

PROJECT NO. 100 1446	APPLICATION NO. 02AA - 01485
PROJECT NAME Montano Beauty Salon	
EPC APPLICATION NO.	
APPLICANT / AGENT Nelse DeLoach Jr	PHONE NO. 839-4476
ZONE ATLAS PAGE F-14	
ONE STOP COMMENT FORM LOG	

TRANSPORTATION DEV (505) 924-3990			
PLANS DISAPPROVED	DATE	DATE	
PLANS APPROVED RD	DATE 9-27-02	DATE	
COMMENTS:			
No Adverse Comment			

UTILITY DEV (505) 924-3989			
PLANS DISAPPROVED	DATE	DATE	
PLANS APPROVED RPT	DATE 9/27/02	DATE	
COMMENTS:			
No Comments			

HYDROLOGY DEV (505) 924-3986			
PLANS DISAPPROVED	DATE	DATE	
PLANS APPROVED B2B	DATE 9/27/02	DATE	
COMMENTS:			

PARKS AND REC (505) 768-5328			
PLANS DISAPPROVED	DATE	DATE	
PLANS APPROVED	DATE	DATE	
COMMENTS:			

PLANNING (505) 924-3858			
PLANS DISAPPROVED	DATE	DATE	
PLANS APPROVED	DATE	DATE	
COMMENTS:			
10/14/02 Pkg. agreement w/ adjacent site needs to be confirmed			
10/05/02 Applin. needs to secure a pkg. agreement in writing from both properties prior to approval - Tim and letter			
10/31/02 Applin. called out of town till Nov. 11 - will resolve issues when returns			
11/15/02 Applin. mtg. - negotiated a pkg. agreement w/ another neigh. prop. not Church - site visit required / Call Monday			

(Return form with plat / site plan)

11/18/02 Call Applicant. - City Policy does not allow for residential prop.
to share pkg. - Applicant to reassess parking request

11/20/02 Mtg. w/ applicant. - to reapproach Church Prop.

1/23/03 Zoned SU-1 for Beauty Salon

- ✓ Applicant has exhausted all means of negotiating street parking possibilities
- ✓ Applicant is within 2 blocks of a transit stop
- ✓ Applicant could potentially utilize the rear garage as a parking area

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form **S**

SUBDIVISION

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

Supplemental form **Z**

ZONING

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

APPEAL / PROTEST of... **A**

Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Nelise DeLoach Jr PHONE: 839 4470

ADDRESS: 4109 Estancia Dr. N.W. FAX: _____

CITY: Albuq STATE N.M ZIP 87107 E-MAIL: _____

Proprietary interest in site: owner

AGENT (if any): same PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: Reduce the number of required parking spaces from ten to eight.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. LOT 5A / Lot # 6-A-1 Block: _____ Unit: _____

Subdiv. / Addn. Homesites Addition North Fourth St Homesites Addn

Current Zoning SU-1 for Beauty Salon Proposed zoning: No Change

Zone Atlas page(s): 7-14 No. of existing lots: _____ No. of proposed lots: _____

Total area of site (acres): _____ Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

Within city limits? Yes. No but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO

UPC No. _____ MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: West of 4th st, one and blocks

Between: on Montano Rd N.W. and 700 Montano Ed NW

4th & Guadalupe Trail, 201

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):

NO 02AA - 00699 01EPC - 01564

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE _____ DATE _____

(Print) _____ Applicant _____ Agent _____

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>02AA - 01485</u>	<u>AA</u>	<u>P4</u>	<u>\$ 45</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
			Total
			<u>\$ 45</u>

Hearing date _____

JAM 9/26/02
Planner signature / date

Project # 1001446

FORM P(4): SITE PLAN REVIEW – ADMINISTRATIVE APPROVAL OR AMENDMENT

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE

- Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
- Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Solid Waste Management Department signature on Site Plan if relevant
- 2 copies of the Conceptual Utility Layout Plan if relevant (mark one for Planning, one for Utility Development)
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Copy of the LUCC approval if the site is in an historic overlay zone
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) 5 copies
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) 5 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision) *ON SITE PLAN*
- Fee (see schedule) *45.*
- Any original and/or related file numbers are listed on the cover application

NOTE: The next three items are also required only if the original approval required a public hearing.

- Notifying letter and certified mail receipts addressed to owners of any adjacent residential properties
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (Not required if amendment changes less than 2% of square footage.)
- Sign Posting Agreement (Not required if amendment changes less than 2% of square footage.)

NOTE: Only for wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required for application submittal in addition to all those listed above:

- Collocation evidence as described in Zoning Code §14-16-3-17(A)(5)
- Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
- Registered Engineer's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius

PLEASE NOTE: If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Cynthia Borrego-Archuleta at 924-3335 for details.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Nelise DeLoach Jr
 _____ Applicant name (print)
Nelise DeLoach Jr 24 sep 06
 _____ Applicant signature / date

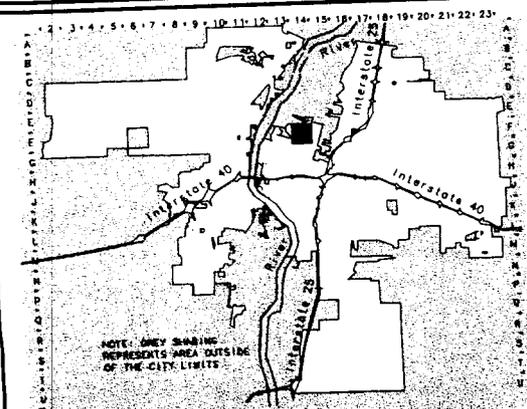
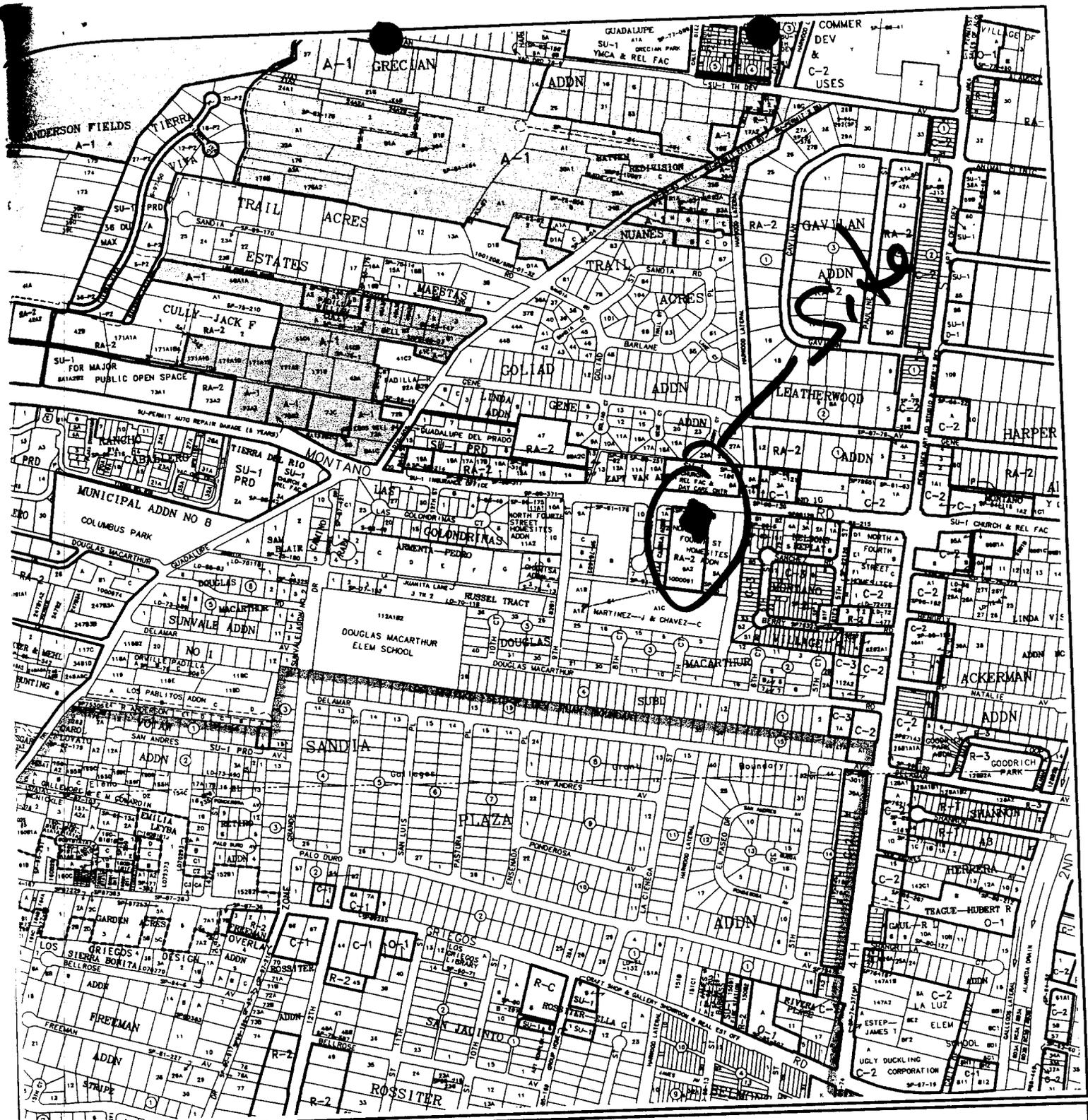


Form revised September 2001

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
02AA - - 01485

AM 9/26/07
 _____ Planner signature / date
Project # *1001446*



NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS



CITY OF
Albuquerque
A buquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2002



Zone Atlas Page F-14-Z

Map Amended through April 03, 2002

2/2



NELSE DE LOACH JR.

4109 Estancia Dr NW
Albuquerque, NM 87102
505 839 4470

January 24, 2003

City of Albuquerque
Planning Department
Development Service Division
Albuquerque, N.M.

To Cynthia Borrego Archuleta

Sometime ago, I wrote St Michael & All Angels Episcopal Church on Montano Rd. NW. here in Albuquerque a second letter requesting to utilize their parking lot for additional parking. (The parking request was for non-service hours at the church). The dates and times were, Tuesday through Friday, during the hours from 9:00am-6:00pm and Saturday from 9:00am-3:00pm. After the Church received the second letter, they invited me to one of their (Sunday) after service meetings. The meeting was held on December 22, 2002 at 12:30 hours. During that meeting they agreed to my request, I was told that the church would allow the salon to utilize their parking lot, and that one of their members would type up a letter authorizing the parking. I later received a call from the church (January 16, 2003) informed me that the church had once again decided against allowing personnel from the salon to park in their parking lot. This were the second denial from the Church regarding their parking lot. So, I do feel that I have exhausted all means of obtaining authorization from the church in utilizing their parking lot. There are only a few other small businesses in the area, however! none of these businesses have additional space for shared parking.

So, at this point I am not sure of the next step to be taken, so if you have any information, questions or other concerns regarding the salon parking lot, please do not hesitate to call me @ 301-7043 or 839-4470

Sincerely,



Owner Casa De Montano
Beauty Salon & Day Spa
ndeloasr@aol.com

September 10, 02

City of Albuquerque
Planning Department
Development Service Division
Albuquerque, NM.

To Cynthia Borrego Archuleta

Subject: Proposed Amended to The Site Plan for 700 Montano Rd., NW

Proposed Changes to The Site Plan is a request to reduce the number of parking spaces required for the salon from Ten (10) to Eight (8).

One of the parking spaces being eliminated (See Sheet 1 & 2 for detail), is for safety. The space will be eliminated to lessen the chances of a minor vehicle accidents. Vehicles parked in front of the salon could accidentally back up into a vehicle parked in that space. The distance between the spaces is less than 20 feet.

Note: Additional parking is being requested from the Church across the street and the neighbor to the east. The neighbor (Mr. & Mrs. Kennedy of 602 Montano Rd. NW) to the East has given their verbal ok to the parking. A letter is being drafted to the Church across the street requesting permission to utilize the Church Parking Lot for additional parking.

Sincerely,



Nelse De Loach Jr.
700 Montano Road NW
Albuquerque, NM 87107
(Phone # 301-7043)

NELSE DE LOACH JR.

4109 Estancia Dr NW
Albuquerque, NM 87102
505 839 4470

January 24, 2003

City of Albuquerque
Planning Department
Development Service Division
Albuquerque, N.M.

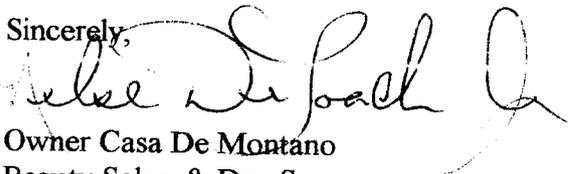
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Sincerely,



Nelse De Loach Jr.
700 Montano Road NW
Albuquerque, NM 87107
(Phone # 301-7043)



October 16, 2002

APPLICANT: Montano Beauty Salon	SUBMITTAL DATE: 9/26/2002
ADDRESS: 700 Montano Rd., NW ALBUQUERQUE, NM, 87107	
PROJECT #: 1001446	APPLICATION #: 02AA - 01485

Upon review of your request for an Administrative Amendment, the following comments reflect revisions to be made, or requirements to be met, regarding the site plans for the above listed project. **Please provide the following information, based on the code(s):**
60

Please provide a secured parking agreement in writing from both properties prior to approval.

Code	Revision/Requirement
10	Neighborhood Notification Required – see attached sample letter
20	Provide Infrastructure Plan
30	Provide Materials Used Detail
40	Provide Original Site Development Plan
50	Provide Signage Detail
60	Provide Site Plan Detail

Please submit the requested information to:

Cynthia Borrego, Planning Dept./Development Services Div.,
Plaza del Sol Building, 3rd Floor.
600 2nd Street NW
Albuquerque, NM
87102

If you have any questions regarding the above, you may contact Cynthia Borrego at (505) 924-3335.



October 16, 2002

APPLICANT: Montano Beauty Salon	SUBMITTAL DATE: 9/26/2002
ADDRESS: 700 Montano Rd., NW ALBUQUERQUE, NM, 87107	
PROJECT #: 1001446	APPLICATION #: 02AA - 01485

Upon review of your request for an Administrative Amendment, the following comments reflect revisions to be made, or requirements to be met, regarding the site plans for the above listed project. **Please provide the following information, based on the code(s): 60**

Please provide a secured parking agreement in writing from both properties prior to approval.

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Albuquerque, NM
87102

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Len Malry
10/11/02 04:16 PM

To: Cynthia Borrego-Archuleta/PLN/CABQ@COA
cc:
Subject: project #1004446

The correspondence is in reference to (project #1001446) more specifically the Beauty Salon at 700 Montano Road NW. The request is for an Administrative Amendment for a reduction in parking spaces from 10 to 8. The applicant is stating the effects of the reduction will be minimized by additional parking areas to the north, across Montano (at the Church facility) and the neighborhood to the east (602 Montano Road NW).

Staff recommends:

1. the securing of parking agreements in writing from both property owner sites before the "AA" is approved.

OFFICE@ALL-ANGELS.COM
WWW.ALL-ANGELS.COM
FAX 505 343-9042
505 345-8147



601 MONTAÑO ROAD NW
ALBUQUERQUE
NEW MEXICO
87107

October 22, 2002

Nelse De Loach, Jr.
4109 Estancia Dr. NW
Albuquerque, NM 87102

Dear Mr. De Loach,

Your request for parking spaces at St. Michael & All Angels Episcopal Church was reviewed on October 20th, during the regular monthly meeting of the board of directors for the church (our Vestry).

I regret to inform you that the Vestry determined that the liability issues involved with loaning out parking spaces would be too great for the church.

We wish you success in your business endeavors, and look forward to having you as neighbors.

In peace,

Julie Padilla
Parish Administrator

NELSE DE LOACH JR.

September 24, 2002

St Michael & All Angels Episcopal Church
601 Montano Rd. NW
Albuquerque, NM 87107

This is a request to utilize your parking lot for additional parking during non-service hours at your church. The additional parking is needed because of the size of the salon parking lot. The area to be utilized by the salon personnel would be determined by you. If the church agrees on allowing the salon to utilize the parking lot, the salon will offer the church full use of the salon parking lot on Sundays. In addition to the exchange of parking, the salon will make a donation to the church each month for utilizing the parking lot.

Note : If approved, the salon personnel would utilize the parking lot on Tuesday through Friday, during the hours from 9:00am-6:00pm and Saturday from the hours of 9:00am-3:00pm.

If there are any questions or other concerns regarding this request, please do not hesitate to call me @ 341-9318 or 301-7043.

Thank you

Sincerely,



Casa de Montano
700 Montano Rd.
Beauty Salon & Day Spa

NELSE DE LOACH JR.

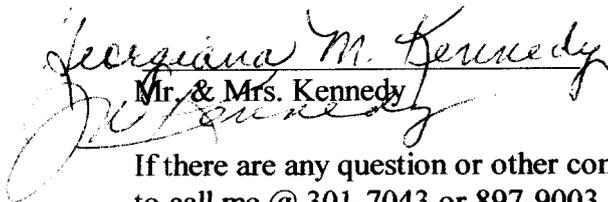
November 13, 2002

Mr. & Mrs. Kennedy
602 Montano Rd. N.W.
Albuquerque, NM. 87107

Dear Friends,

This is a request for Casa de Montano Salon Personnel to utilize your parking lot for additional parking. The additional parking is needed because of the small parking lot at the Salon. The salon personnel would utilize your parking lot on Tuesday through Friday, during the hours of 9:00am-6:00pm, Saturdays hours will be from 9:00am -3:00pm.

To show your approval of this request, you can do so by signing the statement below. We The Kennedy's agrees on allowing Casa de Montano Beauty Salon & Day Spa Personnel to utilize our parking lot adjacent to 602 Montano Road for their additional parking .


Mr. & Mrs. Kennedy

11-14-02
Date

If there are any question or other concerns regarding this request, please do not hesitate to call me @ 301-7043 or 897-9003.

Thank you.

Sincerely,


Nelse De Loach Jr.
Casa de Montano
Beauty Salon & Day Spa
700 Montano Rd.

NELSE DE LOACH JR.

4109 Estancia Dr NW
Albuquerque, NM 87102
505 839 4470

January 24, 2003

City of Albuquerque
Planning Department
Development Service Division
Albuquerque, N.M.

To Cynthia Borrego Archuleta

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Beauty Salon & Day Spa
ndeloasr@aol.com

NELSE DE LOACH JR.

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505 839 4470

January 24, 2003

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ndeloasr@aol.com

September 10, 02

City of Albuquerque
Planning Department
Development Service Division
Albuquerque, NM.

To Cynthia Borrego Archuleta

Subject: Proposed Amended to The Site Plan for 700 Montano Rd., NW

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Sincerely,



Nelse De Loach Jr.
700 Montano Road NW
Albuquerque, NM 87107
(Phone # 301-7043)

ONE STOP SHOP ••• FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION DIVISION (LDC)
Plaza Del Sol - 2nd Floor West - 600 2nd St NW
Land Development / Planning - Main Fax (505) 924-3685
Development Services / Public Works - Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME

Nelse DeLoach Jr

AGENT

owner / AGENT

ADDRESS

PROJECT NO.

1001446

APPLICATION NO.

02AA - 01485

\$ _____ 441006 / 4983000 (DRB Cases)

\$ 45.- 441006 / 4971000 (EPC & AA) LUCG / Appeals)

\$ _____ 441018 / 4971000 (Notification)

\$ 45.- **Total amount due**

City of Albuquerque
Treasury Division

09/26/2002 33309 LDC - ANEX

RECEIPT# 00028052 WOH 006 TRANS# 0049

ACCOUNT# 441006 FUND 0000

ACTIVITY 4971000 TRSNOM

Trans Amt 445.00

J24 Misc 445.00

DA 4400.00

4351.00