



B.P.O.E. Lodge # 460

"New Team, New Dream!"

1615 Old Pecos Trail

Santa Fe, New Mexico 87505

(505) 983-7711

Dave Fitzgerald, Exalted Ruler

August 11, 2015

Ms. Lisa D. Martinez
Land Use Director
City of Santa Fe, New Mexico

Ms. Martinez,

Perhaps I am in the minority of Santa Fean's that truly understand the issues concerning the proposed MorningStar project that our Mayor and City Councilors currently face. However while I do not care at this time to voice the opinion of myself or our Lodge, I am deeply concerned on the structure and content of the issues that are being reviewed.

It is my understanding that our City Planning Commission heard three applications at their public hearing of April 2, 2015. That evening the three applications that were reviewed were the following;

- 1) Lot Split of 1615 Old Pecos Trail filed by B.P.O.E. Lodge 460
- 2) Special Use Permit, 1615 Old Pecos Trail filed by MorningStar
- 3) Proposed Plans filed by MorningStar

For the sake of convenience and efficiency, all three of these applications were reviewed at the same time. The result of this hearing was each one of these applications were voted upon individually and approved by the P.C. and subsequently approved by our City Council.

As you are well aware, our neighbors appealed these decisions, the City Council denied their appeal and we are awaiting the Finding of Fact and Conclusion from our City Attorney. Unfortunately we find ourselves in a virtual limbo on the final decision concerning these matters and while I can understand why the "Special Use Permit" and the "Proposed MorningStar Plans" are in this position, I do not understand why our application for a "Lot Split" would be so.

What are the merits of having our Lot Split application included in the matters suggested for mediation? To the best of my knowledge our application was fully compliant with the Subdivision Rules and Regulations. If this is not so, please advise us the basis of which we were not compliant. The economic viability of our property is needlessly at risk while included in this quasi-judicial.

Respectfully I am asking for the opportunity to request that our Lot Split Application be seperated from the current applications that are under review by our Mayor and City Council and I am asking for the opportunity to address this matter prior to it being discussed tomorrow evening at the afternoon City Council Meeting. For this reason I am asking that our Mayor and City Councilors are made aware of my request prior to tomorrow evenings council meeting.

I appreciated your assistance in addressing this matter.

Respectfully,

**Dave Fitzgerald
Exalted Ruler
B.P.O.E. Lodge 460
Santa Fe, New Mexico**

**Cc; Hon. Patricio Serna, (Ret.)
Daniel O’Friel, Counsel, B.P.O.E. Lodge #460
Dan Esquibel, Senior Planner
Kelley Brennan, City Attorney
Zachary Shandler, Assistant City Attorney
Greg Smith, Planning Division Director
Board of Directors B.P.O.E. Lodge 460**