fe Land Use Code and the City of Santa Fe's General Plan that it should be denied based on various provisions in both of these documents, as explained in the following discussion.

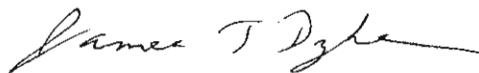
While there are many reasons to deny this application, the two primary concerns are:

- (1) the proposed facility does not meet the definition of a Continuing Care Community contained in Chapter 14 and therefore is not eligible for granting a Special Use Permit and
- (2) The General Plan promises the citizens of Santa Fe that "*Development standards, including land uses, density, and design controls, will be developed through a public participation process.*" Permitting this project to be approved will deprive the public from participating in the preparation and adoption of development standards that are required by the General Plan to determine how this scenic corridor should be appropriately and suitably developed.

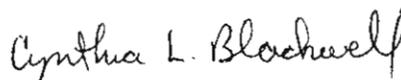
For these reasons, we request that the application be denied. We trust that you will consider this information and vote to not recommend approval of the application submitted by MorningStar Senior Living.

Thank you.

Sincerely,



James T. Dyke



Cynthia L. Blackwell

2005 Calle de Sebastian, Santa Fe, NM

2/1/17 "1111"

## Summary

- The MorningStar Assisted Living project does not fall within the allowed Special Uses for R-1 zoning.
  - Assisted Living does not match Continuing Care Community use defined in Chapter 14
  - MorningStar does not include a “full nursing care unit.”
  - Assisted Living is a closer match to a Personal Care Facility for the Elderly
- The City of Santa Fe General Plan needs to be considered for 1) development along the Old Pecos Trail Scenic Corridor and 2) new use in a Public/Institutional use area.
  - Proceeding with this plan will deprive the public from having any say in the development standards for the Old Pecos Trail Scenic Corridor – as is promised in the General Plan
  - MorningStar, essentially a high density private residence, does not meet the “unique public nature” of the land use “Public / Institutional”.
- The lot split of the existing nonconforming lot into two R-1 lots is inappropriate since it is never intended that either one of the lots be used as R-1.
  - Zoning ordinances are designed to allow residents to rely on predictable, stable land-use policies for their area.
  - This split intensifies the nonconforming use of the existing lot, contrary to city code.
- Requirements for Approval of Special Use Permit are not met.
  - There is an adverse effect on Santa Fe and the neighborhood in which the property is located.
  - The structure is not compatible nor adaptable with R-1 use.
- MorningStar reliance on Tsunami Report flawed
  - Commission should consider all of the Tsunami Report, not just a few, select sections.
  - The data model has flaws.
- Comparison to Albuquerque MS project

## **Proposed Use does not match the Continuing Care Community use defined in Chapter 14**

The MorningStar Assisted Living and Memory Care project does not fall within the allowed Special Uses for R-1 zoning. While the developers are calling the proposed project a “Continuing Care Community”, the proposed facility does not meet the definition of a Continuing Care Community in Chapter 14 of the Santa Fe City code.

MorningStar’s marketing material calls the facility an “Assisted Living and Memory Care” facility – not a continuing care facility.

MorningStar proposal is most like a Personal Care Facility for the Elderly, as defined in Chapter 14. Personal Care Facility for the Elderly is not listed as a Special Use for R-1 zoning.

For the residents of the Assisted Living units, MorningStar project only provides a single level of care – Assisted Living – and does not provide the essential additional level of care of a Nursing Unit. A Nursing Unit level of care is essential to the concept of continuing care, where a resident may receive life-long care at a single facility. They can also stay within the community and receive short-term nursing care if they need it after an illness or injury, then move back to assisted living once they recover.

Article 14-12.1 Definitions - defines a continuing care community as:

### ***CONTINUING CARE COMMUNITY***

*A residential community that provides a variety of living accommodations and **differing levels of health care services** to elderly or persons with disabilities as follows:*

(A) *a continuing care community shall include:*

- (1) ***congregate housing** in which residents live in rooms without individual kitchen facilities and in which at least the following services are provided: common meal preparation, common dining, recreation and social areas, room cleaning, laundry and transportation; **and***
- (2) ***a full nursing care unit with beds;***

(B) *a continuing health care community may include:*

- (1) *independent dwelling units for the elderly or persons with disabilities who are not in need of the level of care or services provided in congregate housing or an extended care facility, but who desire to live in a community where such services are available; and*
- (2) *an extended care facility; and*

(C) *a hospital is not a continuing care community.*

Chapter 14 further clarifies the use of “shall” and “and” in section 14-1. GENERAL RULES OF CONSTRUCTION such that **the construction of the code makes it mandatory that a Continuing Care Community include both (A) (1) congregate housing and (A) (2) a full nursing care unit with beds;**

### **(I) Mandatory and Discretionary Terms**

The words "shall," "will" and "must" are mandatory terms. The words "may" and "should" are discretionary terms.

### **(J) Conjunctions**

Unless the context clearly suggests the contrary, conjunctions shall be interpreted as follows:

- (1) "and" indicates that all connected items, conditions, provisions or events apply;
- (2) "or" indicates that one or more of the connected items, conditions, provisions or events apply.

## **PERSONAL CARE FACILITY FOR THE ELDERLY**

A *residential* facility for twenty-six or more persons sixty years of age or older that provides living and sleeping facilities with common meal preparation, laundry services, room cleaning and assistance in daily living activities, and may provide other services such as transportation for routine social and medical appointments and counseling. A personal care facility for the elderly does not include independent kitchens or complete *dwelling units*

### **Discussion**

The definition of Continuing Care in Chapter 14 is consistent with the concept of continuing care in elder care literature.

AARP defines continuing care as

#### **What Continuing Care Retirement Communities (CCRCs) Are**

Part independent living, part assisted living and part skilled nursing home, **CCRCs offer a tiered approach to the aging process, accommodating residents' changing needs.** Upon entering, healthy adults can reside independently in single-family homes, apartments or condominiums. When assistance with everyday activities becomes necessary, they can move into assisted living or nursing care facilities. **These communities give older adults the option to live in one location for the duration of their life,** with much of their future care already figured out.

[http://www.aarp.org/relationships/caregiving-resource-center/info-09-2010/ho\\_continuing\\_care\\_retirement\\_communities.html](http://www.aarp.org/relationships/caregiving-resource-center/info-09-2010/ho_continuing_care_retirement_communities.html)

Caring.com, a leading online information source, describes Continuing Care as:

**How does a continuing care community work?** Also known as a life-care community, a continuing-care community ... offers everything from independent living units through [assisted living](#) and [nursing home care](#), all in one place.

As residents age and their needs change, they can get a greater level of care without having to uproot themselves. **They can also stay within the community and receive short-term nursing care if they need it after an illness or injury, then move back to independent or assisted living once they recover.**

(Caring.com a leading online destination for information on senior care.

<https://www.caring.com/articles/best-continuing-care-retirement-communities-ccrc>)

Or, look no further than the **MorningStar application** where on page B-1 of Appendix J the following definition of continuing care community is offered

## **Land Use: 255 Continuing Care Retirement Community**

### **Description**

Continuing care retirement communities (CCRCs) are land uses that provide multiple elements of senior adult living. CCRCs combine aspects of independent living with increased care, as lifestyle needs change with time. Housing options may include various combinations of senior adult (detached), senior adult (attached), congregate care, assisted living and skilled nursing care—aimed at allowing the residents to live in one community as their medical needs change. The communities may also contain special services such as medical, dining, recreational and some limited, supporting retail facilities. CCRCs are usually self-contained villages. Senior adult housing—detached (Land Use 251), senior adult housing—attached (Land Use 252), congregate care facility (Land Use 253), assisted living (Land Use 254) and nursing home (Land Use 620) are related uses.

Or the definition of Continuing Care **from MorningStar's marketing web pages** where they differentiate Continuing Care from Assisted Living:

***Continuing Care Retirement Community (CCRC):*** An aging-in-place option, this campus encompasses independent living, assisted living (including memory care), skilled nursing and hospice. With this scope of services, the campuses are large (200+ residents). New residents must qualify both financially and physically.

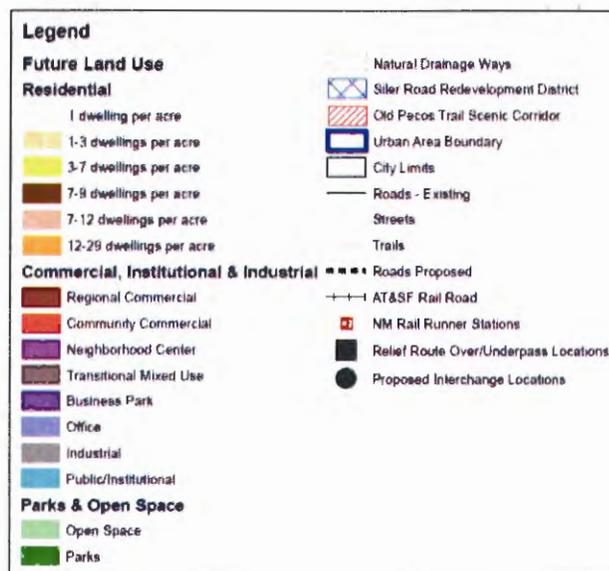
***Assisted Living (AL):*** Within these communities, residents can still maintain their independence in some areas, while requiring help with other activities of daily living. Different care levels are offered, customized to individual needs. They commonly offer a range of amenities, together with wellness programs. A licensed nurse is available and a 24-hour care staff. These communities can be private pay only or supplemented by state programs.

<http://www.morningstarseniorliving.com/about-senior-living/senior-living-terms/>

**In summary, the MorningStar proposal does not meet the definition of Continuing Care Community and therefore does not meet the Special Use and should not be granted a Special Use Permit.**

## The General Plan will require formal amendment prior to approval of a project at 1615 Old Pecos Trail

The General Plan clearly shows the location on Old Pecos Trail as being both within the Old Pecos Trail Scenic Corridor and the Public/Institutional land use areas.



## Discussion

Chapter 3 *Land Use* of the General Plan addresses both the Old Pecos Trail Scenic Corridor and the Public/Institutional land use (excerpts are included below). The General Plan will require formal amendment prior to approval of a project at 1615 Old Pecos Trail.

A public participation process to develop standards needs to occur prior to consideration of development along the Old Pecos Trail Scenic Corridor. The General Plan requires that Development standards, including land uses, will be developed through a public participation process.

In addition, the Morning5tar proposal does not meet the land use of “Public/Institutional” since a private facility that rents units to private individuals (much like a hotel or apartment complex) does not meet the definition in the General Plan of “**other facilities that have a unique public character.**” By no means is the proposed facility a public facility. If the land use in the General Plan is changed to something other than “Public/Institutional”, according to section 3.6, a formal General Plan amendment to the Future Land Use Map is required prior to any consideration for development plan approval.

Even if it was decided that this private, commercial use is a “public facility”, the General Plan still requires amendment: **All other “Public/Institutional” uses proposing a change in use or increase in intensity require a General Plan amendment to the Future Land Use Map, prior to any development consideration.**

## Excerpts from General Plan Chapter 3 Land Use

### Chapter 3.5 Use Classifications

#### Public/Institutional

**This classification provides for** schools, child care facilities, human service facilities, museums, libraries, fire and police stations, government offices, transit sites, airport and **other facilities that have a unique public character**. Where use already exists on lands designated “Public/Institutional” on the Future Land Use Map (Figure 3-2), they are encouraged to remain on the site unless shown as part of a redevelopment district. All “Public/Institutional” uses located within a redevelopment district may expand without amending this plan. **All other “Public/Institutional” uses proposing a change in use or increase in intensity require a General Plan amendment to the Future Land Use Map, prior to any rezoning or development consideration.**

#### Old Pecos Trail Scenic Corridor

The **Old Pecos Trail Scenic Corridor** designates Old Pecos Trail, between Cordova Road and I-25, as a scenic roadway **and recognizes its importance as an unspoiled entryway into downtown**. Development standards, including land uses, density, and design controls, will be developed through a public participation process.

### 3.6 AMENDMENTS TO THE FUTURE LAND USE MAP

Any change from one land use classification to another classification as shown on the Future Land Use Map (Figure 3.2), proposed for any parcel, requires a formal General Plan amendment to the Future Land Use Map prior to any consideration for rezoning or development plan approval.

## Lot Split does not meet requirements

The lot split of the existing nonconforming lot into two lots is inappropriate since it is never intended that either lot be used as R-1. This split expands the nonconforming use of the existing lot, contrary to city code.

The city zoning ordinance was adopted in 1962. Since the Elk's establishment precedes that date, it is considered legal non-conforming use under the code revisions. (reference: email from D. Esquibel, Land Use Department to J. Dyke dated 1/26/2015 8:48 AM)

Article 14-10: **NONCONFORMITIES** discusses the approach to be used regarding nonconforming use. While it is the intent of this article to allow legal nonconforming uses to continue, "A legal nonconforming use shall not be enlarged, intensified, increased or extended to occupy a greater area of land or structure than was occupied at the time the use became nonconforming".

The proposed lot split will in effect intensify the nonconforming use since the buffer between the nonconforming use and the remainder of the residential neighborhood is being reduced. If there is an on-going business relationship between the MorningStar property and the Elks, this would constitute an expansion of the use of the property by the Elks beyond the pre-existing nonconforming use.

The lot split allows the existing nonconforming use to continue on a now smaller lot, and a new non-residential use to be established on the second lot. It is never intended that either of the lots be used as R-1 and the split of the current, nonconforming lot into two R-1 lots is inappropriate and should not be approved.

In addition, in an effort to create the largest possible structure for the MorningStar project, the proposed lot line is extremely close to the Elks Lodge structure. 14-6.2 USE-SPECIFIC STANDARDS (5) Private Clubs and Lodges (b) (ii) requires that "a *structure* in connection with the facility shall not be closer than twenty-five (25) feet to any *lot line*." Note that any decrease in the portion of the lot proposed for the MorningStar project without subsequent decrease in the size of the structure will only intensify the proposed use.

## Requirements for Approval of Special Use Permit are not met

To grant a special use *permit*, the Planning Commission must find that the special use

- does not adversely affect the public interest
- that *buildings* are compatible other *properties* in the vicinity
- that *buildings* are adaptable to other *properties* in the vicinity

We contend that the MorningStar project has adverse effects and is neither compatible nor adaptable with the Southeast Neighborhood of which it is a part.

Excerpt from the Code

### 14-3.6 SPECIAL USE PERMITS

#### (D) Approval Criteria and Conditions

##### (1) Necessary Findings

To grant a special use *permit*, a *land use board* shall make the following findings:

- (a) that the *land use board* has the authority under the section of Chapter 14 described in the *application* to grant a special use *permit*;
- (b) that granting the special use *permit* **does not adversely affect the public interest**, and
- (c) that the use and any associated *buildings* are **compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity** of the *premises* under consideration.

## Discussion

Allowing the MorningStar project will adversely affect all of Santa Fe by altering the view-scape of the Old Pecos Trail Scenic Corridor recognized as an important and unspoiled entryway into downtown Santa Fe. This is a view-scape enjoyed by both residents and visitors to Santa Fe and is invaluable to the tourism that forms a keystone for our community's economy. We will only "trade away" that view-scape once. After it is lost, it will never be there again. We can choose to protect this feature of our city, or we can change the view to one of a massive retirement home, solidifying that "Santa Fe is the Retirement Community of New Mexico".

The MorningStar project will also have an adverse impact on the immediate neighborhood. The Southeast Neighborhood boundaries include the property under consideration along Old Pecos Trail. The neighborhood is characterized by modest, single-family dwellings. Placing a massive building – 30 times larger than the typical home in the neighborhood - with a residence density of 27 people per acre is not compatible with the nature of the neighborhood. While our neighborhood may be young in comparison to Santa Fe's rich history, the neighborhood has been in place for 40+ years with an established character that continues today. Many of the residents have lived in the neighborhood for multiple decades. Placing a massive project in our neighborhood will forever change our neighborhood's character.

Review of the General Plan maps will reinforce the fact that the east side of Old Pecos Trail has always been a residential area. With the exception of two pre-existing, nonconforming lots (Elks Lodge and First Baptist Church) and the culturally rich “museum hill” area, the remainder of the neighborhood is residential. The “museum hill” area, while having large buildings, gives back an enormous cultural value to both the neighborhood and Santa Fe. The museum buildings are placed on large lots that balance their size. The two pre-existing, nonconforming lots are also large enough to balance the size of the buildings. The massive building and high density of the MorningStar project is not compatible with the nature of the neighborhood. **A building 5 times the size of the Elks Lodge is being squeezed onto a lot that is 1/3 the current size of the Elks property**, such that there is not a balance between building mass and lot size.

The 75,350 sq. ft. structure is not adaptable to the R-1 zoning of the lot. Should misfortune come to the MorningStar venture, the structure is massively larger than any reasonable use in R-1 zoning. It could be imagined that some museum or school “might appear” that would make use of the structure, however this is not a reasonable or foreseeable outcome. More likely, the property would find a commercial use and the zoning changed to accommodate that use. The presence of this building will forever change the nature of Old Pecos Trail and the Southeast Neighborhood.

The structure is not adaptable due to the combination of high lot coverage coupled with limited parking. While the area allotted for parking may meet the Continuing Care Community use, adapting the building to another use would increase the required parking – and there is insufficient space allotted to parking to accommodate that increase.

**The MorningStar project has adverse effects and is neither compatible nor adaptable with the R-1 zoning. Adverse effects would be to both Santa Fe and the Southeast Neighborhood.**

## No Established Immediate Need for Assisted Living facility.

While 14-4.2 RESIDENTIAL DISTRICTS (B) allows for Structures and uses other than residential dwelling units **that serve the immediate needs of residential areas** are permissible as special use permits within the residential districts, subject to restrictions and requirements **intended to preserve and protect the residential character** of the districts.

The proposed MorningStar assisted living facility clearly does not preserve the residential character of the Southeast Neighborhood in which it is proposed to be located. The massive size of the project is 30 times larger than the typical structure within the neighborhood and the density of 27 residents per acre (based on licensing for 104 occupants) is a dramatic shift from the 1 per acre average density of the neighborhood.

There is no evidence that the facility will serve the immediate needs of the residential area. Studies have shown that as the population ages, the preferred residential environment is to live in their own home or in the home of their caregiver. A study from National Alliance for Caregiving shows that 78% of persons over 50 who are receiving care prefer this situation.

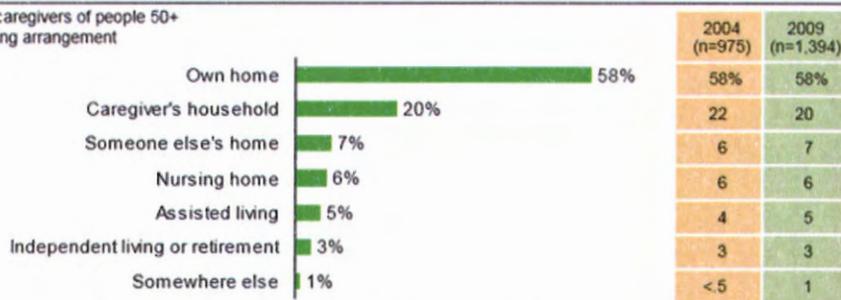
CAREGIVING IN THE U.S. - A FOCUSED LOOK AT THOSE CARING FOR SOMEONE AGE 50 OR OLDER

Most care recipients continue to live in their own home (58%) and about one in five lives (20%) in their caregiver's home. Few live in other settings.

**Figure 18: Where Care Recipient Lives**

Q13. [IF NOT IN CAREGIVER'S HOUSEHOLD] Does/Did your [relation] live in his or her own home, someone else's home, an independent living or retirement community, an assisted living facility where some care may be provided, a nursing home or long-term care facility, or somewhere else?  
(Analyzed with Q11: Does/Did your [relation] live in your household, within twenty minutes of your home, etc?)

Base: 2009 All caregivers of people 50+ who reported living arrangement



Source: Caregiving in the U.S. 2004, 2009, National Alliance for Caregiving and AARP

The primary conclusion from *Santa Fe's Silver Tsunami* report is that it will "require greatly expanded demands ... particularly in the rapidly expanding program area of 'In-Home Support'".

This is based on the Emerging Trend from the *Tsunami* report that "Independent Living ('Aging in Place') – Baby Boomers have expressed an overwhelming preference to lead independent lives in their own homes and residences in their final years" and that "Home-Based Healthcare – as Baby Boomers 'Age in Place' home-based healthcare will become more common..."

Another Emerging Trend from the report is "Age-Friendly Urban Development – Growing recognition ... that new housing developments ... should be geared toward ... 'Lifelong' communities...."

Since the MorningStar project does not meet the life-long character of a true Continuing Care Community, the project does not contribute to "Lifelong" communities.

**Current Supply of Assisted Living and Memory Care facilities in the Santa Fe Market.**

A survey, performed by SENA, of Assisted Living and Memory Care Units in Santa Fe, February 26, 2015

Eight facilities were interviewed as to the number of Assisted Living and Memory Care units and the level of availability of these units. Based on these interviews, there is no immediate need to add additional Assisted Living and Memory Care units in Santa Fe.

The facilities interviewed had a total capacity of 384 for both Assisted Living and Memory Care. Currently there is an unused capacity of 85. This represents 78% occupancy.

The MorningStar proposal would add an additional 84 units and increase the availability by 22% and lowering the occupancy to 64%.

With additional Assisted Living facilities coming to Santa Fe, such as the Legacy to be built off NM 599, the occupancy will drop even lower.

Will these facilities be filled with current residents of Santa Fe, or is the intent to attract even more retired people to our city, solidifying our reputation as a retirement community?

Note: The Santa Fe Tsunami report has an underlying flaw with the estimate of over 65 population in Santa Fe that results in an over-estimation bias to the data. The future projections of over 65 population takes current population segment and adds that to the current 55 to 65 segment, however does not consider any reduction of the over 65 population segment. There are many reasons why people over 65 may leave Santa Fe:

- Decide to retire in lower altitude, warmer climates
- Move to be closer to family
- Move to more cost effective communities
- Inevitable mortality of humans

The Tsunami report does not address any of the reduction factors, leading to over-estimated biased data.

## Comparison to the Albuquerque MorningStar project.

It may be informative to compare the MorningStar project currently being built in Albuquerque to the proposed project for Santa Fe.

- The project in Albuquerque is being marketed as an Assisted Living and Memory Care facility, not a “Continuing Care Community”

<http://www.bizjournals.com/albuquerque/news/2015/01/06/bradbury-stamm-launches-10m-paseo-del-norte.html>

- The Albuquerque project is smaller than the Santa Fe project.
  - Albuquerque having a total of 69 units, 48 assisted living and 21 memory care
  - Santa Fe having a total of 85 units, 55 assisted living and 30 memory care.
- The Albuquerque project is located at Paseo del Norte and Wyoming, the intersection of two major 4 lane roadways in an area with heavy commercial development.



It is clear that MorningStar’s business model could be adapted to commercial properties available in Santa Fe and does not need to be placed in a residential neighborhood, in the middle of the remaining scenic corridor of our city.

/

Dear City Planners

I come to address you as the Treasurer of the Elks Lodge # 460, my name is Gregory Hunt and I request your approval for the special permit to sell the four acres in question to MorningStar for the development of a residential assisted living facility.

The approval will not only be good for the Lodge it will enhance the tax base for the City of Santa Fe and needed employment.

We need growth, and this is a clean industrial.

We need growth for our city

We need growth for our youth – who leave for better paying jobs.

We need growth for our aging city population and neighbors

I live near a senior citizen residential facility and I believe it has enhanced my value of my residents

In closing – please vote yes.

Sincerely

Greg Hunt

*G. Hunt "15"*

**I. DEFINITIONS FROM SECTION 14-12.1, LAND DEVELOPMENT CODE**

**“CONTINUING CARE COMMUNITY”**

“A residential community that provides a variety of living accommodations and differing levels of health care services to elderly or persons with disabilities as follows:

- (A) a continuing care community shall include:
  - (1) congregate housing in which residents live in rooms without individual kitchen facilities and in which at least the following services are provided: common meal preparation, common dining, recreation and social areas, room cleaning, laundry and transportation; and
  - (2) a full nursing care unit with beds;
- (B) a continuing health care community may include:
  - (1) independent dwelling units for the elderly or persons with disabilities who are not in need of the level of care or services provided in congregate housing or an extended care facility, but who desire to live in a community where such services are available; and
  - (2) an extended care facility; and
- (C) a hospital is not a continuing care community.”

*11' setback to this.*

**“PERSONAL CARE FACILITY FOR THE ELDERLY”**

“A residential facility for twenty-six or more persons sixty years of age or older that provides living and sleeping facilities with common meal preparation, laundry services, room cleaning and assistance in daily living activities, and may provide other services such as transportation for routine social and medical appointments and counseling. A personal care facility for the elderly does not include independent kitchens or complete dwelling units and is not an extended care facility, hotel, motel or residential suite hotel or motel.”

**II. TABLE OF PERMITTED USES FROM LAND DEVELOPMENT CODE**

Table 14-6.1-1

CATEGORY Specific Use	RR	R-1 - R-6	R-7 - R-9	R-7 -I	RC-5, RC-8	R-10 -R- 29	MHP	RAC	AC**	C-1	C-2	C-4	HZ	BCD	I -1	I -2	BIP	SC-1	SC-2	SC-3	MU ***	Use-Specific Regs 14-6.2
<b>RESIDENTIAL</b>																						
<b>Group Living</b>																						
Continuing care community	S	S	S	S	S	S		S		P	S	P	P	P			S				P	(A)(1)

CATEGORY Specific Use	RR	R-1 - R-6	R-7 - R-9	R-7 -I	RC-5, RC-8	R-10 -R- 29	MHP	RAC	AC**	C-1	C-2	C-4	HZ	BCD	I -1	I -2	BIP	SC-1	SC-2	SC-3	MU ***	Use-Specific Regs 14-6.2
<b>Service Establishments</b>																						
Barber shops and beauty salons										P	P	P		P	P			P	P	P	P <sup>2</sup>	
Personal care facilities for the elderly						S		S		P	P	P	P	P	P			P	P	P	P	(C)(7)
Personal service																						

AARP describes a “continuing care retirement community” as “Part independent living, part assisted living and part skilled nursing home ....”

*cont. care "11"*

### III. SUBDIVISION REQUIREMENTS

#### SECTION 14-3.7(C)(5) – SUBDIVISION APPROVAL REQUIREMENTS

A plat shall not be approved **that creates a nonconformity** or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the plat.

#### “PRIVATE CLUB OR LODGE” (DEFINITION, SECTION 14-12.1)

A facility for social, cultural or educational activities open only to bona fide members and guests of the private organization operating the club or lodge, except those the chief activity of which is a service customarily carried on as a business.

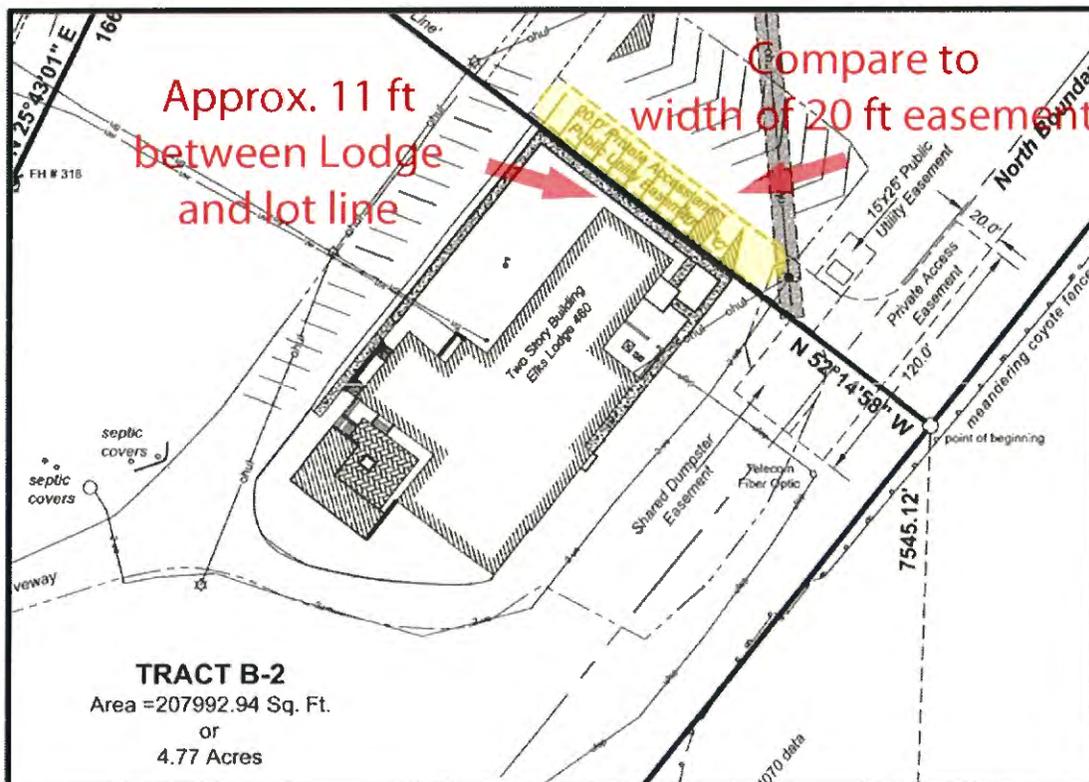
#### SECTION 14-6.29(C)(5) -- USE STANDARDS FOR PRIVATE CLUBS AND LODGES

(a) This use type does not include uses the chief activity of which is a service customarily carried on as a business.

(b) In all residential districts except R-10, R-12, R-21, R-29 and RAC, the following additional standards apply:

(i) the facility shall not have a lot area of less than two acres; and

(ii) **a structure in connection with the facility shall not be closer than twenty-five (25) feet to any lot line.**





March 30, 2015

*Mike Harris*  
~~Tom Spray, Chair~~

City of Santa Fe Planning Commission

200 Lincoln Street

Santa Fe, NM 87501

*Chairman Harris & Planning Commission Members*  
Dear ~~Mr. Spray and Committee Members,~~

On behalf of the owners of 1660 Old Pecos Trail, 1701 & 1751 Old Pecos Trail, 1800 Old Pecos Trail, and 1850 Old Pecos Trail, I am writing to express support for the proposed assisting living facility proposed for the Santa Fe Elks Club's property. We have reviewed the drawings and believe that this development is attractive, serves a vital need in the community and is compatible with our neighborhood. We encourage the planning commission to approve their request. Thank you very much.

Sincerely,

A handwritten signature in black ink, appearing to read "Kenneth D. Joseph".

Kenneth D. Joseph

President & Qualifying Broker

*Exhibit "17"*

Gayle Kenny lives at 1810 Calle de Sebastian, Unit M-3, in the DeVargas Heights Townhome neighborhood

Gayle's 2 minute presentation:

Good evening Commissioners.

I can imagine that listening to all of us is challenging for you, but I want to thank you for taking the time TO listen.

My name is Gayle Kenny and I live in one of the townhomes directly adjacent to the proposed development – in the DeVargas Heights Townhome neighborhood. It's important for you to know that it's not that we're against this type of facility, we're just against it being built on a totally inappropriate site.

Our townhomes were built in the early 1970s as a quiet residential neighborhood, which it has been for over 40 years. We have a mix of all ages, from seniors to younger couples with children. This type of development would have a definite negative impact on our quality of life. Residential homes also surround us as well. We have a beautiful night sky with bright stars, quiet days & nights except for periodic sounds from coyotes, and safe roads for bicyclists and walkers of all ages. We live right off the last scenic historic roadway leading to the Roundhouse and downtown Santa Fe. This roadway, Old Pecos Trail, is a part of the protected highway corridor.

This proposed very large, 2 story, 104 bed, 24 hour operating facility will create continuous lights, noise, smells, and increased traffic which will lower our property values and damage our neighborhood and quality of life. And, on a side note, recent combined bed census of similar Santa Fe facilities shows more than a 20% vacancy rate. I ask you to please say no to this development at this specific site.

March 27, 2015

Planning Commission  
City Council  
City of Santa Fe  
200 Lincoln Avenue  
Santa Fe, NM 87505

Dear Planning Commission Members and/or City Council,

I own property within the immediate vicinity of 1615 Old Pecos Trail where the MorningStar Senior Living community is proposed. Through this letter, I wish to express my support for the project.

As a property owner in Santa Fe for over 30 years, and particularly an owner of property in the immediate vicinity of the proposed community, I believe that the City of Santa Fe should support proposals which accommodate our aging population in this area of the city.

This location is ideal for the proposed use. The pattern of uses along Old Pecos Trail in this location have already set a precedent for non-residential uses on the north, west and south of the subject location including my business. To the west of the site, are dental, medical, and professional offices. In close proximity is the hospital and other medical related uses. A senior care community could utilize these services which are already in close proximity.

I represent ownership of several buildings on Calle Medico which is in the immediate vicinity of the proposal.

Please consider that the proposed community will not only benefit our aging population, but also pump dollars into our local economy which I feel is very important to our beautiful city and to businesses in this area.

Thank you for taking the time to read my letter.

Sincerely,



Dr. Phillip Rivera  
#6 Calle Medico  
Santa Fe, NM 87505

NOTARY SIGNATURE AND DATE: *In the County of Santa Fe, N.M.*

*Mayra M. Ariza 3/30/15*

*Ex: 76-16*

March, 2015

Mayor, City Council & Planning Commission  
City of Santa Fe  
200 Lincoln Avenue  
Santa Fe, NM 87505

Dear Mayor, City Council & Planning Commission Members,

I wish to express my support for the MorningStar Senior Living community proposed at 1615 Old Pecos Trail. As a resident of Santa Fe for 24 years, and particularly in the area of the proposed community, I believe that the City of Santa Fe should support proposals which accommodate our aging population in the proposed area of the city.

City staff studied the population of Santa Fe and have urged officials to approve development accommodating the projected expansion of our aging population. A senior care community, which essentially is a residence for the senior community, is an appropriate use for the subject site for many reasons including it will offer quality services to an important segment of our community, it will not generate traffic, it will fuel our local economy, and add to the character of the Old Pecos Trail.

I live in the neighborhood of the proposed senior community and work close by, and I urge you to consider the bigger picture and the many benefits that the proposed facility will have on the Santa Fe community as a whole.

Thank you for taking the time to read my letter.

Sincerely,



Nicole Wheeler  
45 Old Pecos Lane  
Santa Fe, NM 87508

Exhibit "20"

April 2, 2015

Attn: City of Santa Fe Planning Commission

Dear Commissioners;

I would like to express my support for the proposed project for the sale of a portion of property owned by the Elks Club for the construction of the Assistant Living Facility.

The Elks Club has been in Santa Fe for 116 years and at the current location for 53 years. My late Grandfather Raymond P. Sweeney, Father Robert M. Sweeney, Uncle, Brother and now myself are active members of the Elks Club and the Community.

People who grew up here in Santa Fe take care of our elderly. We take care of them at home until we can't anymore. A facility such as what is being proposed is needed here in Santa Fe. A majority of the residents living here in Santa Fe are from the age of 50 to 85, more or less. Where are they to go when that time comes? Where are you to go, when that time comes?

I, Arlene Sweeney say's yes to this project and hope you, our Commissioners see the importance for the elderly citizens of this community.

Thank you,

  
Arlene Sweeney



# MorningStar

SENIOR LIVING

*Casting a new light*

Presentation Regarding: **MorningStar of Santa Fe**  
Planning Commission Hearing - April 2, 2015

# Who We Are



MorningStar is a developer and operator of high-quality senior living communities with a current portfolio of over 20 projects in seven states. We were founded in Colorado in 2003 with the following foundational principals:

1. Honor God in our business practices and relationships
2. Value all seniors as gifted and contributing individuals
3. Invest generously in our employees' ability to serve



# MorningStar of Santa Fe

## Aging Population in Santa Fe:

“Santa Fe’s senior population (age 65+) may double between 2010 and 2020.”

“By 2020, as many as one out of every four or five city residents may be age 65 or older”

“A doubling of the senior population by 2020 will require greatly expanded demands [on the Senior Services Division]... particularly in the program area of in-home support”

*Source: Santa Fe’s Silver Tsunami. Santa Fe Planning Department, January 30, 2013*





# MorningStar of Santa Fe

## What Are We Doing?

- Using approximately 3.85 acres of 8.62-acre site (currently including Elk's Lodge building and parking) to construct a two-story, 84-unit Assisted Living and Memory Care community.



# MorningStar of Santa Fe

**General Project Goal: Contribute to the Community by Creating Value for our Stakeholders**



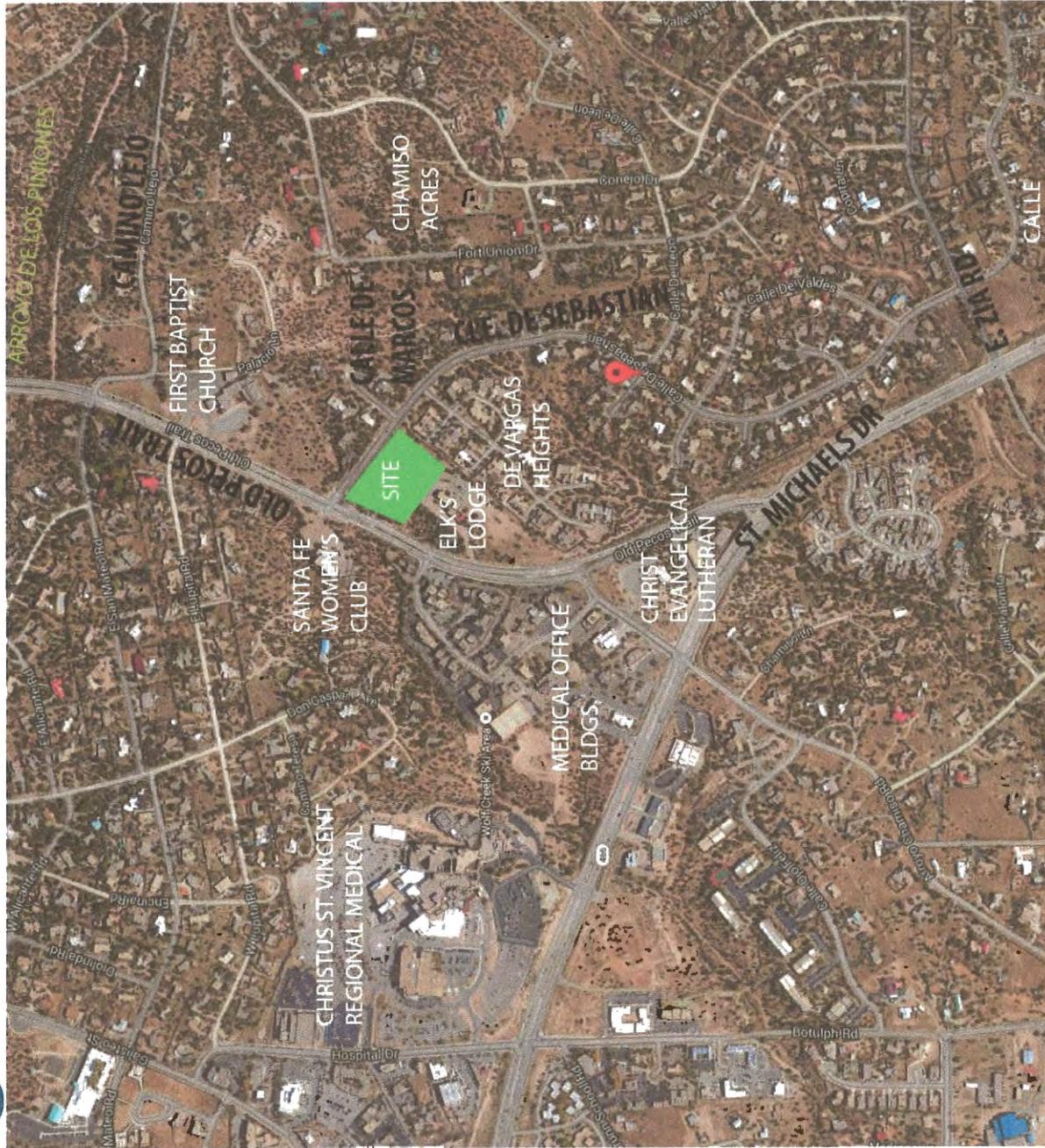
## **Specific Project Goals:**

1. Provide a high-quality option for aging residents to stay in Santa Fe regardless of their lifestyle and/or care needs
2. Enhance and compliment the neighborhood
3. Create low-impact economic engine:
  1. Over 250 new jobs (direct and indirect); \$1.0mm+ in near-term revenue to City; \$140k+ in annual recurring revenue to City (please refer to EIS)
  2. Low impact – extremely low traffic and noise, minimal use of city resources/infrastructure
  3. Ease burden on city services for senior residents (nutrition, transportation, in-home support)

# MorningStar of Santa Fe



MorningStar  
SENIOR LIVING



Context Map

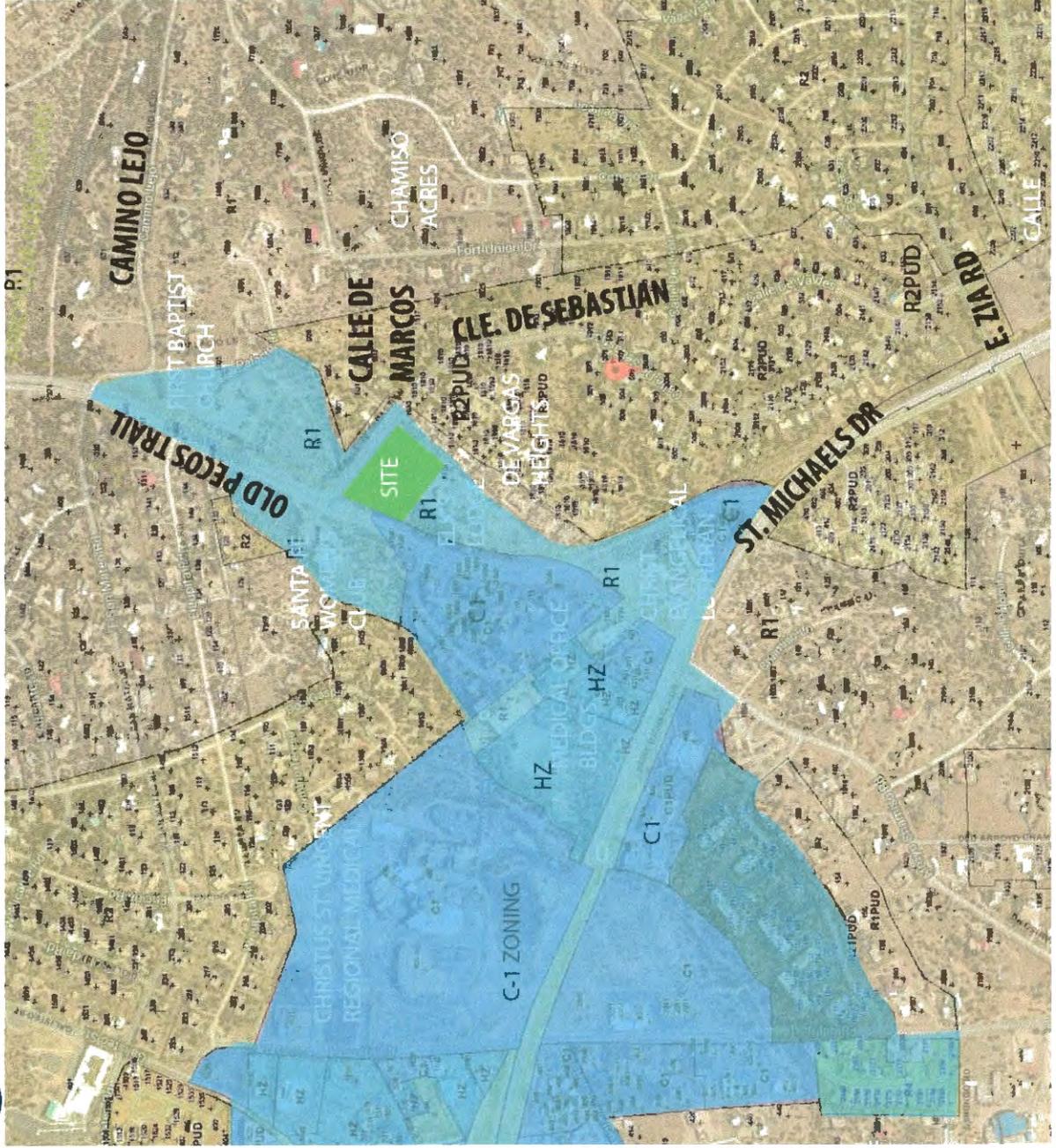


Zoning Overlay

# MorningStar of Santa Fe



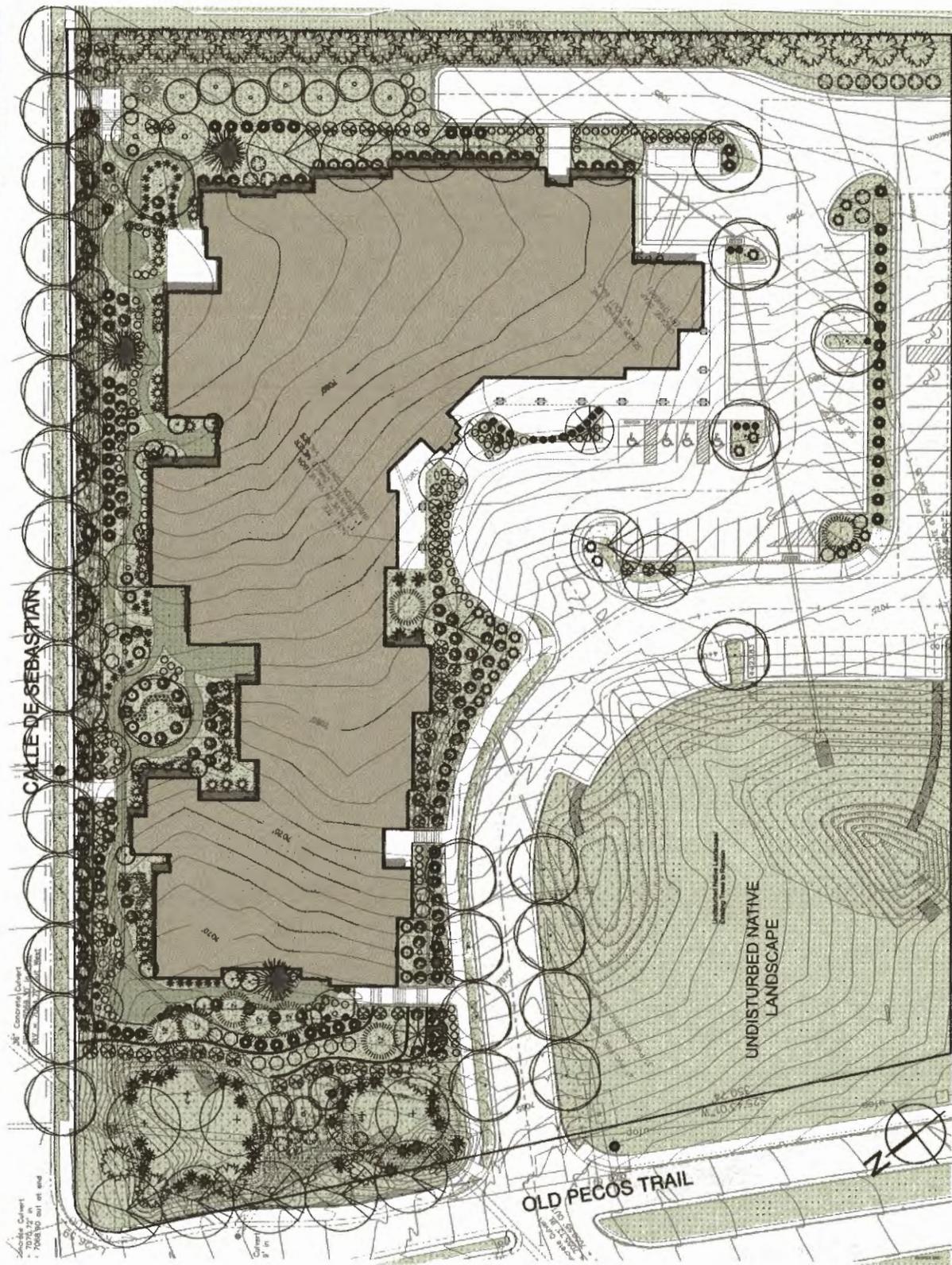
**MorningStar**  
SENIOR LIVING



**Non-Residential  
Use Overlay**



# Landscape

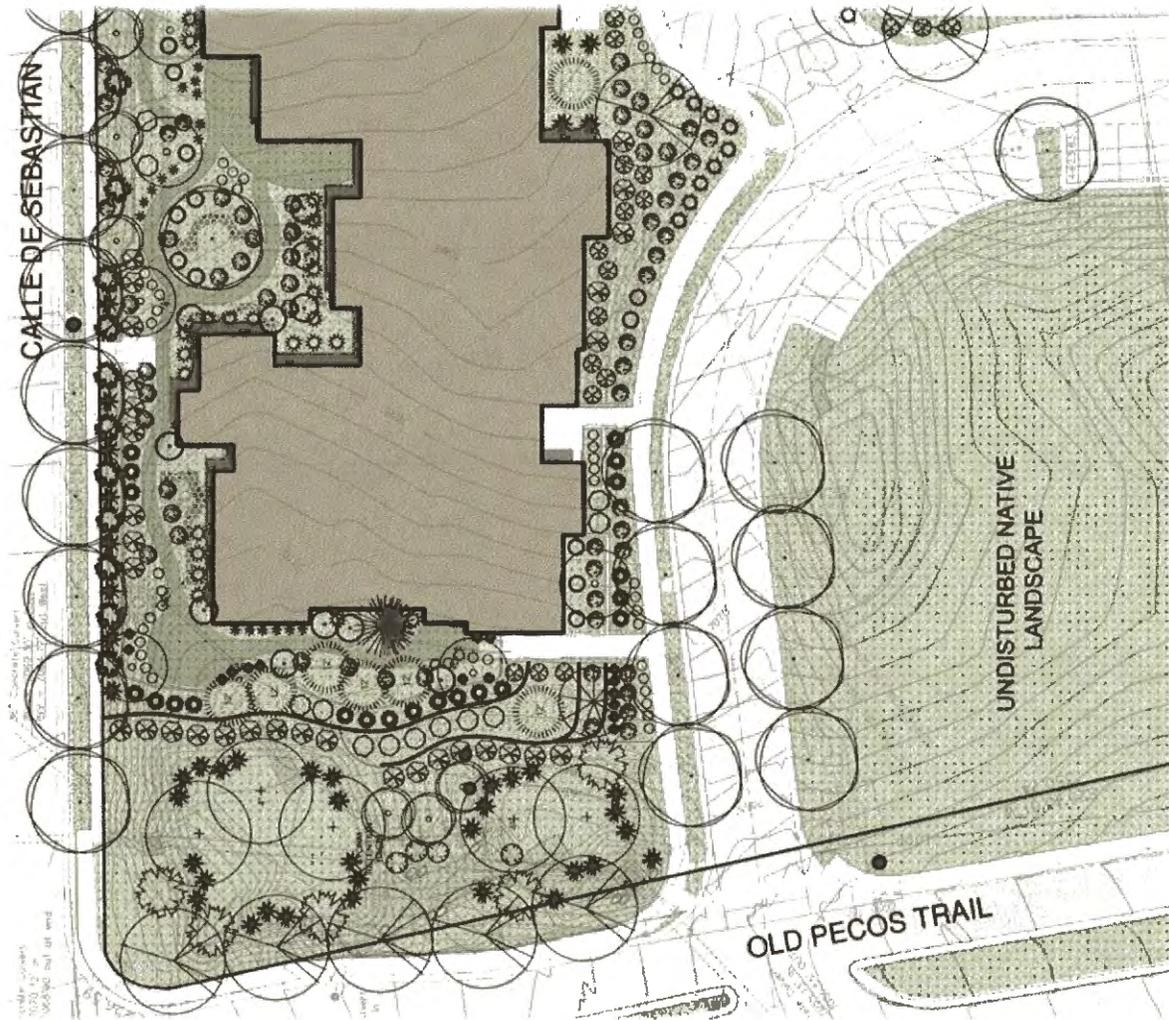


*Casting a new light.*

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# Landscape

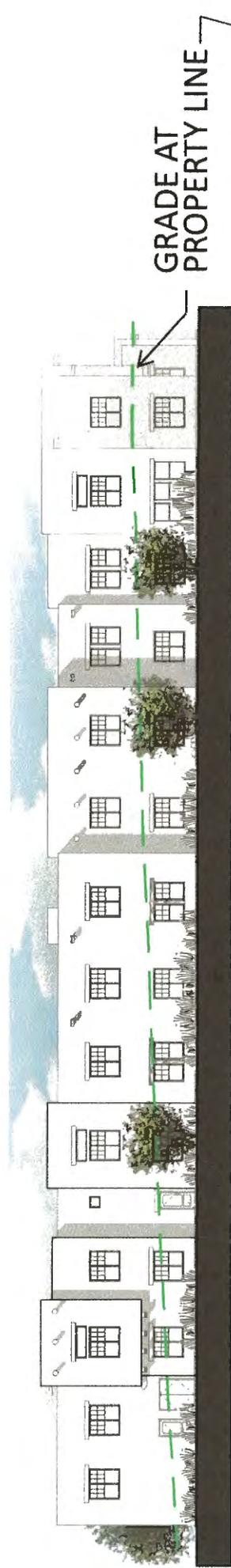
West Landscape screening along Old Pecos Trail



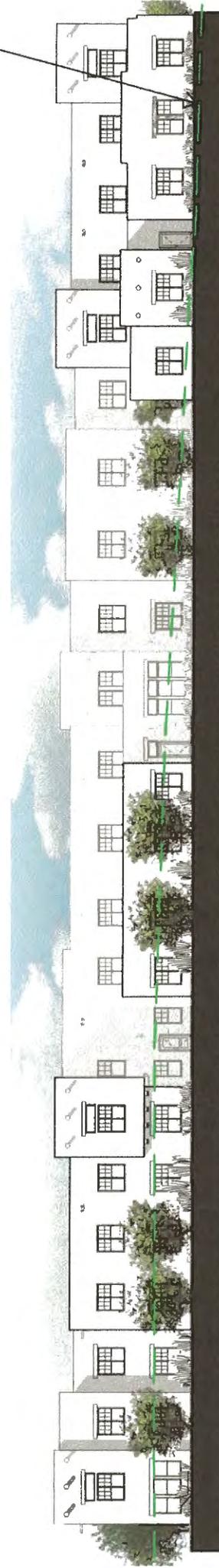
# Elevations



WEST ELEVATION-FACING OLD PECOS TRAIL



EAST ELEVATION- FACING DE VARGAS HEIGHTS



NORTH ELEVATION- FACING CALLE DE SEBASTIAN

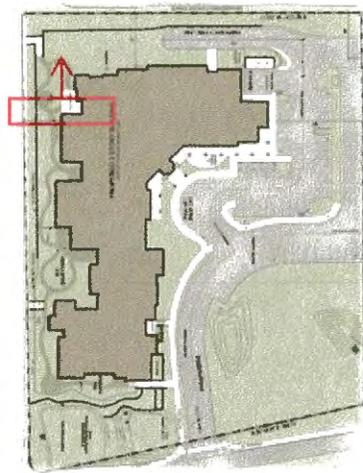
# MorningStar of Santa Fe

**Site Section:  
Looking Easterly along Calle de Sebastian**



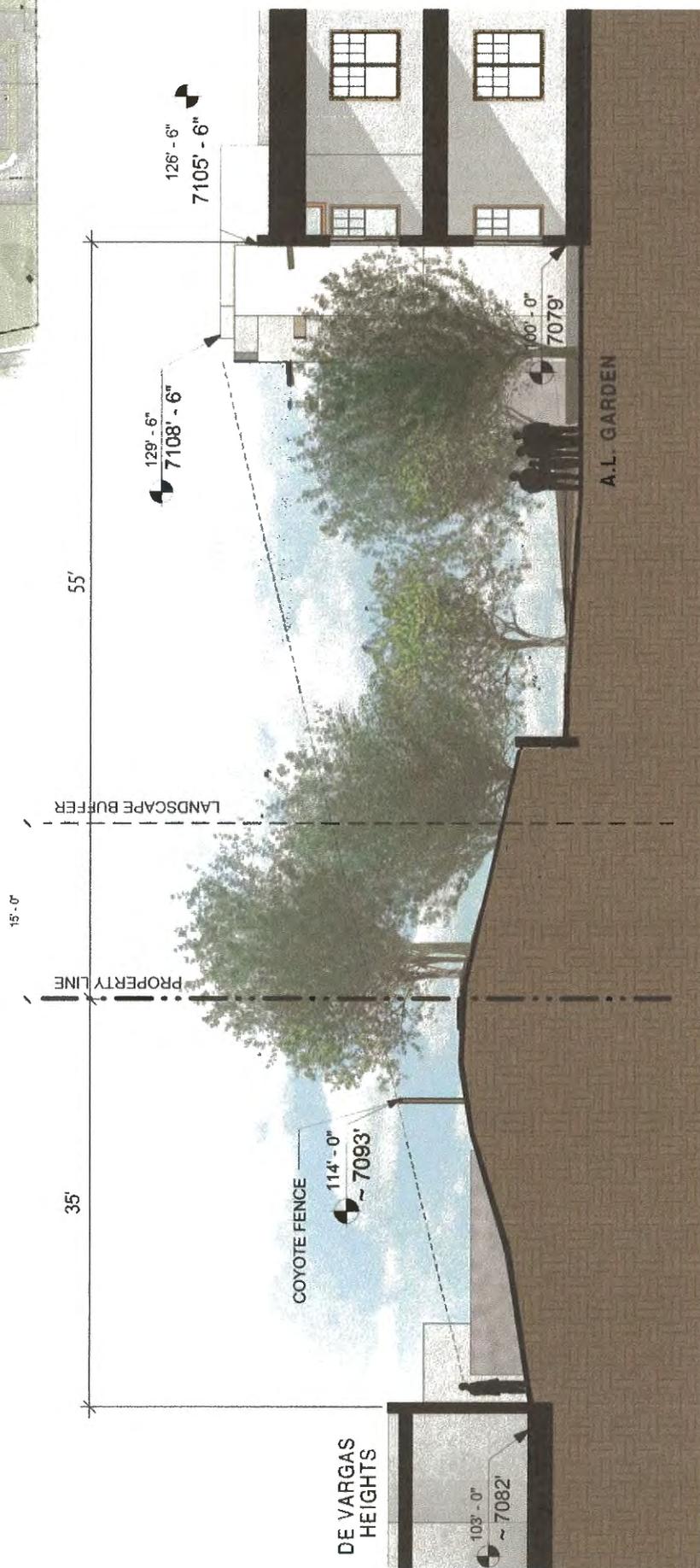
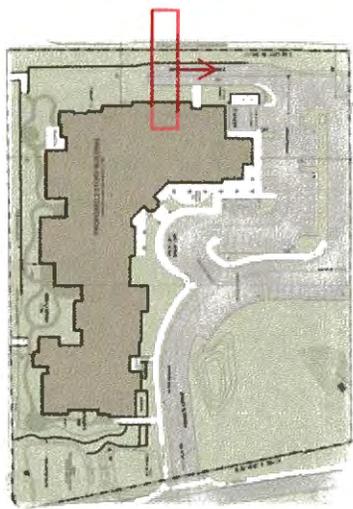
\* ELEVATIONS FOR EXISTING RESIDENCES WERE OBTAINED FROM CITY DATA (GIS) AND SITE SURVEYS

**Note: Planned building approximately same height as existing home**



# MorningStar of Santa Fe

## Site Section: Looking Southerly along De Vargas Townhomes



\* ELEVATIONS FOR EXISTING RESIDENCES WERE OBTAINED FROM CITY DATA (GIS) AND SITE SURVEYS

# MorningStar of Santa Fe

View from Old Pecos Trail looking East



# MorningStar of Santa Fe

View from Old Pecos Trail looking North 1

