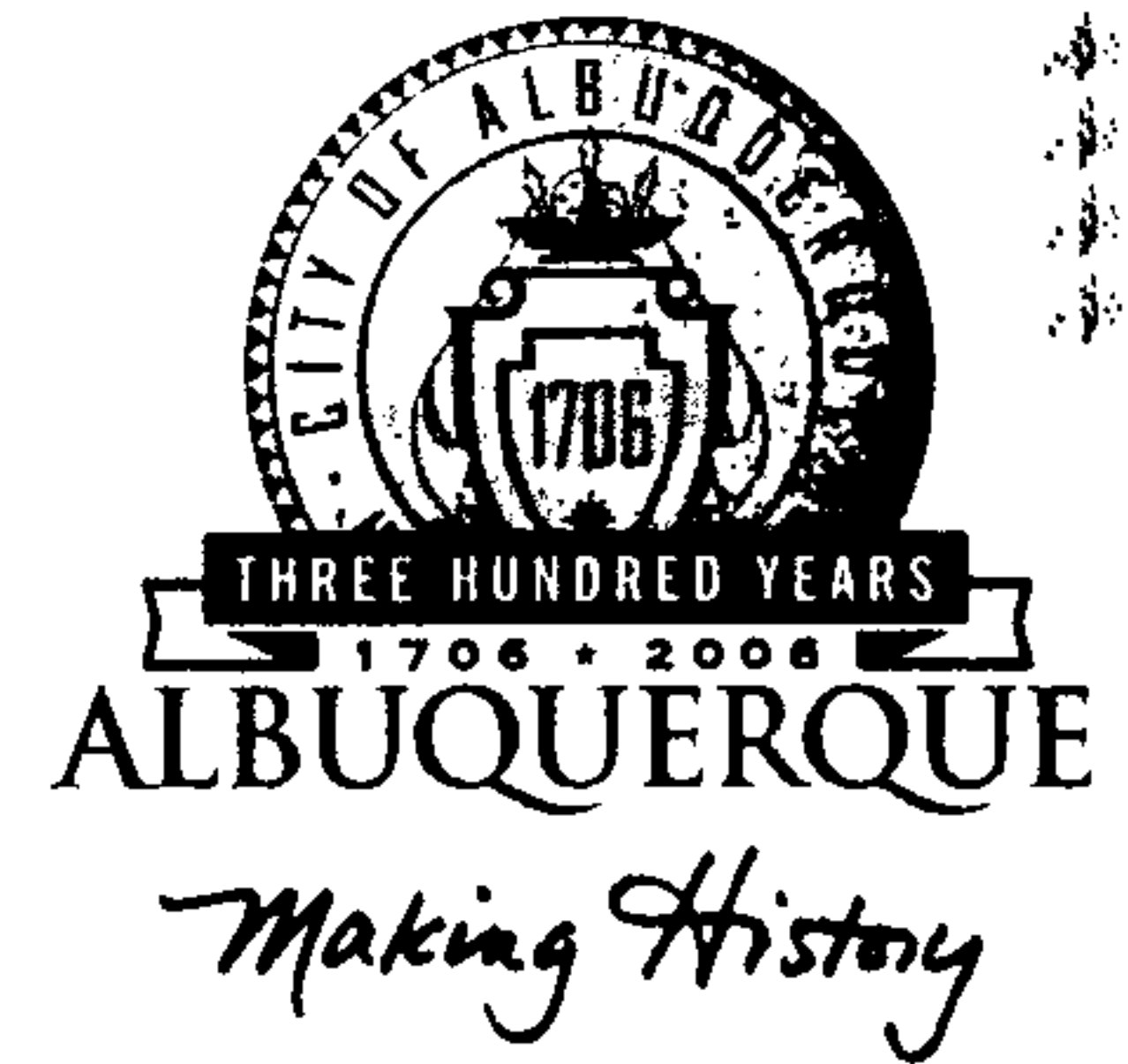


CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

August 16, 2004

Mark R. Johnson, P.E., Registered Architect
10000 San Pedro Avenue, Suite 100
San Antonio, Texas 78216

Re: Certification Submittal for Final Building Certificate of Occupancy for
Taco Cabana, [G-11 / D3D1]
3301 Coors Blvd
Engineer's Stamp Dated 08/06/04

Dear Mr. Johnson:

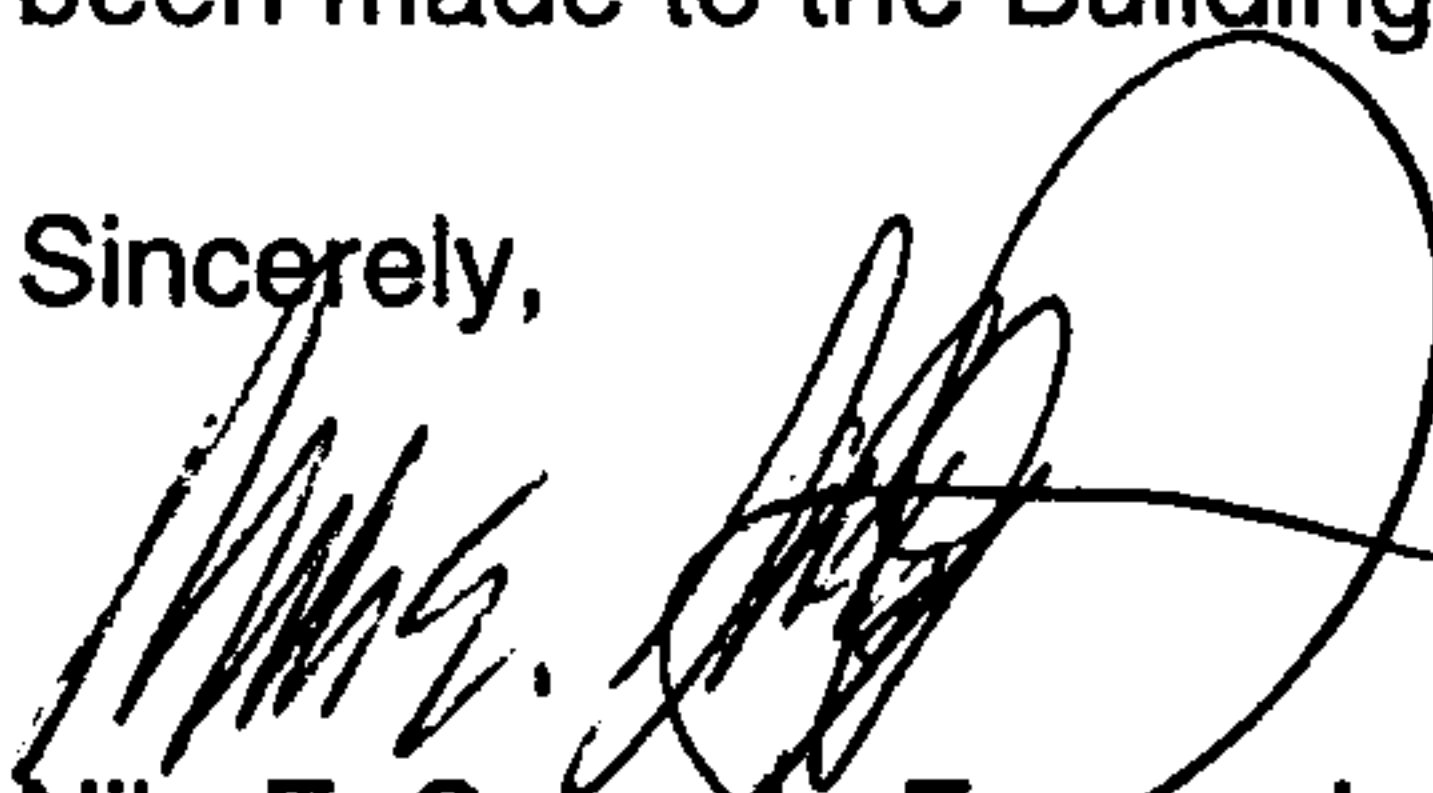
P.O. Box 1293

The TCL / Letter of Certification submitted on August 16, 2004 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Albuquerque

Sincerely,

New Mexico 87103


Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

www.cabq.gov

c: Engineer
Hydrology file
CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: TACO CABANA ZONE MAP/DRG. FILE #: G-11/P3D1
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
 CITY ADDRESS: COORS BLVD & REDLANDS RD (3301 Coors Blvd)

ENGINEERING FIRM: BURY & RETNER
 ADDRESS: 10,000 SAN PEDRO, STE 100
 CITY, STATE: SAN ANTONIO, TX 78216

CONTACT: MARK R. JOHNSON, PE
 PHONE: _____
 ZIP CODE: _____

OWNER: GREG BUSHNELL (BURY & RETNERS)
 ADDRESS: 8918 TEJERO DR, STE 200
 CITY, STATE: SAN ANTONIO, TX 78217

CONTACT: GREG BUSHNELL
 PHONE: (210) 283-5565
 ZIP CODE: _____

ARCHITECT: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

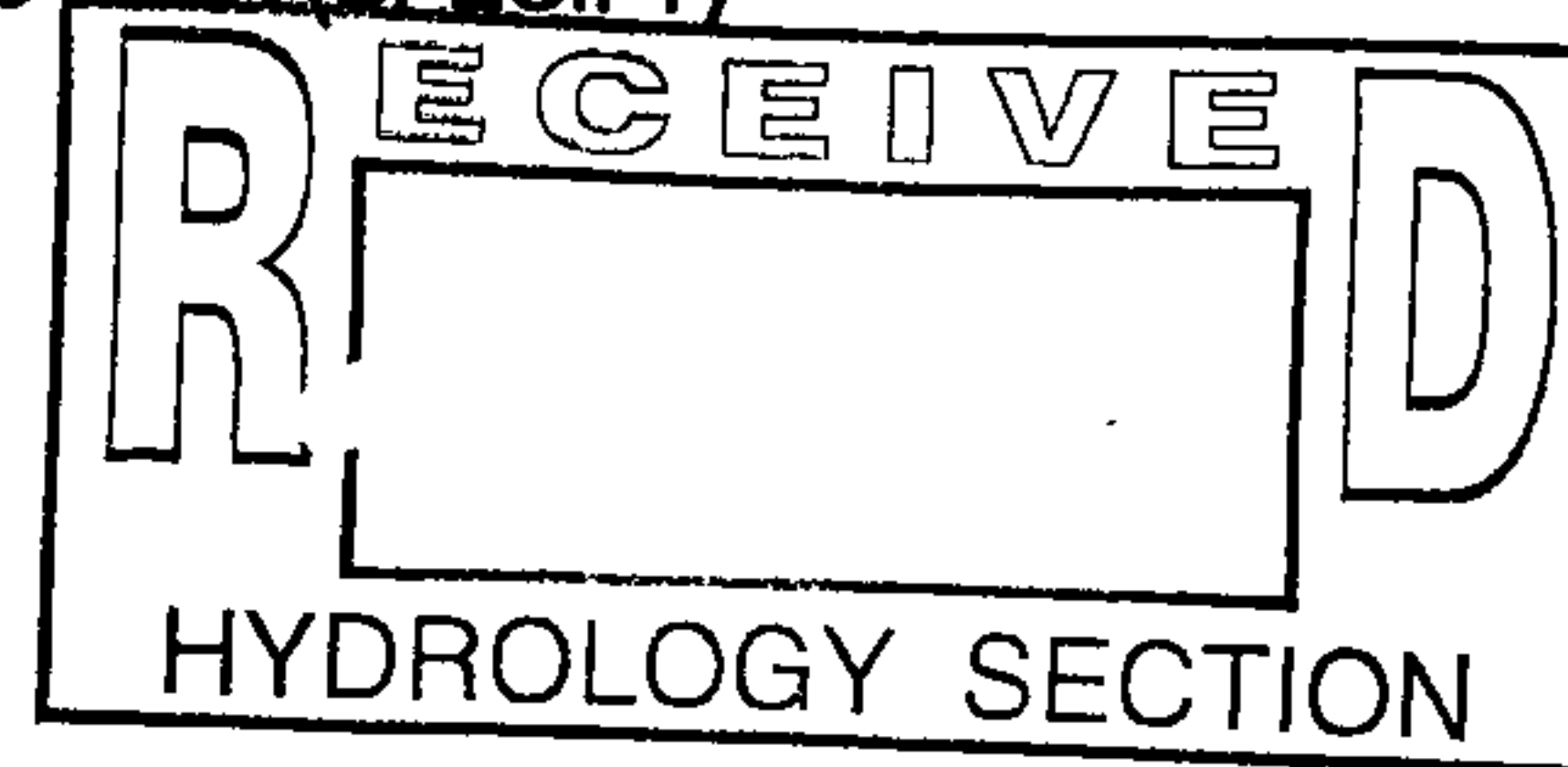
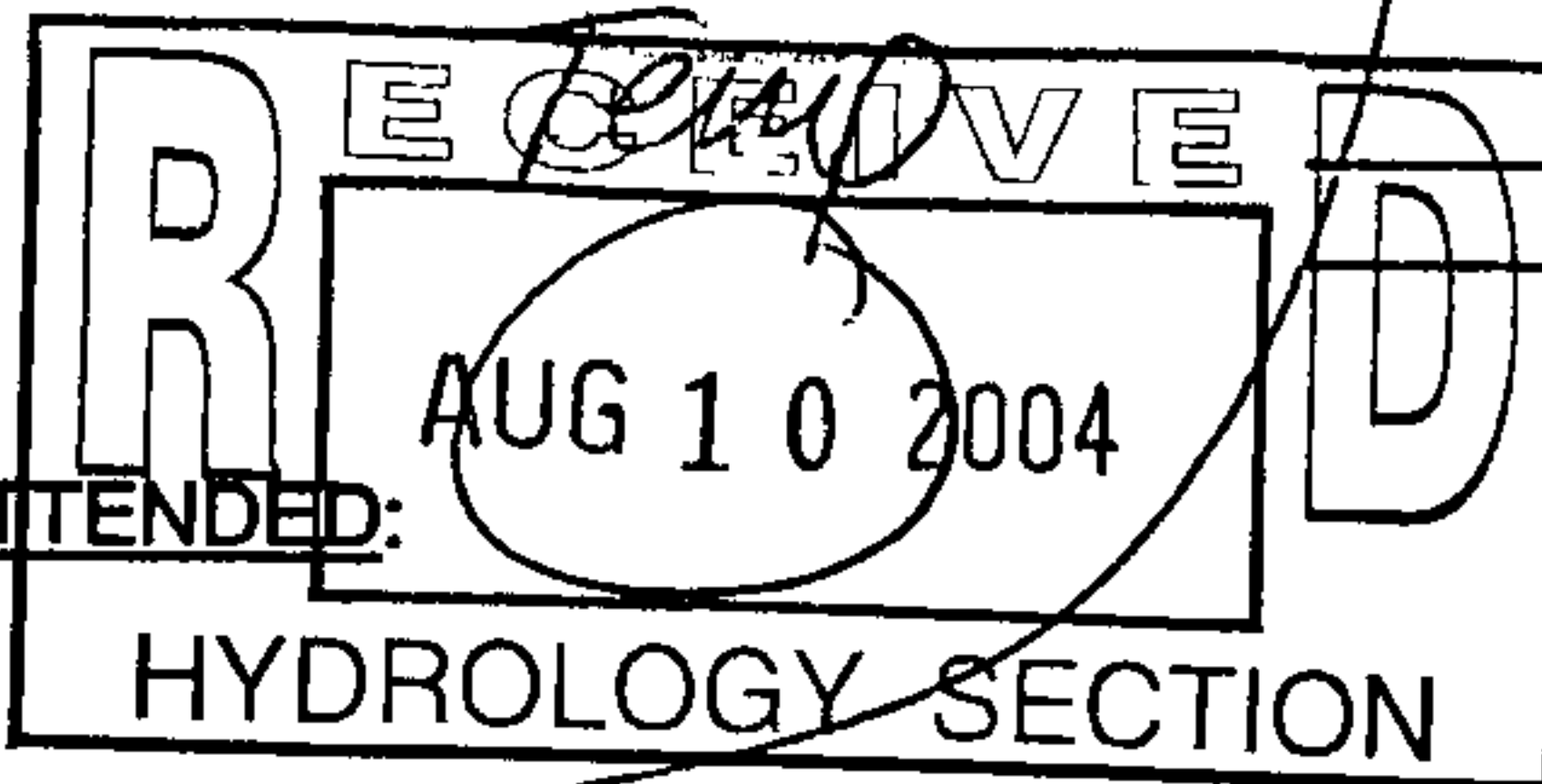
- _____ DRAINAGE REPORT
- _____ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- _____ DRAINAGE PLAN RESUBMITTAL
- _____ CONCEPTUAL GRADING & DRAINAGE PLAN
- _____ GRADING PLAN
- _____ EROSION CONTROL PLAN
- _____ ENGINEER'S CERTIFICATION (HYDROLOGY)
- _____ CLOMR/LOMR
- ☒ X TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ ENGINEERS CERTIFICATION (TCL)
- _____ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- _____ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- _____ SIA / FINANCIAL GUARANTEE RELEASE
- _____ PRELIMINARY PLAT APPROVAL
- _____ S. DEV. PLAN FOR SUB'D. APPROVAL
- _____ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- _____ SECTOR PLAN APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ FOUNDATION PERMIT APPROVAL
- ☒ X BUILDING PERMIT APPROVAL
- ☒ X CERTIFICATE OF OCCUPANCY (PERM.)
- ☒ X CERTIFICATE OF OCCUPANCY (TEMP.)
- _____ GRADING PERMIT APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ WORK ORDER APPROVAL
- _____ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

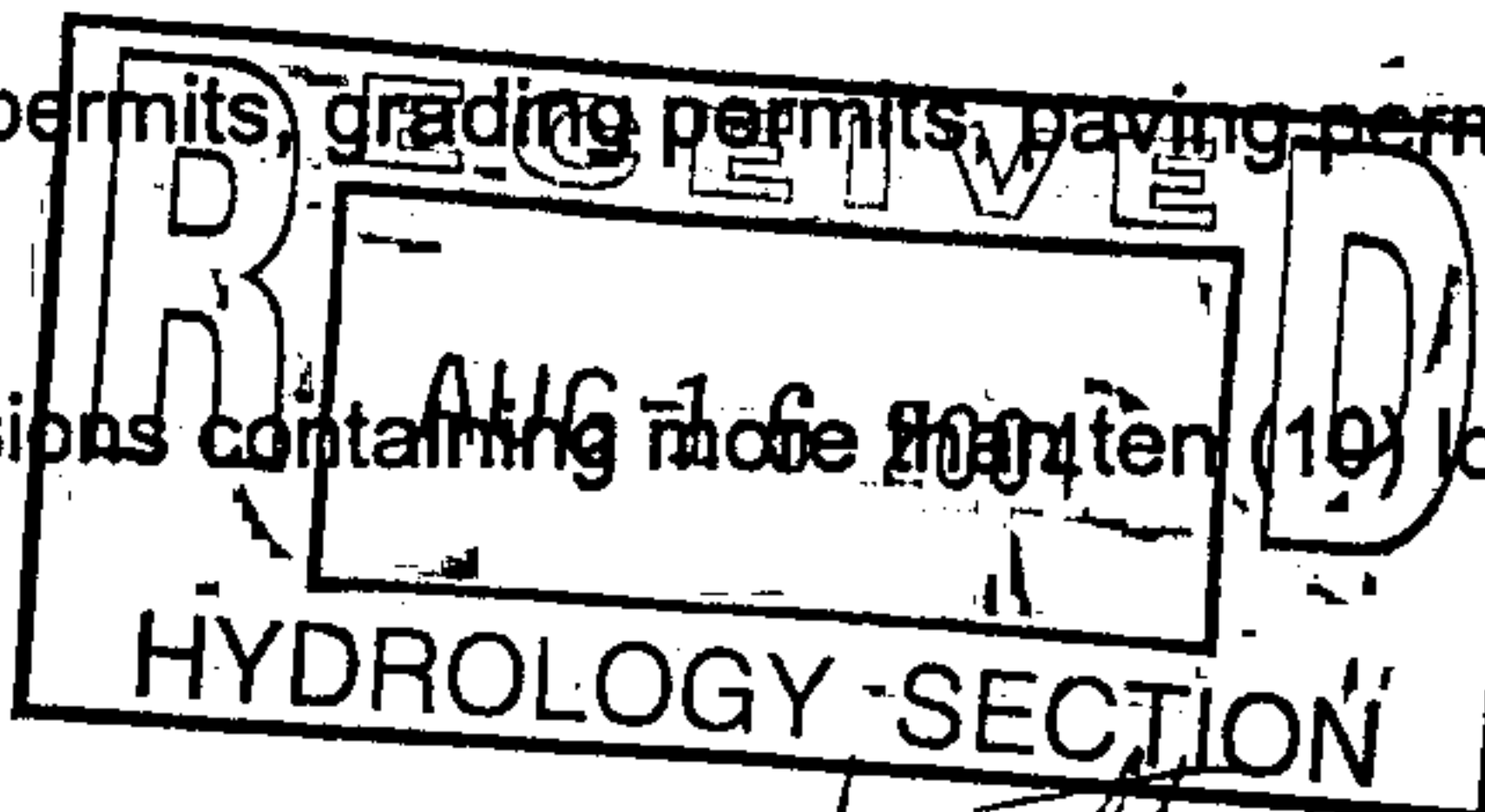
- _____ YES
- _____ NO
- _____ COPY PROVIDED



DATE SUBMITTED: _____ BY: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



- perm. - submittal

August 6, 2004

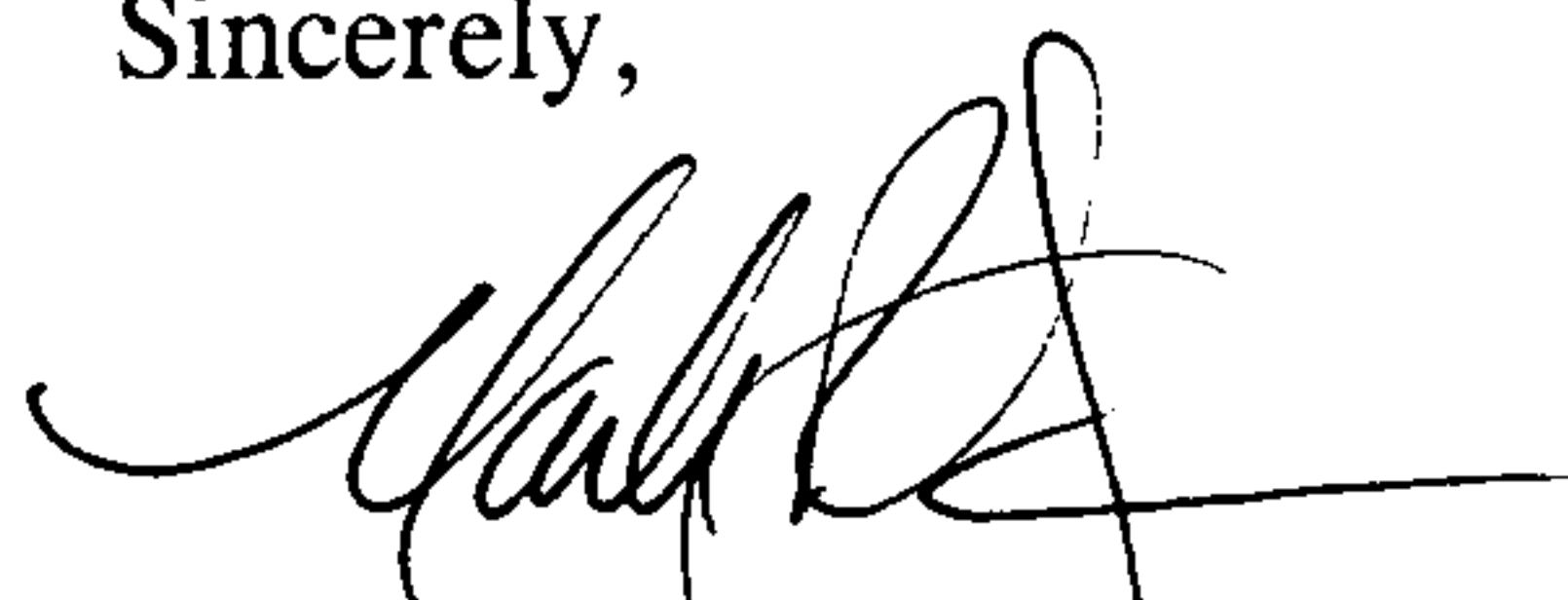
Mr. Greg Bushnell
Taco Cabana
8918 Tesoro Drive, Suite 200
San Antonio, Texas 78217

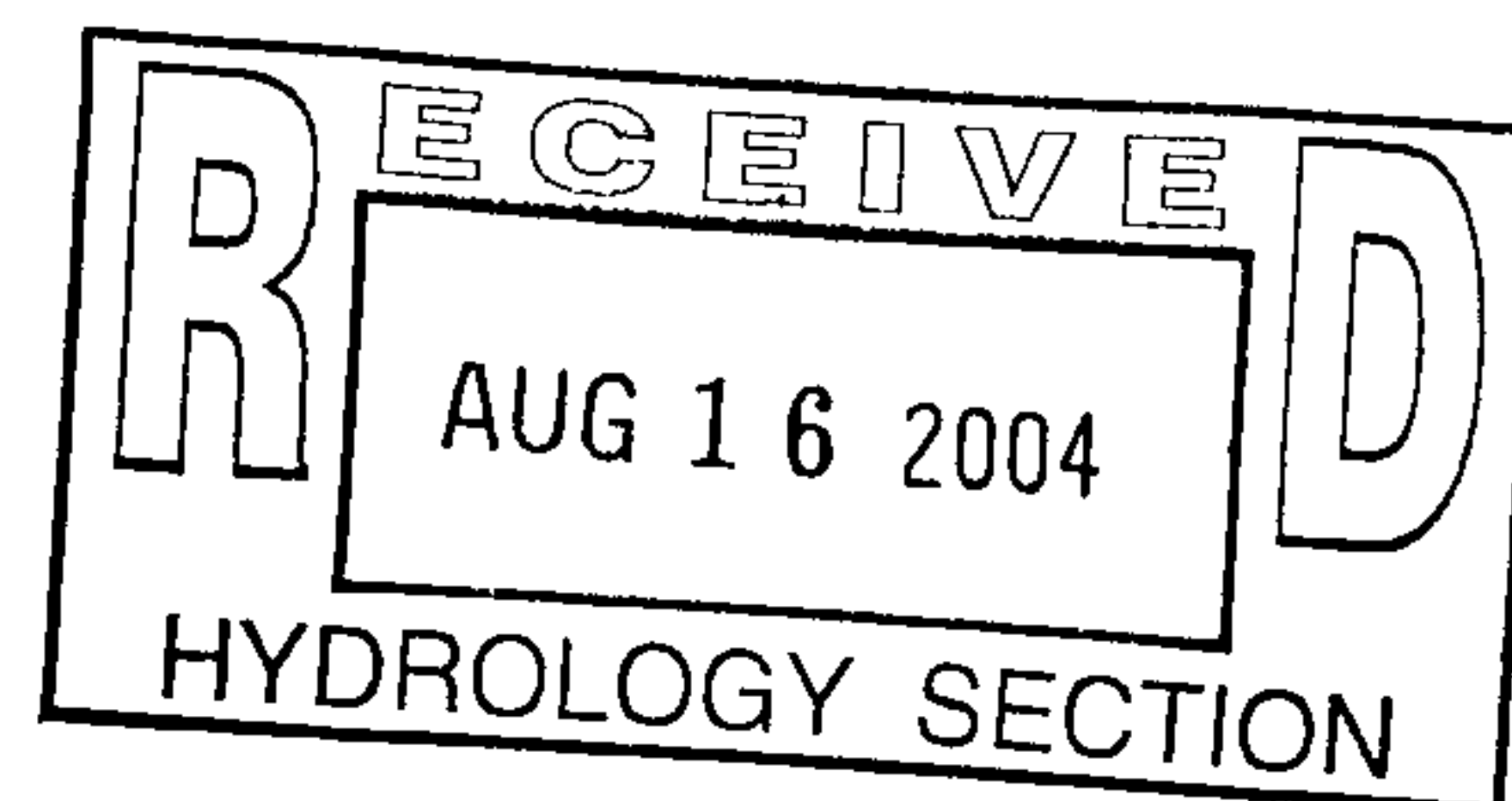
Re: Taco Cabana
Coors Blvd. and Redlands Road
Albuquerque, New Mexico

Dear Mr. Bushnell:

The project construction for the above-referenced site is substantially complete. We believe the site work to be in conformance with our plans as it relates to the civil site design. Please let us know if we can be of further assistance.

Sincerely,


Mark R. Johnson, P.E.
Senior Project Manager



I:\109\091\Letter\080604 Bushnell.doc.lym

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: TACO CABANA ZONE MAP/DRG. FILE #: G-11 / P3D1
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
 CITY ADDRESS: COORS BLVD & REDLANDS Rd (3301 Coors Blvd)

ENGINEERING FIRM: BURY & RAE TNER
 ADDRESS: 10,000 SAN PEDRO, STE 100
 CITY, STATE: SAN ANTONIO, TX 78216

CONTACT: MARK R. JOHNSON, PE
 PHONE: _____
 ZIP CODE: _____

OWNER: GREG BUSHNELL (BURY & RAE TNER)
 ADDRESS: 8918 TEXAS DR, STE 200
 CITY, STATE: SAN ANTONIO, TX 78217

CONTACT: GREG BUSHNELL
 PHONE: (210) 283-5565
 ZIP CODE: _____

ARCHITECT: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

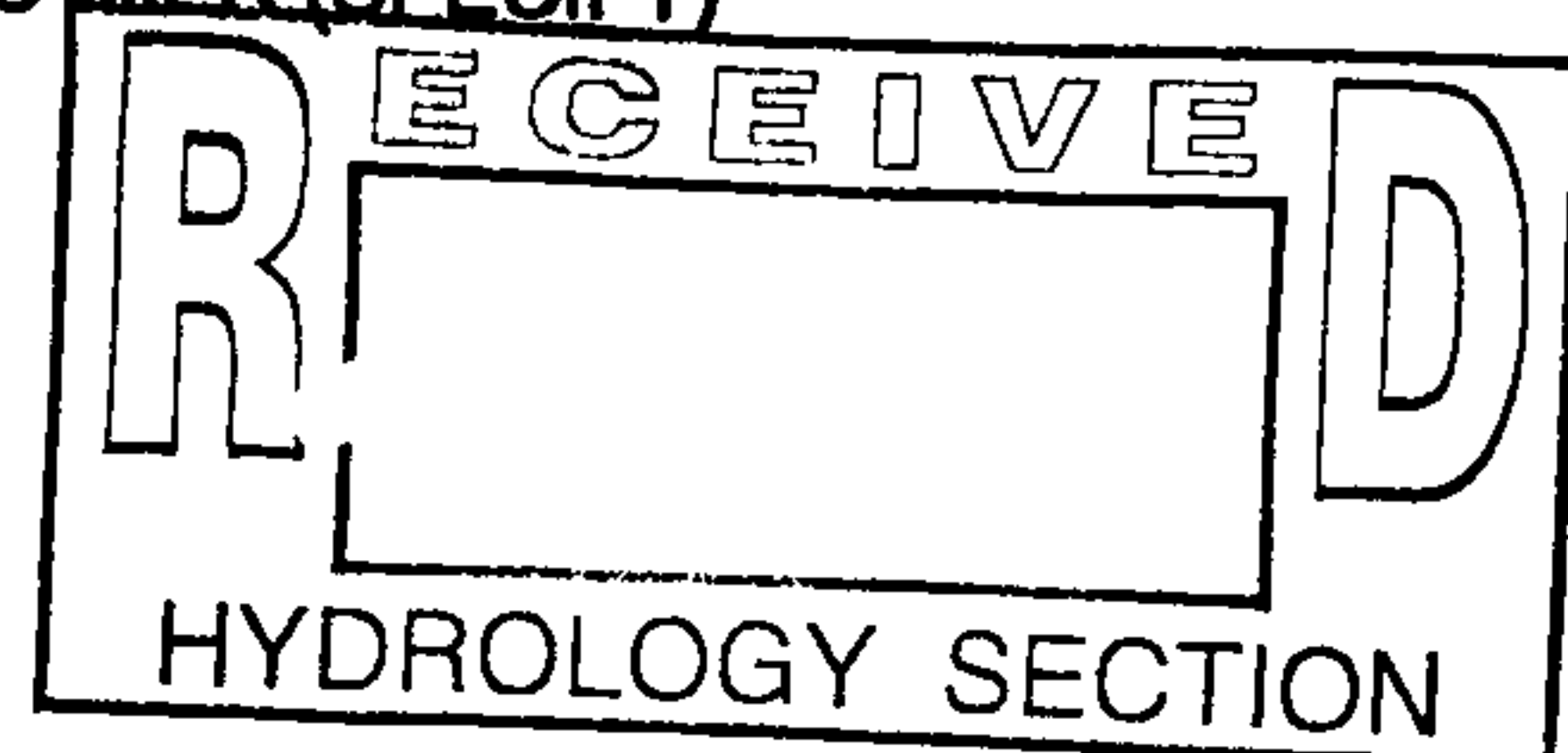
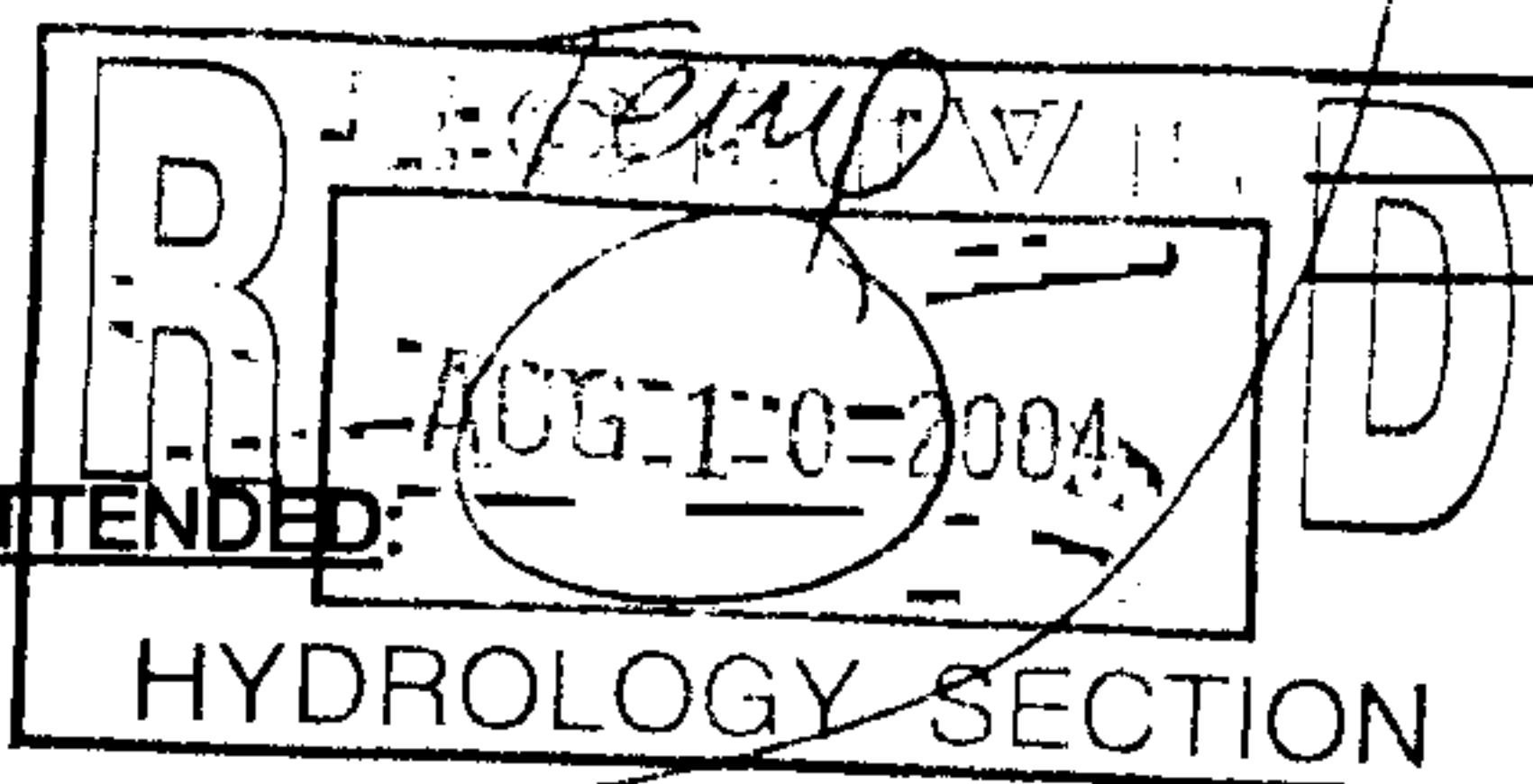
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM.)
- ☒ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

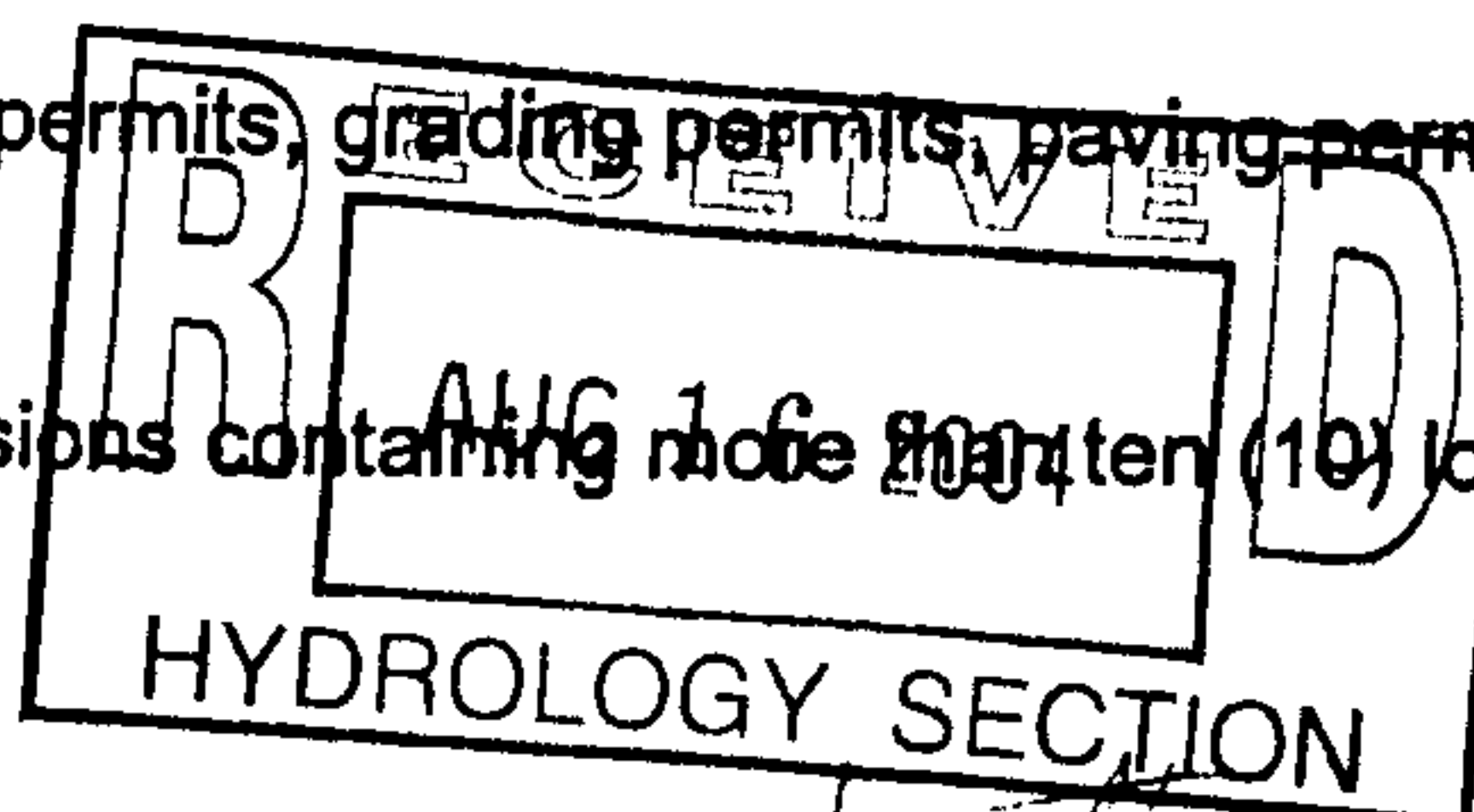
- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: _____ BY: _____

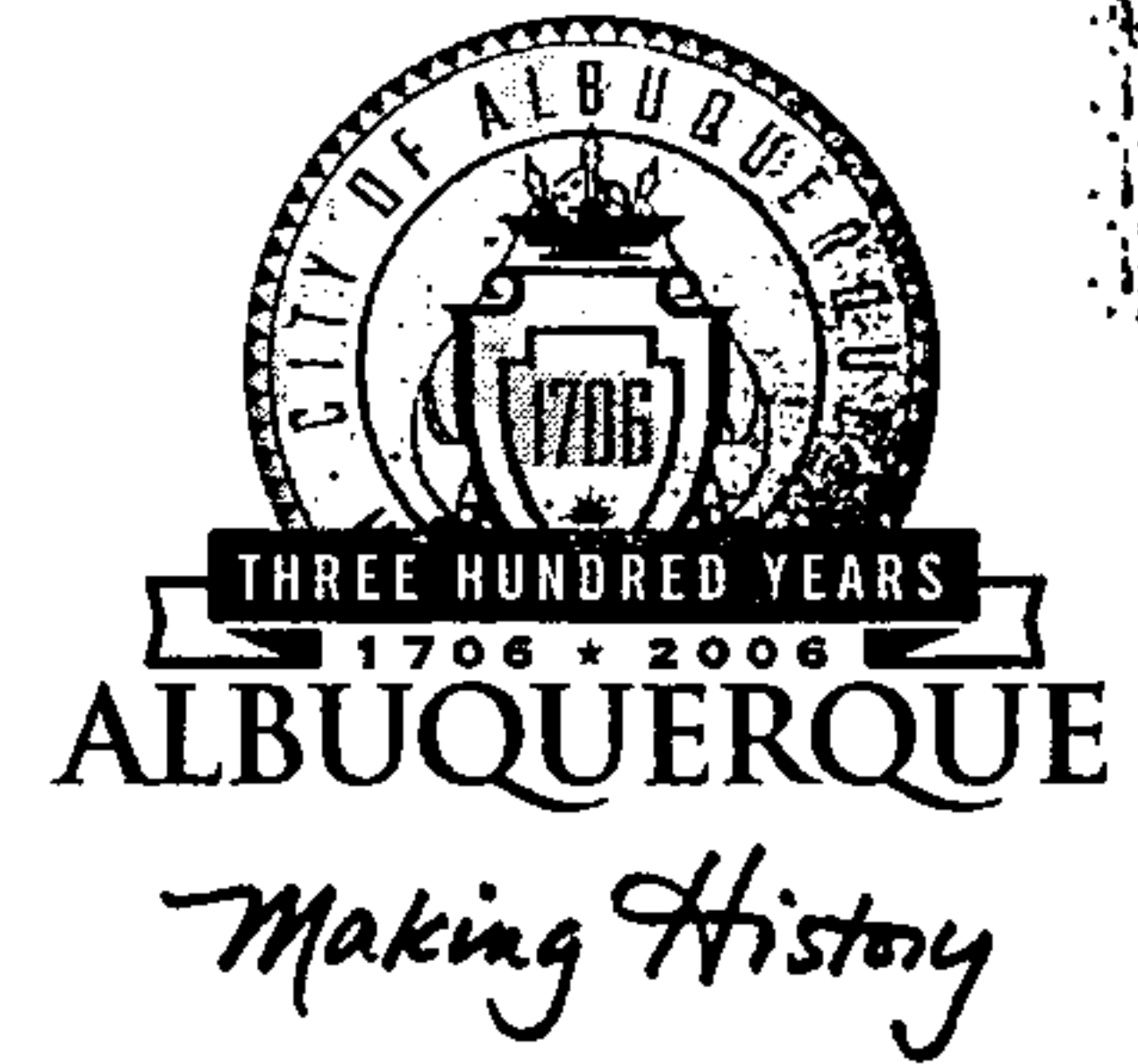
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3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



perm. submittal

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

August 6, 2004

Mark R. Johnson, P.E.,
Bury Partners Engineering Solutions
10000 San Pedro Avenue, Suite 100
San Antonio, TX 78216

Re: Approval of Temporary Certificate of Occupancy (C.O.) for
Taco Cabana, [G-11 / D3D1]
Coors Blvd and Redland, 3301 Coors Blvd
Engineer's Stamp Dated 08/06/04

Dear Mr. Johnson:

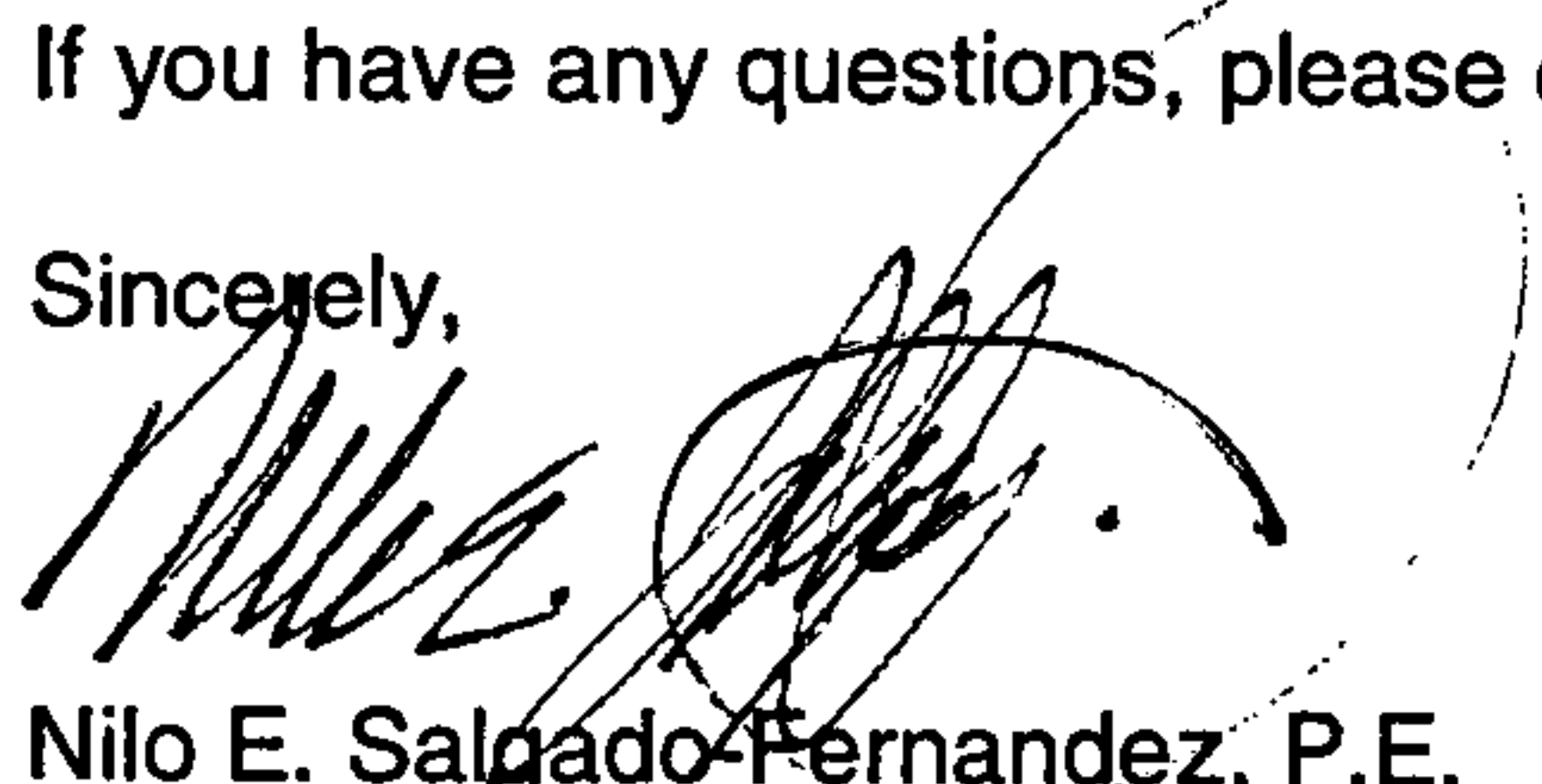
Based on the information provided on your submittal dated August 6, 2004, the above referenced project is approved for a 30-day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding approved Site Plan and original letter of Certification (need to submit) issues to be completed within this time period. When these remaining issues have been fully completed, are in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

The Certification package for Final C.O. must include an exact copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead-stamped with his seal, signed, and dated. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

If you have any questions, please call me at 924-3630.

Sincerely,


Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: TACO CABANA ZONE MAP/DRG. FILE #: G-11 / P3D1
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
CITY ADDRESS: COORS BLVD & REDLANDS RD (3301 Coors Blvd)

ENGINEERING FIRM: BURY & RAE TNER
ADDRESS: 10,000 SAN PEDRO, STE 100
CITY, STATE: SAN ANTONIO, TX 78216

CONTACT: MARK R. JOHNSON, PE
PHONE: _____
ZIP CODE: _____

OWNER: GREG BUSHNELL (BURY & RAE TNER)
ADDRESS: 8918 TEXAS DR, STE 200
CITY, STATE: SAN ANTONIO, TX 78217

CONTACT: GREG BUSHNELL
PHONE: _____
ZIP CODE: _____

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

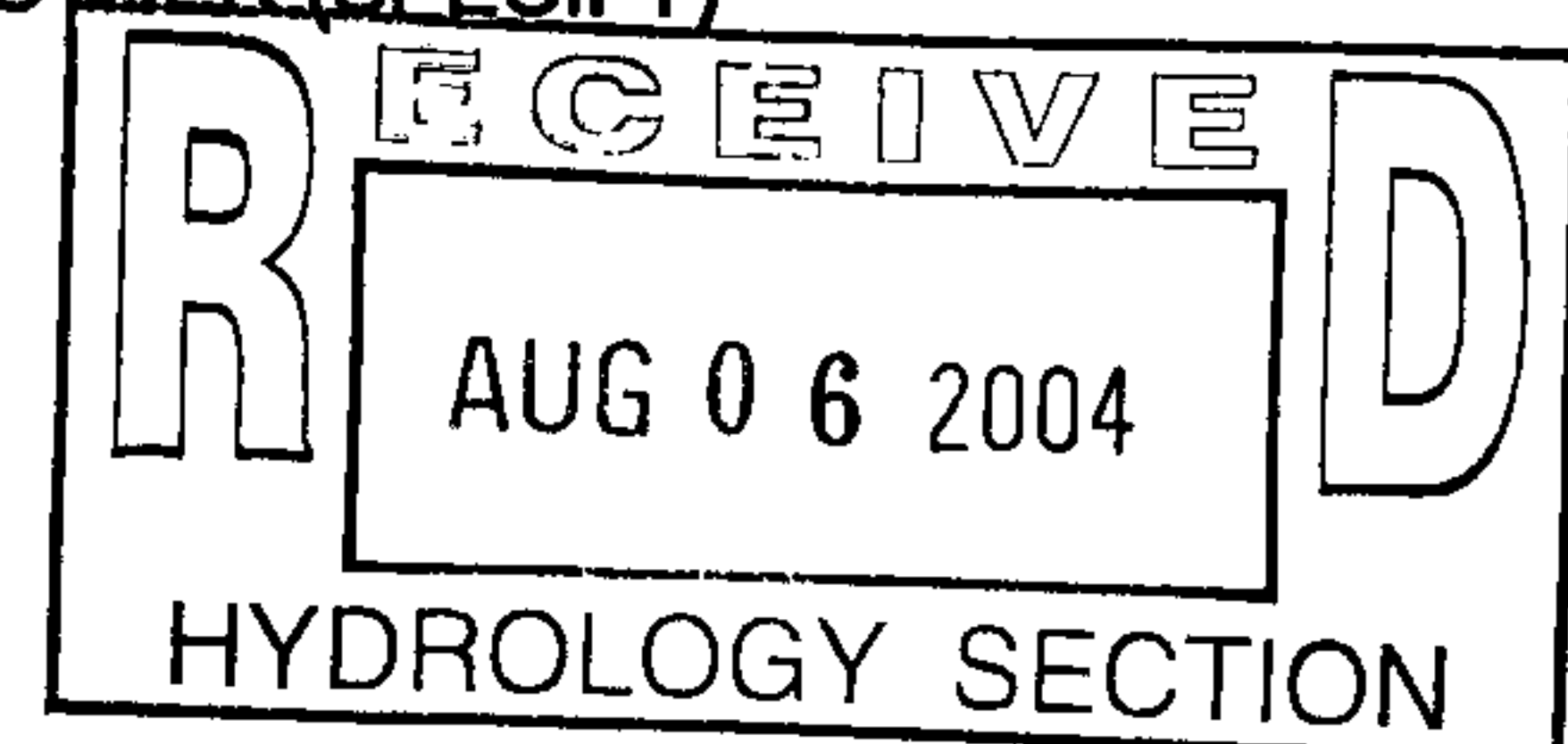
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
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- ☒ CERTIFICATE OF OCCUPANCY (PERM.)
- ☒ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: _____ BY: _____



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

08/06/2004 16:08 IFAX sa-fax@burypartners.com

→ Mark Johnson 001/001

9-11 / D3D1



August 6, 2004

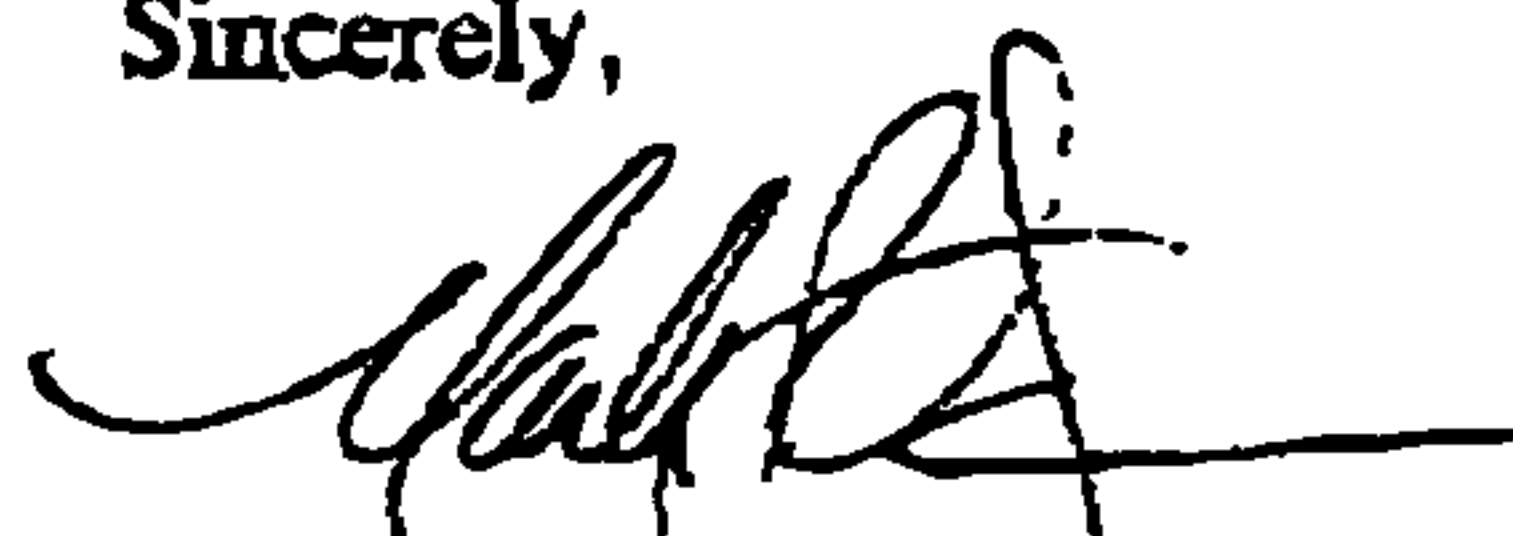
Mr. Greg Bushnell
Taco Cabana
8918 Tesoro Drive, Suite 200
San Antonio, Texas 78217

Re: Taco Cabana
Coors Blvd. and Redlands Road
Albuquerque, New Mexico

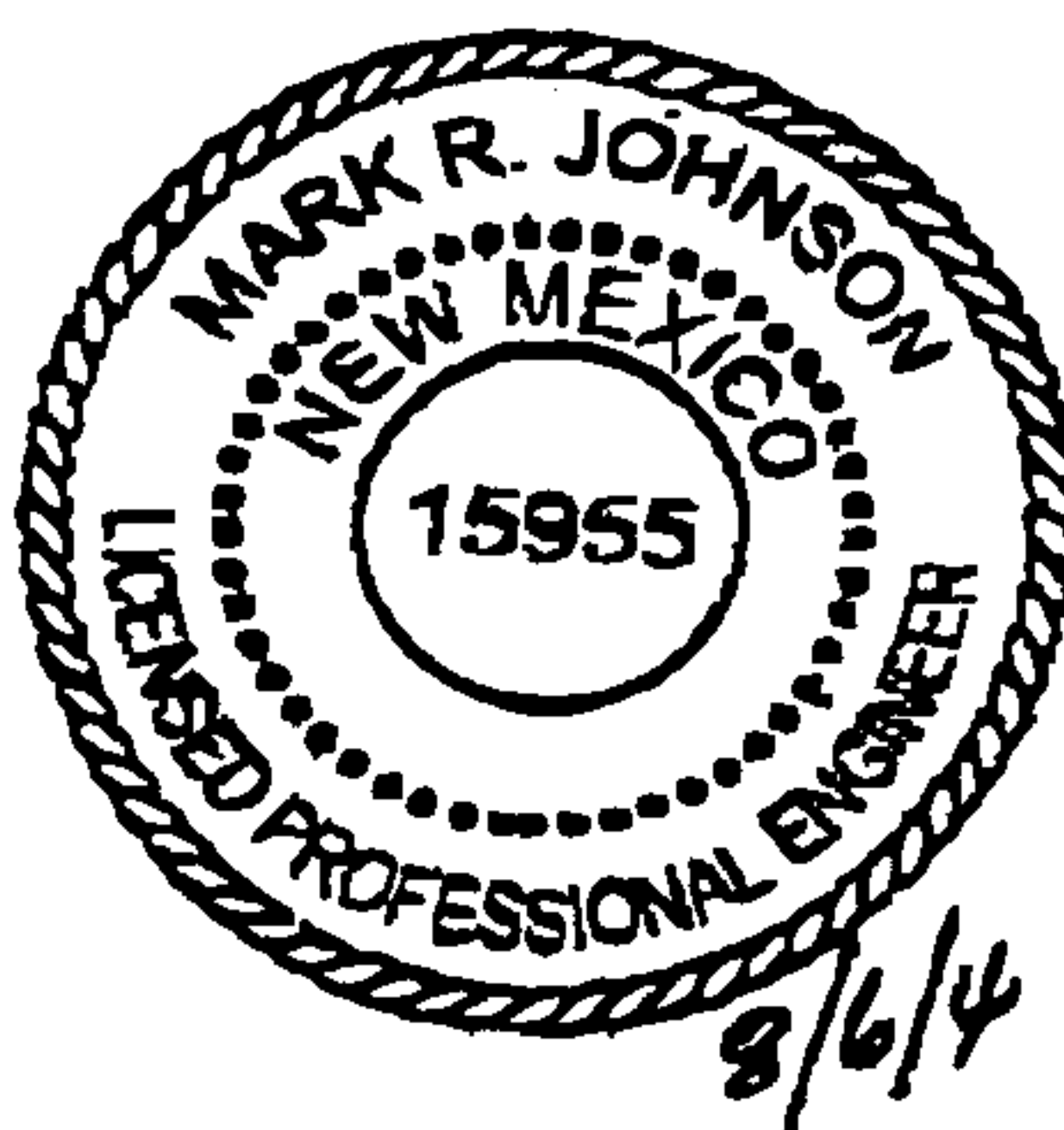
Dear Mr. Bushnell:

The project construction for the above-referenced site is substantially complete. We believe the site work to be in conformance with our plans as it relates to the civil site design. Please let us know if we can be of further assistance.

Sincerely,



Mark R. Johnson, P.E.
Senior Project Manager



I:\109\091\Letter\080604 Bushnell.doc.lym

BURY+PARTNERS SA, INC.
Consulting Engineers and Surveyors
Austin Dallas Houston San Antonio Washington, D.C.

10000 San Pedro Avenue
Suite 1100
San Antonio, Texas 78216

(210) 525-9090 TELEPHONE
(210) 525-0529 FAX

www.burypartners.com

FAX TRANSMITTAL

From: Greg Bushnell, Vice President of Development
Taco Cabana

To: City Of Albuquerque
Lilo Salgado – Fernandez
Sr. Traffic Engineer
Fax# (505) 924-3864

Re: Taco Cabana
3301 Coors Blvd.
Permit # 0318966

Pages including cover 2

Please find attached a copy of Conformance Letter from our engineers for the above referenced project. Please let me know if there is any else you need. I can be reached at (210) 771-6624

Thank you for your assistance.

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: _____ ZONE MAP/DRG. FILE #: _____
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
CITY ADDRESS: _____

ENGINEERING FIRM: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- _____ DRAINAGE REPORT
- _____ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- _____ DRAINAGE PLAN RESUBMITTAL
- _____ CONCEPTUAL GRADING & DRAINAGE PLAN
- _____ GRADING PLAN
- _____ EROSION CONTROL PLAN
- _____ ENGINEER'S CERTIFICATION (HYDROLOGY)
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ ENGINEERS CERTIFICATION (TCL)
- _____ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- _____ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- _____ SIA / FINANCIAL GUARANTEE RELEASE
- _____ PRELIMINARY PLAT APPROVAL
- _____ S. DEV. PLAN FOR SUB'D. APPROVAL
- _____ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- _____ SECTOR PLAN APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ FOUNDATION PERMIT APPROVAL
- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY (PERM.)
- _____ CERTIFICATE OF OCCUPANCY (TEMP.)
- _____ GRADING PERMIT APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ WORK ORDER APPROVAL
- _____ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

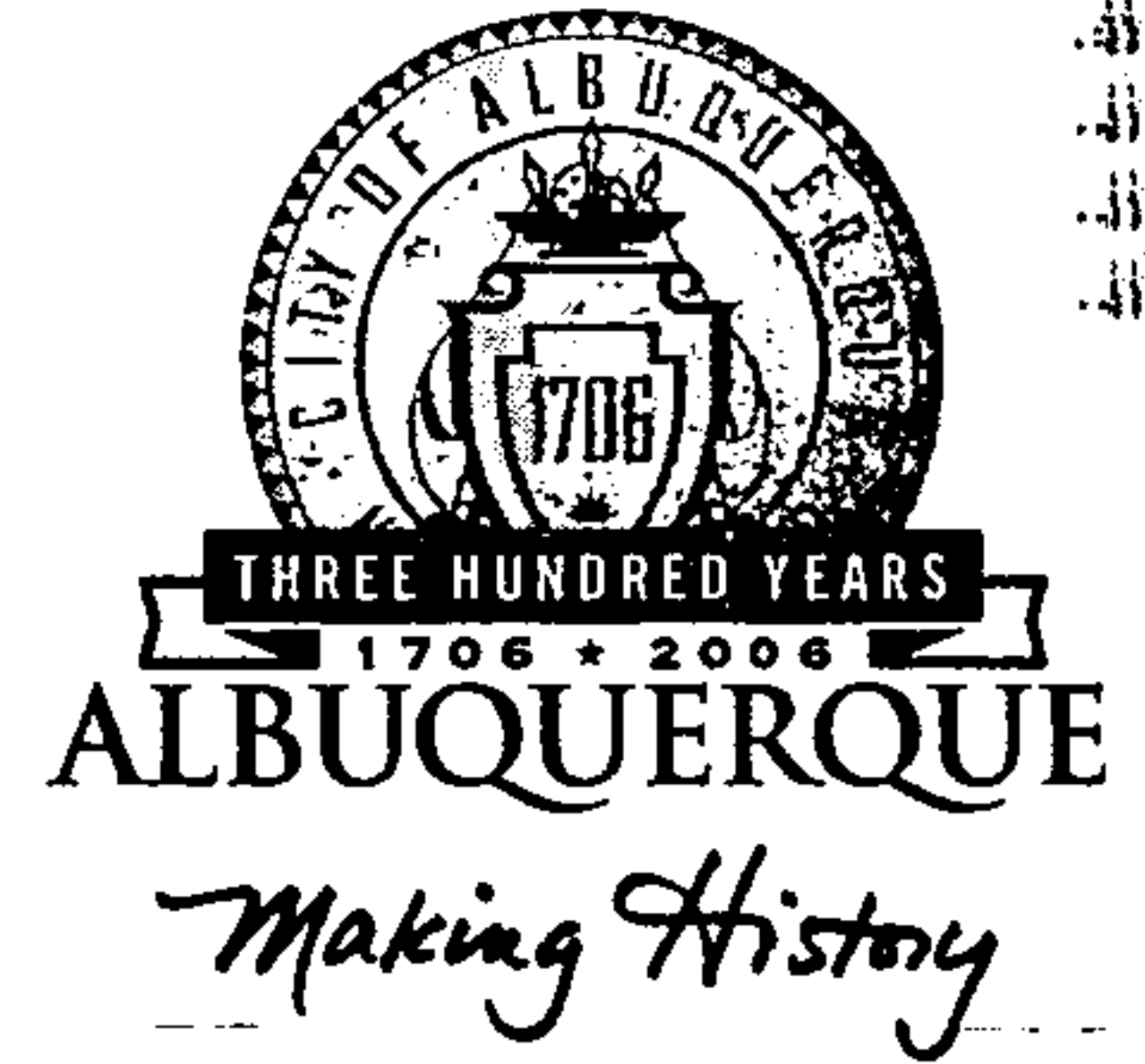
- _____ YES
- _____ NO
- _____ COPY PROVIDED

DATE SUBMITTED: _____ BY: _____

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CITY OF ALBUQUERQUE



August 9, 2004

Mr. Mark Johnson, P.E.
BURY+PARTNERS, INC.
10000 San Pedro Avenue, Suite 100
San Antonio, Texas 78216

Re: TACO CABANA
3301 COORS BLVD. NW
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 01/13/2004 (G-11/D3D1)
Certification dated 08/06/2004

Dear Mr. Johnson,

P.O. Box 1293

Based upon the information provided in your submittal received 08/09/2004, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

Albuquerque

If you have any questions, you can contact me at 924-3982.

New Mexico 87103

Sincerely,

Arlene V. Portillo

Arlene V. Portillo
Plan Checker, Planning Dept. - Hydrology
Development and Building Services

Bib

www.cabq.gov

C: Phyllis Villanueva
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV. 1/28/2003rd)

PROJECT TITLE: TACO CABANA ZONE MAP/DRG. FILE #: _____
 DRB #: _____ EPC#: _____ WORK ORDERS: _____

LEGAL DESCRIPTION: ATTACHED
 CITY ADDRESS: 3501 - COORS BLD. NW ALBUQUERQUE, NEW MEXICO 87120

ENGINEERING FIRM: BURM & PARTNERS CONTACT: MARIL JOHNSON
 ADDRESS: 10000 SAN PEDRO AVE SUITE 100 PHONE: (214) 525-9090
 CITY, STATE: SAN ANTONIO, TEXAS 78216 ZIP CODE: _____

OWNER: TACO CABANA, INC. CONTACT: GREG BUSHNELL
 ADDRESS: 8918 TESORO DRIVE, SUITE 200 PHONE: (214) 283-5565
 CITY, STATE: SAN ANTONIO, TEXAS 78217 ZIP CODE: _____

ARCHITECT: MON ARCHITECTS CONTACT: ROY ALFARO
 ADDRESS: 9639 McCULLOUGH PHONE: (214) 340-2400
 CITY, STATE: SAN ANTONIO, TEXAS 78216 ZIP CODE: _____

SURVEYOR: WILSON & COMPANY CONTACT: CHRISTOPHER MEDINA
 ADDRESS: 4900 LANG AVE. NE PHONE: (505) 348-4000
 CITY, STATE: ALBUQUERQUE, NEW MEXICO 87109 ZIP CODE: _____

CONTRACTOR: LANDMARK GENERAL CONTRACTORS CONTACT: GREGG HANSEN
 ADDRESS: 56 N. CARROLL AVE. PHONE: (512) 424-0888
 CITY, STATE: SOUTH AKE, TEXAS 76092 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☒ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL, REQUIRES TCL or equal
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CDMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERTIFICATION (TCL)
☐ ENGINEER'S CERTIFICATION (DRG APPR. SITE PLAN)
☐ OTHER

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☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM.)
☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: AUG. 9, 2004 BY: DON EDWELL FOR GREG BUSHNELL

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August 6, 2004

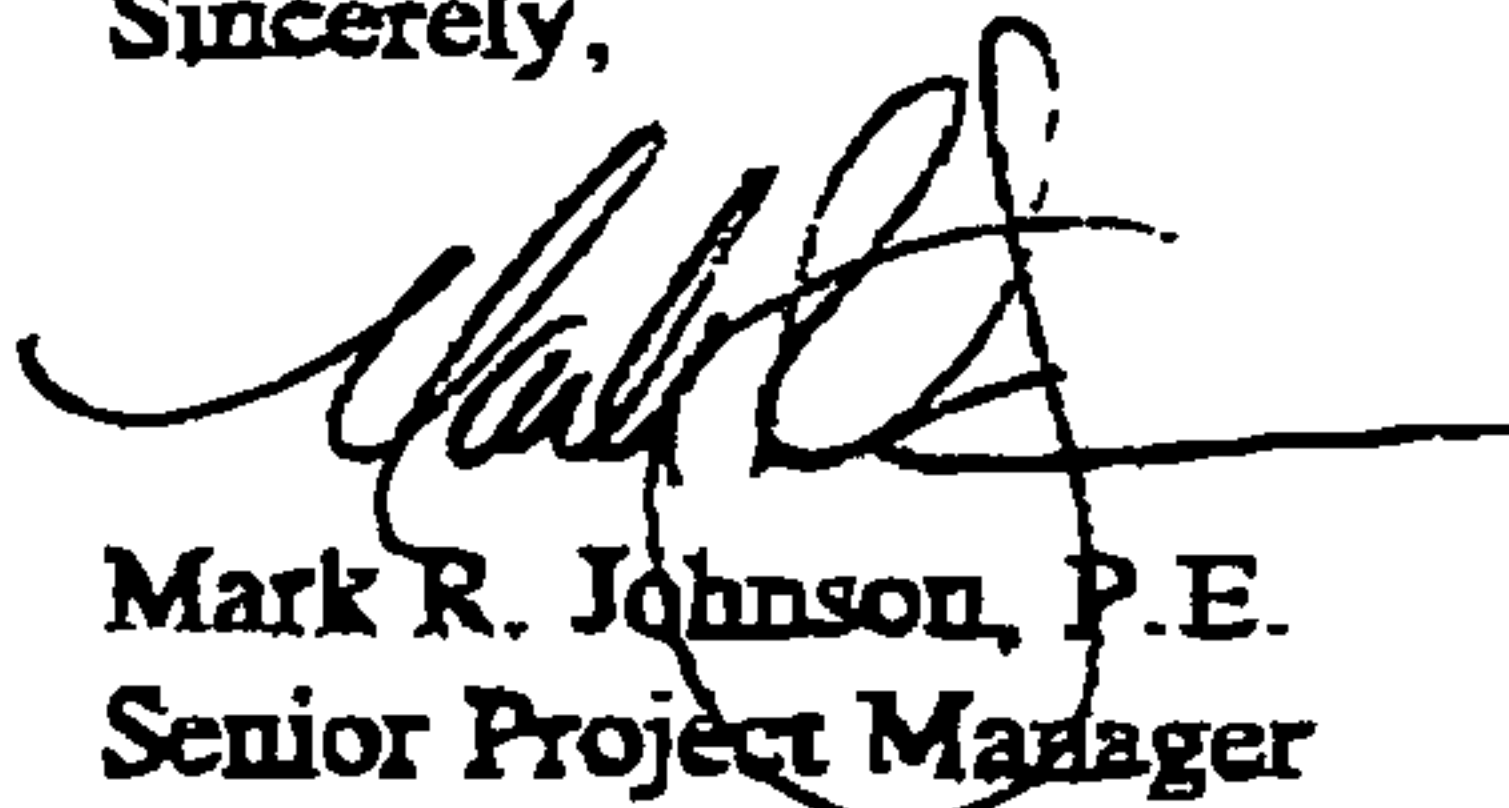
Mr. Greg Bushnell
Taco Cabana
8918 Tesoro Drive, Suite 200
San Antonio, Texas 78217

Re: Taco Cabana
Coors Blvd. and Redlands Road
Albuquerque, New Mexico

Dear Mr. Bushnell:

The project construction for the above-referenced site is substantially complete. We believe the site work to be in conformance with our plans as it relates to the civil site design. Please let us know if we can be of further assistance.

Sincerely,


Mark R. Johnson, P.E.
Senior Project Manager



I:\109\091\Letter\080604 Bushnell.doc.lym

BURY+PARTNERS-SA, INC.
Consulting Engineers and Surveyors
Austin Dallas Houston San Antonio Washington, D.C.

10000 San Pedro Avenue
Suite 100
San Antonio, Texas 78216

(210) 525-9090 TELEPHONE
(210) 525-0529 FAX

www.burypartners.com

CONTROL STATION
-N4A"
TE NO. 1)

BOUNDARY SURVEY PLAT
TRACT P, NORTHEAST UNIT TOWN OF ATRISCO GRANT
WITHIN PROJECTED SECTION 2, T10N, R2E, NMPM
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2003

CONTROL STATION
TE NO. 2)

TRACT R
-A, N-A, O, P, Q & R
NORTHEAST UNIT
OF ATRISCO GRANT
C24 FOLIO 87
ED: 8/28/1984

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

W&C

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS BOUNDARY SURVEY PLAT IS TO DEPICT EASEMENTS, IMPROVEMENTS ON PREMISES, RIGHTS-OF-WAY, ENCROACHMENTS, PROJECTIONS AND FENCES ON SUBJECT PARCEL (TRACT P), AS LISTED IN THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NM03-257430-AL03, EFFECTIVE DATE: 8/19/2003.

LEGAL DESCRIPTION:

A CERTAIN PARCEL OF LAND BEING IDENTIFIED AS TRACT P, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "REPLAT OF TRACTS M, N & L TO TRACTS M-A, N-A, O, P, Q AND R, SAID PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 28, 1984 IN VOLUME: C24, FOLIO: 87; SAID PARCEL BEING FURTHER DESCRIBED AS LYING WITHIN THE TOWN OF ATRISCO GRANT AND SITUATE WITHIN PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. CONTAINING 0.8706 ACRES (37,925.20 SQ.FT.) MORE OR LESS.

EASEMENT NOTES:

1. PROPERTY SUBJECT TO RECIPROCAL STORM DRAINAGE EASEMENTS CREATED BY THE PLAT ENTITLED "REPLAT TRACTS M, N, L OF CORRECTED SUMMARY PLAT OF TRACTS L, M AND N, NORTHEAST UNIT, TOWN OF ATRISCO GRANT TO TRACTS M-P, N-A, O, P, Q AND R, FILED IN PLAT BOOK: C24, PAGE: 87 (EXCEPTION NO. 13 IN TITLE COMMITMENT)
2. PROPERTY SUBJECT TO NON-EXCLUSIVE EASEMENT FOR COMMON USE OF ROADWAY, WALKWAYS, INGRESS AND EGRESS PURPOSES CONTAINED IN DOCUMENTS ENTITLED "EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND" FILED IN BOOK: MISC. 875, PAGE: 831, MISC. 50A, PAGE: 85 AND BOOK MISC. 56A, PAGE: 22.

(PER PLAT: C24-87)
NOTE #3, DOCUMENT NOTES
#1 UNDERGROUND EASEMENT
NOTE #4, DOCUMENT NOTES

LEGEND



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 11, 2004

Mark Johnson, P.E.
Bury+Partners, Inc.
10000 San Pedro Ave. Suite 100
San Antonio, TX 78216

**Re: Taco Cabana – Coors Blvd. and Redland, 3301 Coors Blvd., Grading and
Drainage Plan**

Engineer's Stamp dated 1-13-04 (G11/D3D1)

Dear Mr. Johnson,

Based upon the information provided in your submittal received 1-14-04, the above referenced plan is approved for Building Permit. Please ensure that the dumpster location is elevated in order to prevent creating a low point along the north boundary. Before a building permit will be issued, a traffic circulation layout (TCL) must be submitted and approved to the Transportation Department. In future submittals, please be sure to include the following in your next grading and drainage submittal:

1. Show a vicinity map.
2. Address any entering or exiting offsite flow for the site.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, Planning Dept.
Development and Building Services

C: File



Bury+Partners

Bury+Partners-SA, Inc.
 Consulting Engineers/Surveyors
 10000 San Pedro Avenue/Suite 100
 San Antonio, Texas 78216
 Tel 210/525-9090
 Fax 210/525-0529
 www.burypartners.com

3301 Coors Blvd

Principals

Larry G. Helmer, P.E.
 Mark R. Johnson, P.E.
 Steven D. Eklund, P.E.
 Paul J. Bury, III, P.E.
 Gregory S. Strmlaka, P.E.
 James B. Knight, P.E.

December 16, 2003

Associate

William O. Schock, P.E.

Mr. Fred Aguirre, P.E.
 City of Albuquerque
 600 2nd Street, Northwest
 Albuquerque, New Mexico 87102

Re: Taco Cabana - Coors Blvd. and Redlands Road
 Drainage Plans

Dear Mr. Aguirre:

Please find attached the existing conditions and proposed grading plan for the above-referenced site. Both include flow arrows to represent the general drainage patterns.

where is this inlet?

As shown on the existing conditions plan, all runoff is directed toward an existing area inlet at the front of the site. It is our intent to use this same area inlet for the proposed outfall. The flow arrows on the proposed grading plan shows this intent graphically.

In view of the fact that the impervious area is basically the same, we see no reason for changing the area inlet or the attached storm sewer. The proposed site plan keeps the existing flow patterns the same as the existing Burger King. Our project coincides with the overall site's (shopping center) drainage plan.

state

on
plan

This site is neither in or near the 100 year flood plain as represented on FEMA FIRM 35001C0327D, dated September 20, 1996.

Although erosion control and storm water pollution prevention is not referenced on the plan, the contractor will place silt fencing and inlet protection as needed or required.

Bury+Partners

Mr. Fred Aguirre, P.E.

December 16, 2003

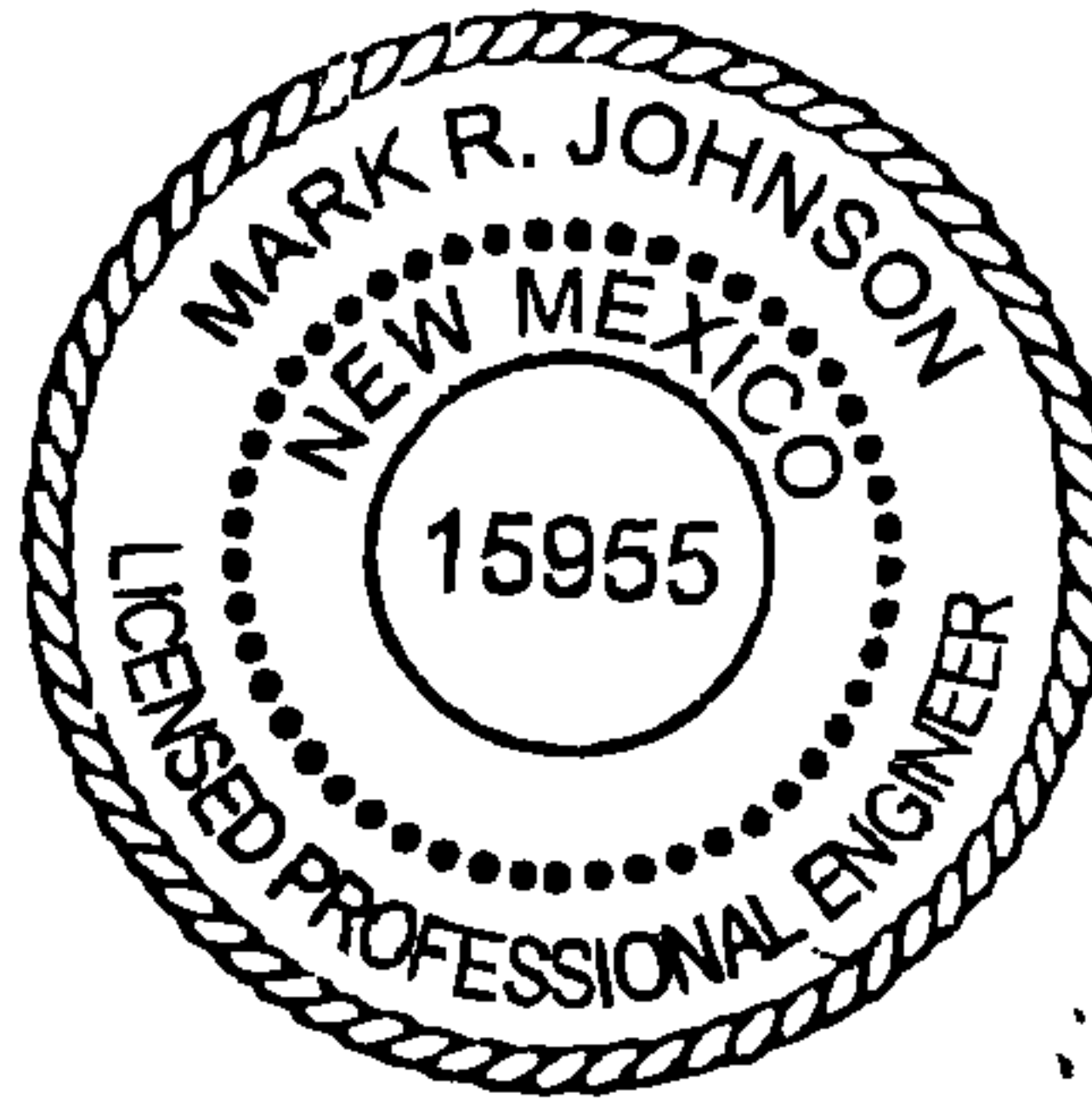
Page 2

Please consider this our official Drainage Plan for this site. If you should have any questions, do not hesitate to contact me at the number below.

Sincerely,



Mark R. Johnson, P.E.
Senior Project Manager



Enclosures

I:\109\091\Letter\121103 Aguirre.doc.lym



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 8, 2004

Mark Johnson, P.E.
Bury+Partners, Inc.
10000 San Pedro Ave. Suite 100
San Antonio, TX 78216

JAN 12 2004
By *[Signature]*

Kevin -

Re: Taco Cabana – Coors Blvd. and Redland, 3301 Coors Blvd., Grading and Drainage Plan (G11/D3D1)

Dear Mr. Johnson,

Based upon the information provided in your submittal received 1-08-04, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. As of January 1, 2004, the City of Albuquerque has a \$50 fee for building permits. Please include payment, made out to the City of Albuquerque, in your next submittal.
2. Please stamp, sign, and date the grading and drainage plan.

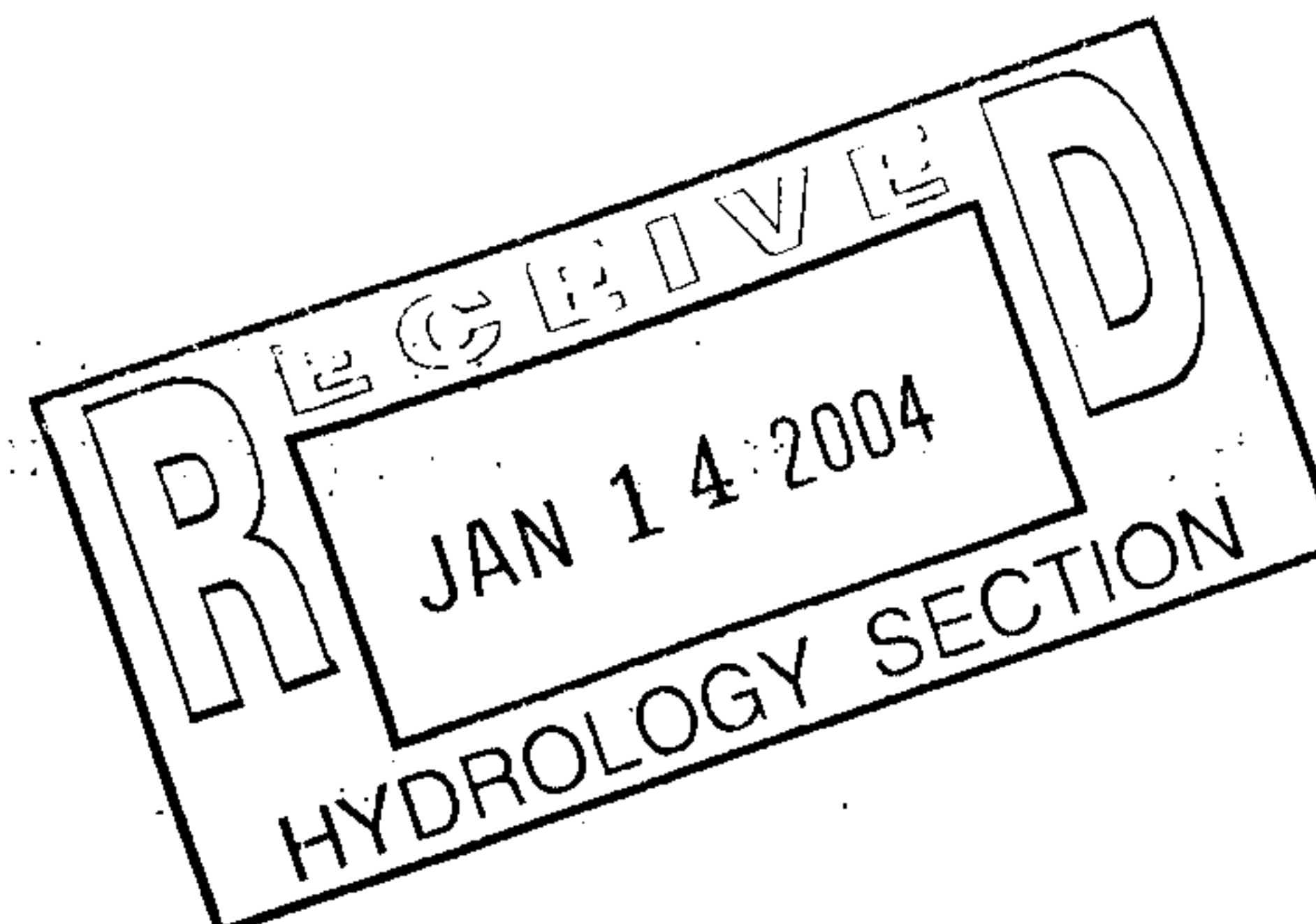
If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham

Bradley L. Bingham, PE
Sr. Engineer, Planning Dept.
Development and Building Services

C: File



DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

3301 Coors Blvd

G-11/D3D1

PROJECT TITLE: Taco Cabana ZONE MAP/DRG. FILE #: G-11/D3D1
 DRB #: N/A EPC#: N/A WORK ORDER#: N/A

LEGAL DESCRIPTION: (3301 Coors Blvd) PINE Unit Town of Atascocita Grant,
 CITY ADDRESS: _____

ENGINEERING FIRM: Bury Partners
 ADDRESS: 10000 San Pedro Suite 100
 CITY, STATE: SAN ANTONIO, TX

CONTACT: KEVIN LOVE
 PHONE: 210-525-9090
 ZIP CODE: 78216

OWNER: TACO CABANA
 ADDRESS: 8919 TESORO DRIVE Suite 200
 CITY, STATE: SAN ANTONIO TX

CONTACT: Greg Bushnell
 PHONE: 504-0990
 ZIP CODE: 78217

ARCHITECT: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☒ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☒ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

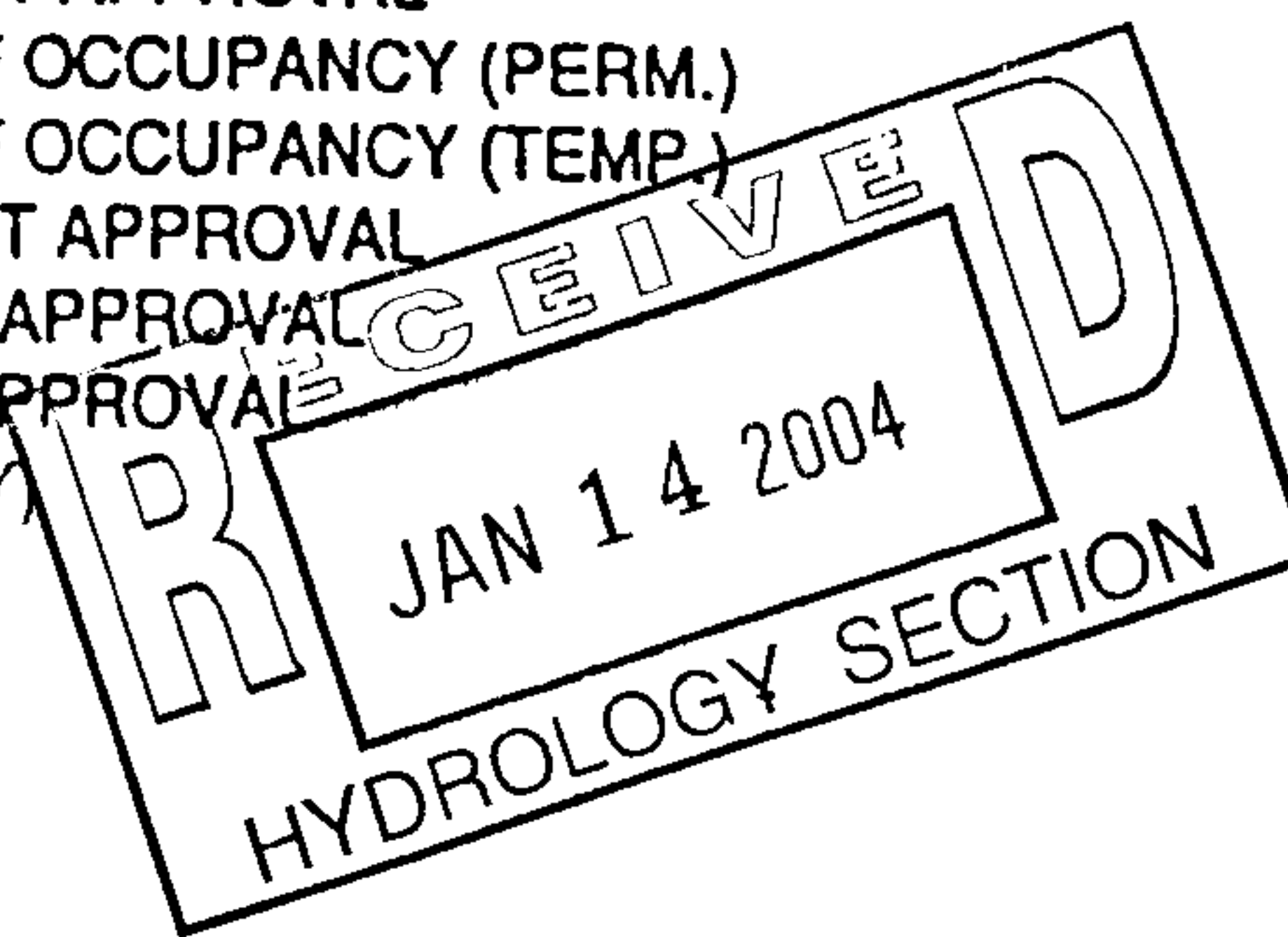
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 1-14-04 BY: KEVIN LOVE BY RD

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



Letter of Transmittal

To: Mr. Bradley L. Bingham, P.E.

Project No.: 109-91.30

Company: City of Albuquerque

Date: 01/12/04

Address: 600 2nd Street, NW, Ground Level

cc:

Albuquerque, New Mexico 87102

Re: Taco Cabana Building Permit

☐ Delivery

☒ Overnight

☐ Pick-Up

☐ Courier

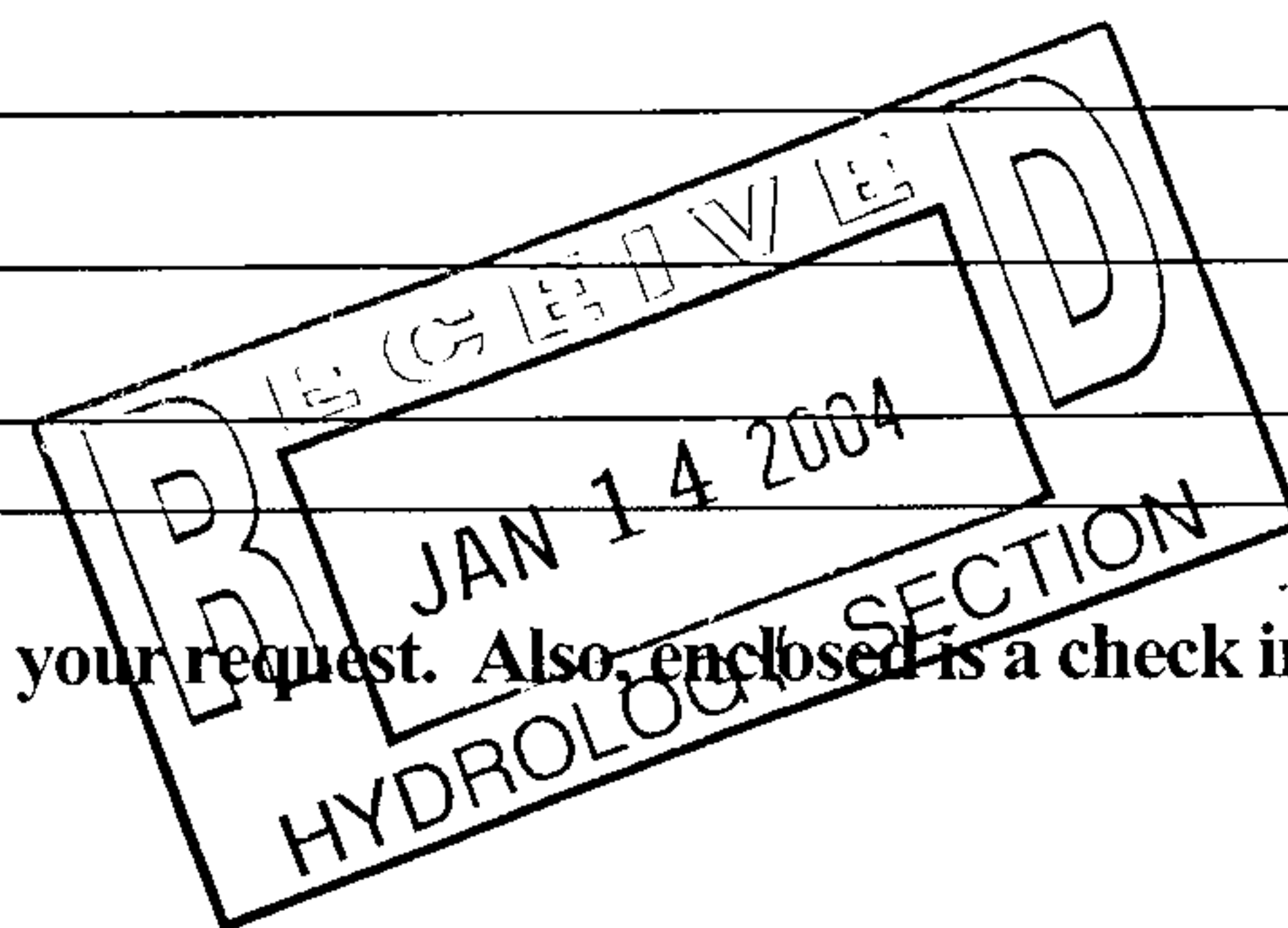
☐ Other

Quantity	Description of Item(s)
2 3	Signed & Sealed Drainage Plan Exhibits
1	Check in the amount of \$50.00

~Notes~

Mr. Bingham,

Enclosed are two signed and sealed drainage plan exhibits as per your request. Also, enclosed is a check in the amount of \$50.00 for the building permit.



Please contact our office at 210/525-9090 if you have any questions. Thank you.

Prepared By:

Armando Niebla

For Kevin Love, E.I.T.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 8, 2004

Mark Johnson, P.E.
Bury+Partners, Inc.
10000 San Pedro Ave. Suite 100
San Antonio, TX 78216

**Re: Taco Cabana – Coors Blvd. and Redland, 3301 Coors Blvd., Grading and
Drainage Plan (G11/D3D1)**

Dear Mr. Johnson,

Based upon the information provided in your submittal received 1-08-04, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. As of January 1, 2004, the City of Albuquerque has a \$50 fee for building permits. Please include payment, made out to the City of Albuquerque, in your next submittal.
2. Please stamp, sign, and date the grading and drainage plan.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, Planning Dept.
Development and Building Services

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 7-30-02)

6-11/0301

PROJECT TITLE: Taco Cabana Coors Blvd. & Redland ZONE MAP/DRG. FILE #:

DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: 0.87064 Acre Tract P. Northeast Unit Town of Atrisco Grant within project Section 2, TION, NMPM, City of Albuquerque, Bernalillo County

CITY ADDRESS: 3301 Coors Blvd. Albuquerque, New Mexico New Mexico, Vol. 24, File 87,

ENGINEERING FIRM: Bury+Partners, Inc.
ADDRESS: 10000 San Pedro Avenue, Suite 1100
CITY, STATE: San Antonio, Texas

CONTACT: Kevin Love Filed
PHONE: 210/525-9090 6/28/84
ZIP CODE: 78216

OWNER: Taco Cabano
ADDRESS: 8919 Tesoro Drive, Suite 200
CITY, STATE: San Antonio, Texas

CONTACT: Greg Bushnell
PHONE: 210/804-0990
ZIP CODE: 78217

ARCHITECT: MDN Architects
ADDRESS: 9639 McCullough Avenue
CITY, STATE: San Antonio, Texas

CONTACT: Roy Alfaro
PHONE: 210/340-2400
ZIP CODE: 78216

SURVEYOR: Wilson & Company, Inc.
ADDRESS: 4900 Lang Avenue
CITY, STATE: Albuquerque, New Mexico

CONTACT: Christopher A. Medina, P.S.
PHONE: 505/348-4132
ZIP CODE: 87109

CONTRACTOR: To Be Determined
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

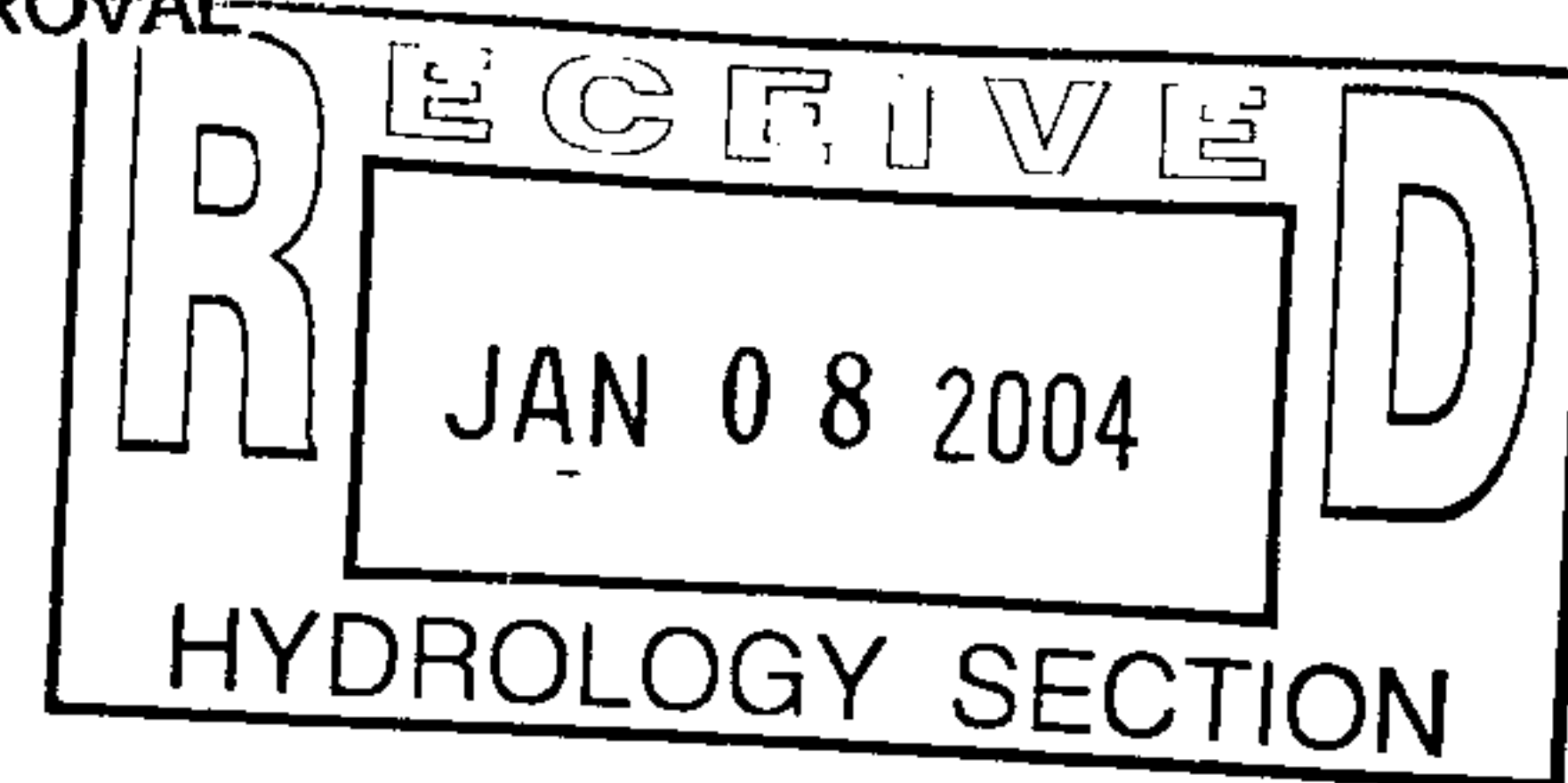
- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 11/26/03 BY: Kevin Love

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

APPROVED BY THE TECHNICAL SUBCOMMITTEE ON 5/15/02 w/DP Exec. Committee revisions of June 5, 2002, July 10, 2002

Need Review Fee → \$50 payable to CoA
Plans must be stamped



Bury+Partners

Bury+Partners-SA, Inc.
Consulting Engineers/Surveyors
10000 San Pedro Avenue/Suite 100
San Antonio, Texas 78216
Tel 210/525-9090
Fax 210/525-0529
www.burypartners.com

*rec'd 1-8-04
gls*

Principals

Larry G. Heimer, P.E.
Mark R. Johnson, P.E.
Steven D. Eklund, P.E.
Paul J. Bury, III, P.E.
Gregory S. Strmiska, P.E.
James B. Knight, P.E.

December 16, 2003

Associate

William O. Schock, P.E.

Mr. Fred Aguirre, P.E.
City of Albuquerque
600 2nd Street, Northwest
Albuquerque, New Mexico 87102

Re: Taco Cabana – Coors Blvd. and Redlands Road
Drainage Plans

Dear Mr. Aguirre:

Please find attached the existing conditions and proposed grading plan for the above-referenced site. Both include flow arrows to represent the general drainage patterns.

As shown on the existing conditions plan, all runoff is directed toward an existing area inlet at the front of the site. It is our intent to use this same area inlet for the proposed outfall. The flow arrows on the proposed grading plan shows this intent graphically.

In view of the fact that the impervious area is basically the same, we see no reason for changing the area inlet or the attached storm sewer. The proposed site plan keeps the existing flow patterns the same as the existing Burger King. Our project coincides with the overall site's (shopping center) drainage plan.

This site is neither in or near the 100 year flood plain as represented on FEMA FIRM 35001C0327D, dated September 20, 1996.

Although erosion control and storm water pollution prevention is not referenced on the plan, the contractor will place silt fencing and inlet protection as needed or required.

Bury+Partners

Mr. Fred Aguirre, P.E.

December 16, 2003

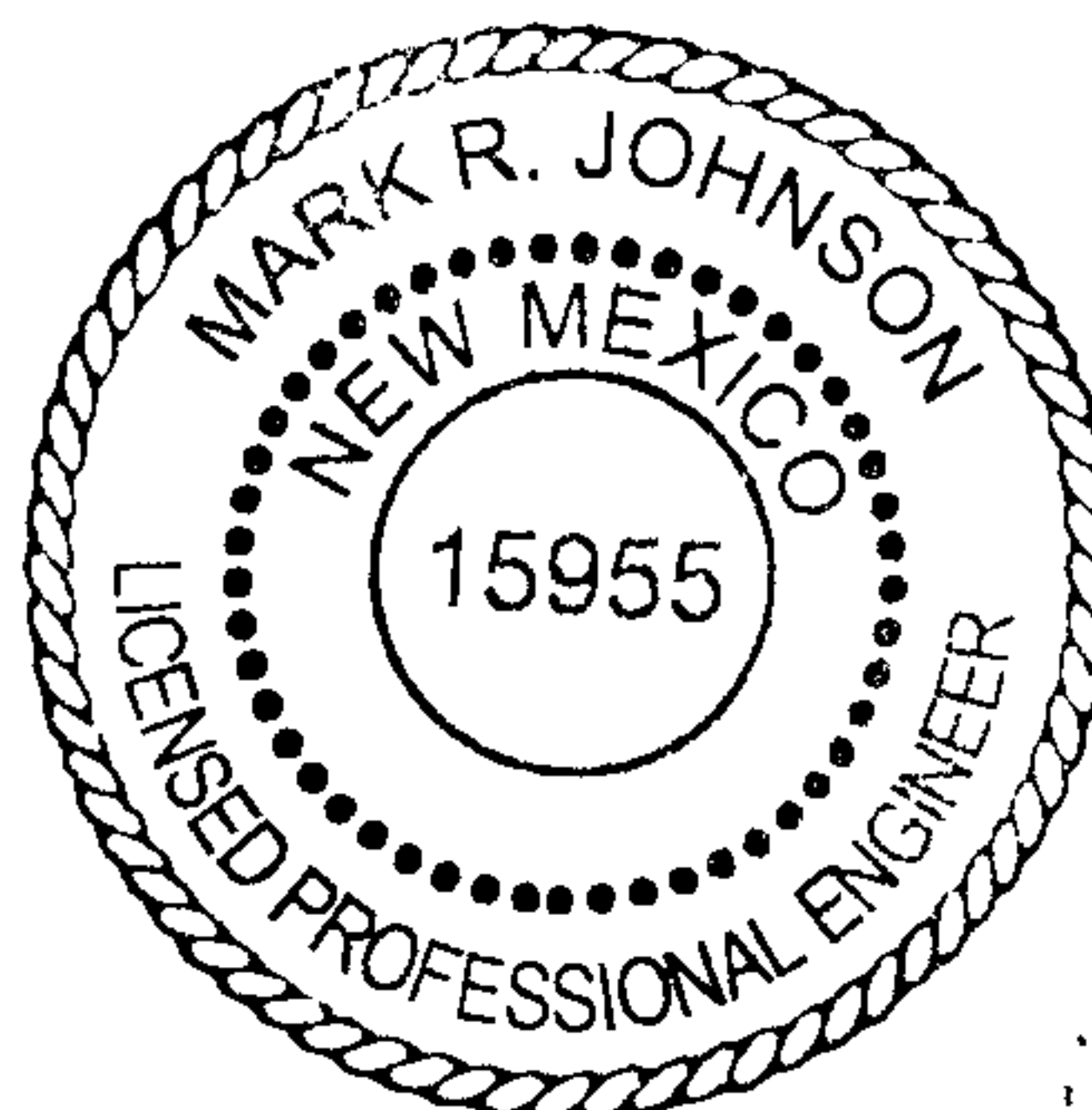
Page 2

Please consider this our official Drainage Plan for this site. If you should have any questions, do not hesitate to contact me at the number below.

Sincerely,

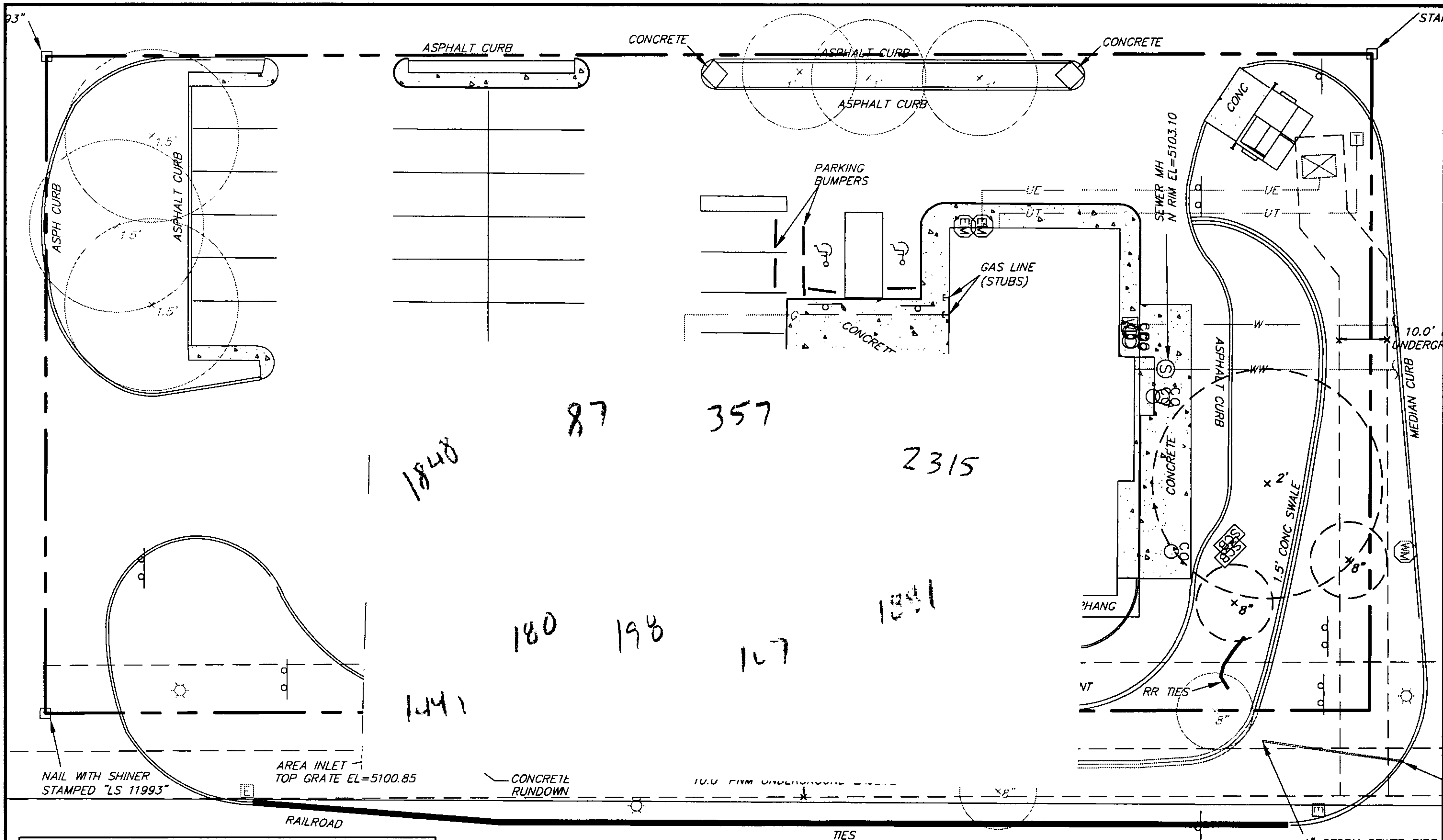


Mark R. Johnson, P.E.
Senior Project Manager



Enclosures

I:\109\091\Letter\121103 Aguirre.doc.lym



SITE SUMMARY	
LEASE AREA:	0.871 ACRES
BUILDING AREA:	4,557 S.F.
LANDSCAPE EXISTING:	8,422 S.F.

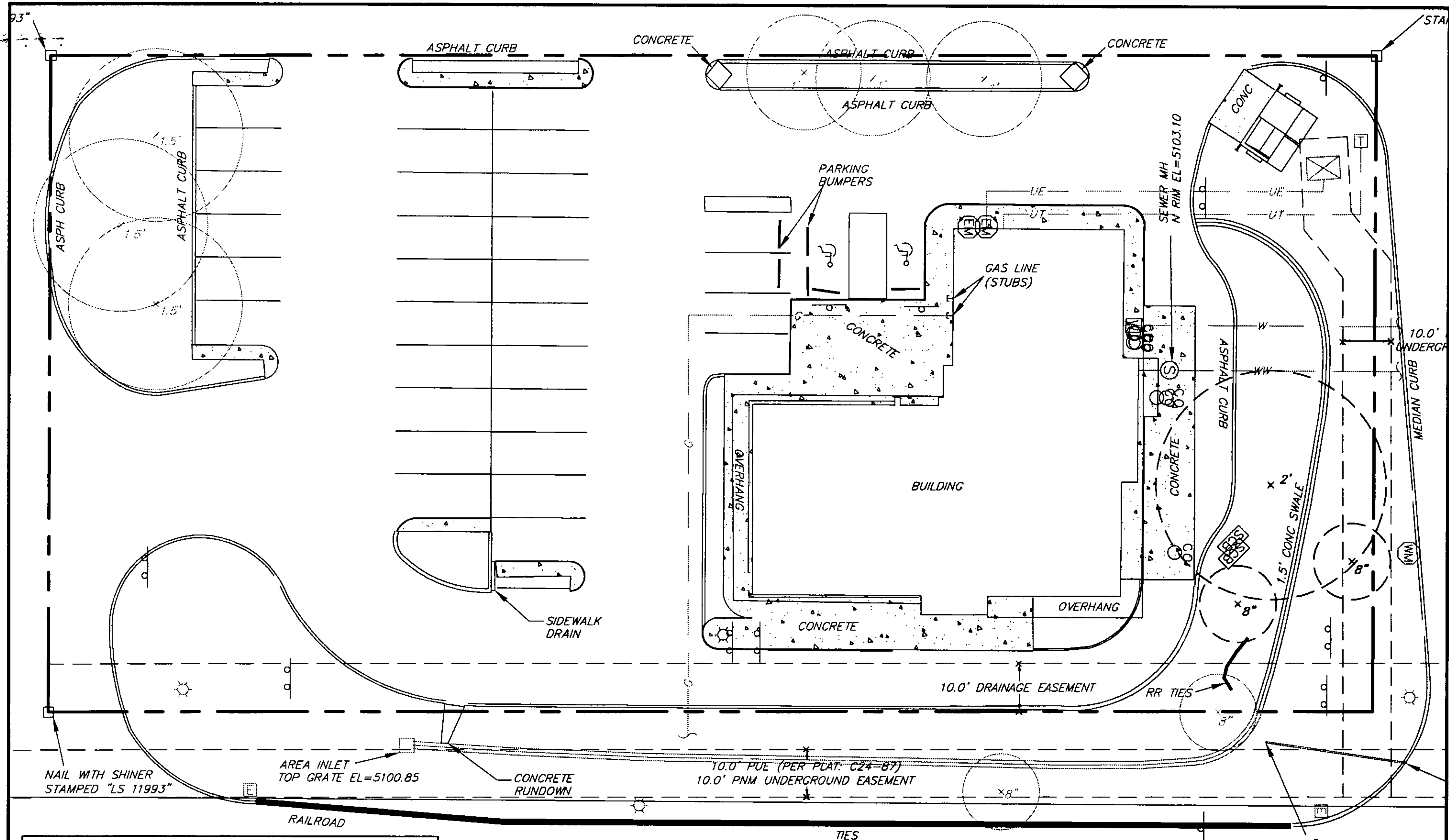
COORS BOULEVARD, N.W.

SCALE:	1"=30'
DRAWN:	RL
DATE:	11/12/03
SHEET NO.	1

EXISTING LANDSCAPE EXHIBIT
COORS BLVD. & REDLANDS RD.
 ALBUQUERQUE, NEW MEXICO

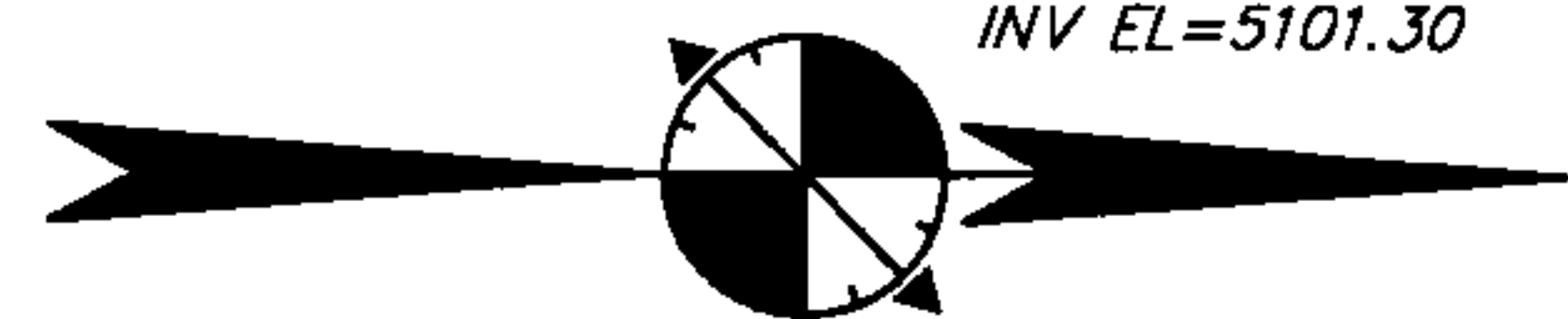


Bury+Partners
 Consulting Engineers and Surveyors
 San Antonio, Texas Tel 210/525-9090 Fax 210/525-0529
 ©Copyright 2003 Bury+Partners-SA, Inc.



SITE SUMMARY	
LEASE AREA:	0.871 ACRES
BUILDING AREA:	4,557 S.F.
LANDSCAPE EXISTING:	8,422 S.F.

COORS BOULEVARD, N.W.

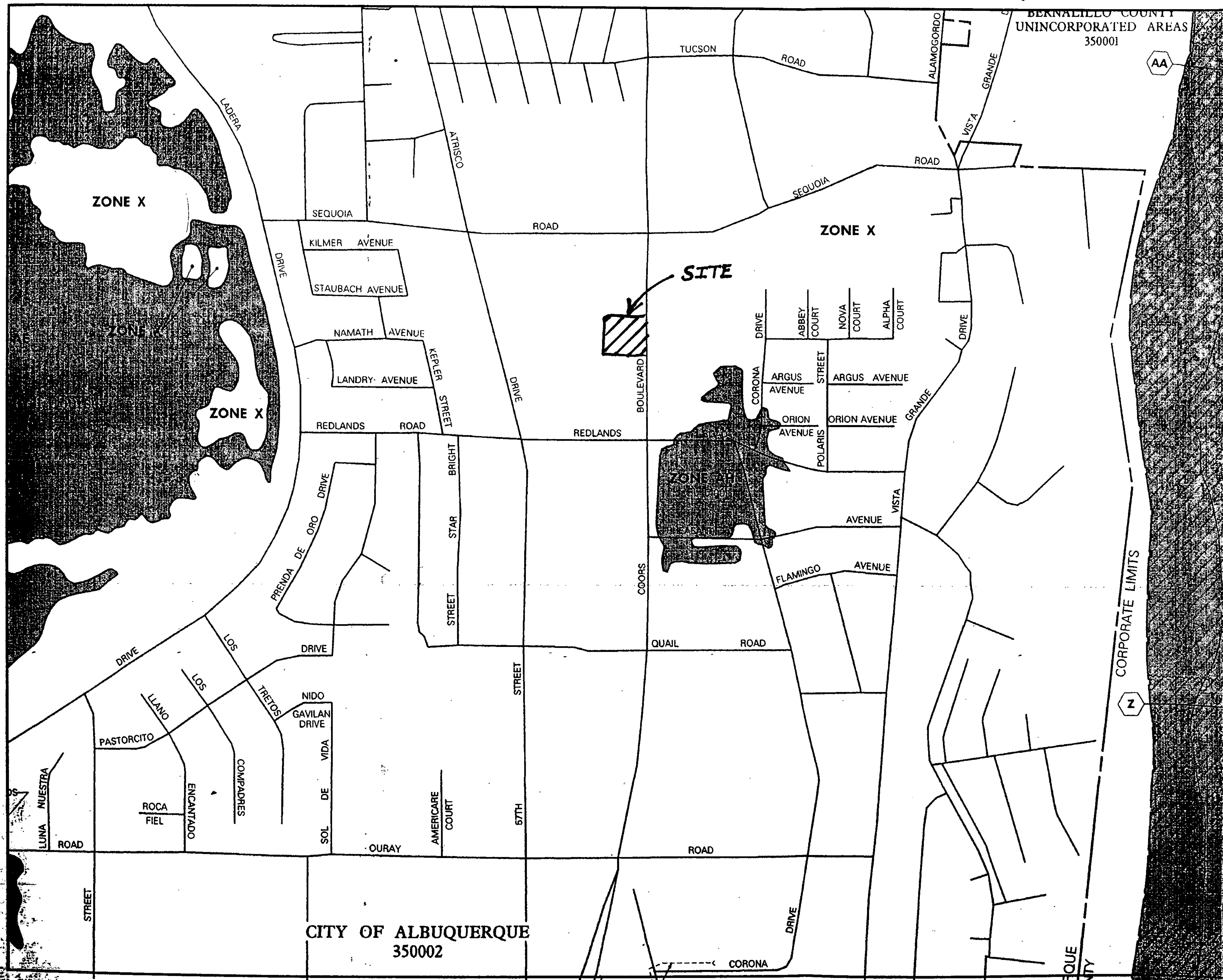


SCALE: 1"=30'
 DRAWN: RL
 DATE: 11/12/03
 SHEET NO. 1

EXISTING LANDSCAPE EXHIBIT
COORS BLVD. & REDLANDS RD.
 ALBUQUERQUE, NEW MEXICO



Bury+Partners
 Consulting Engineers and Surveyors
 San Antonio, Texas Tel 210/525-9090 Fax 210/525-0529
 ©Copyright 2003 Bury+Partners-SA, Inc.



APPROXIMATE SCALE IN FEET
500 0 500

NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

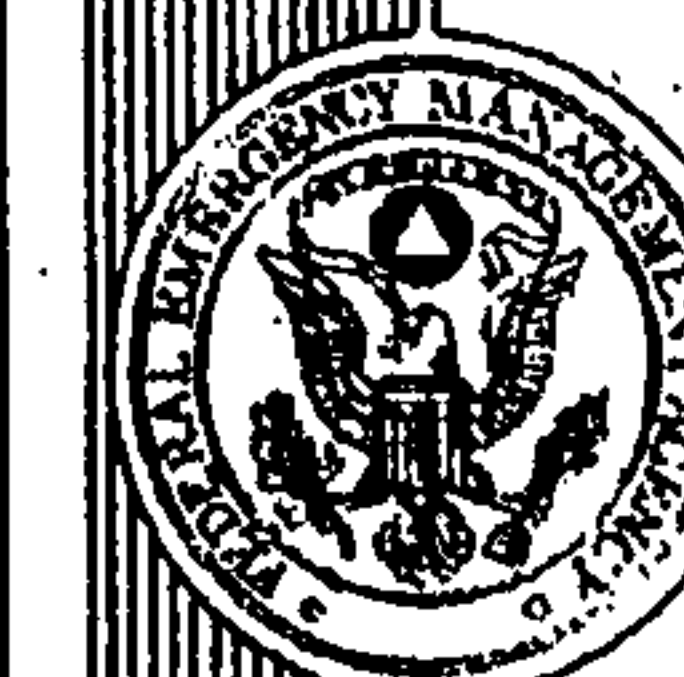
BERNALILLO COUNTY,
NEW MEXICO AND
INCORPORATED AREAS

PANEL 327 OF 825
(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS: COMMUNITY	NUMBER	PANEL	SUFFIX
ALBUQUERQUE, CITY OF	350002	0327	D
BERNALILLO COUNTY, UNINCORPORATED AREAS	350001	0327	D

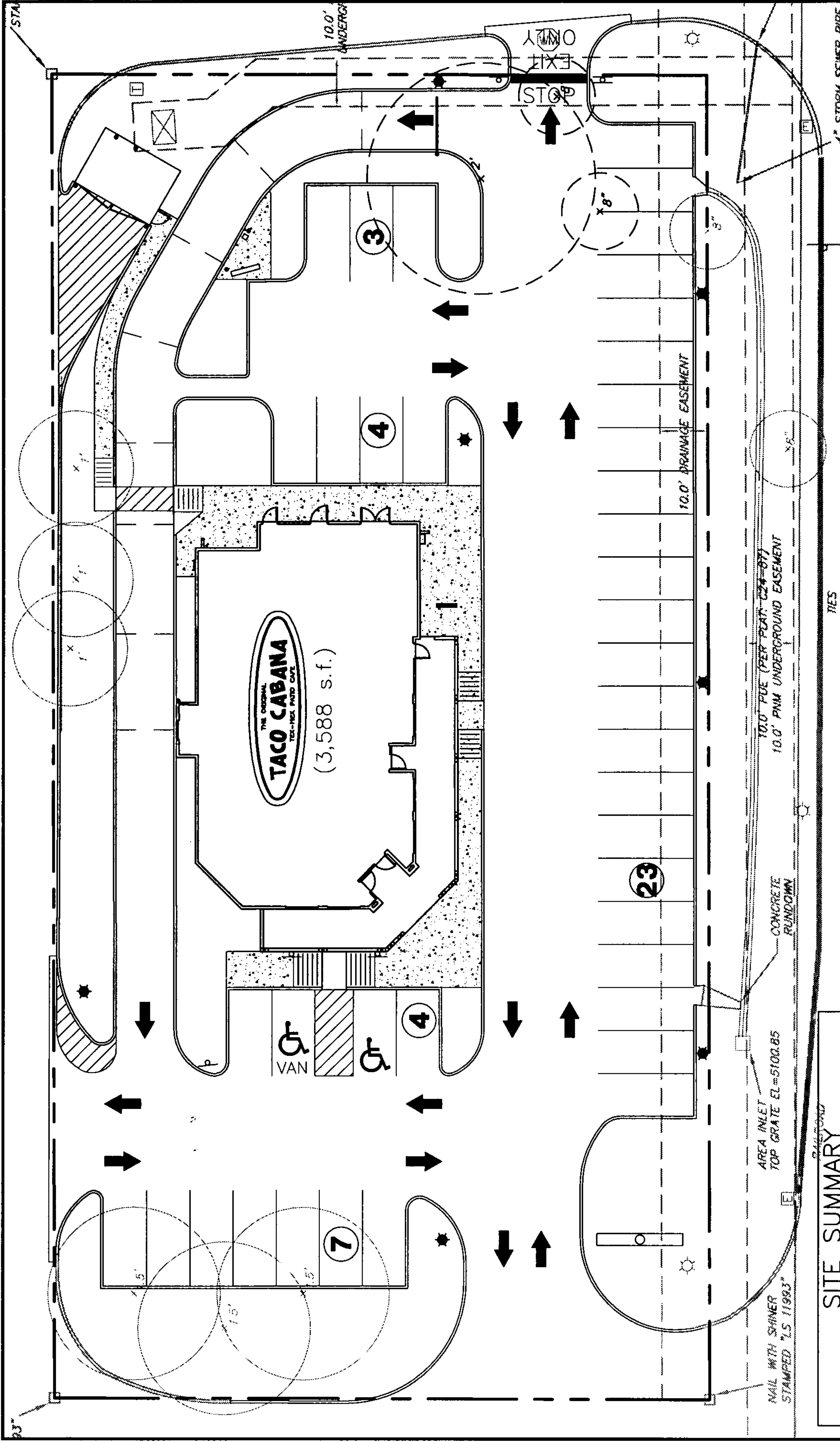
MAP NUMBER
35001C0327 D

EFFECTIVE DATE:
SEPTEMBER 20, 1996



Federal Emergency Management Agency

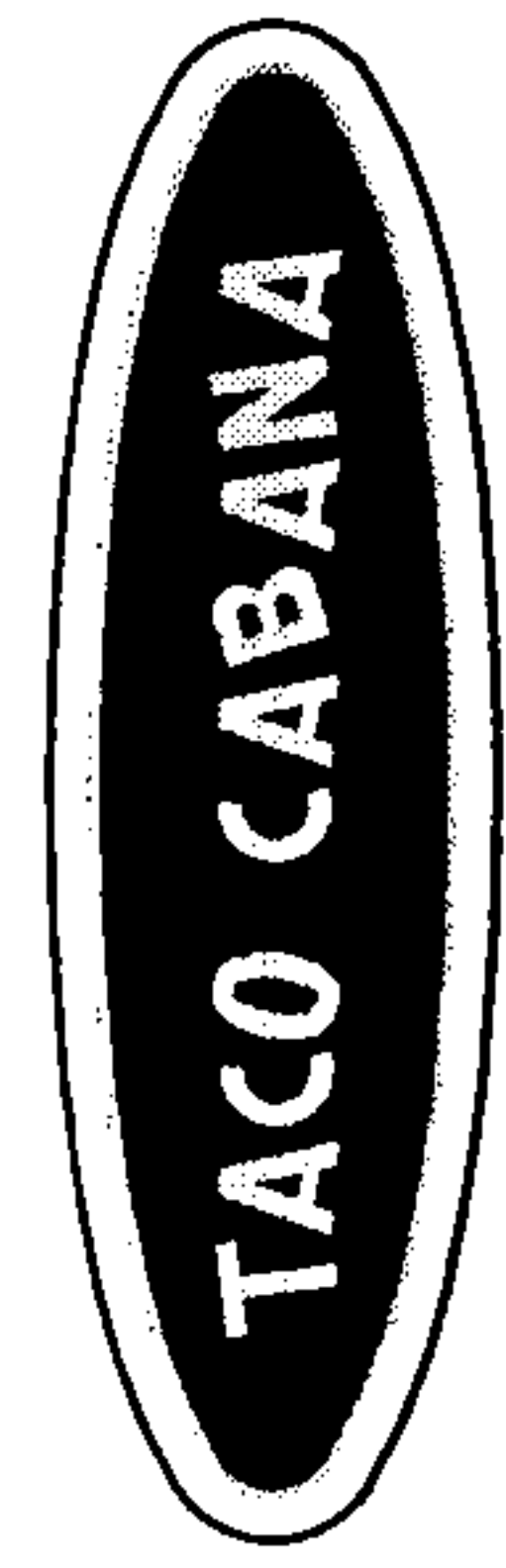
This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.mec.fema.gov



SITE SUMMARY	
LEASE AREA:	0.871 ACRES
BUILDING AREA:	3,588 S.F.
LANDSCAPE REQ'D (15%):	5,691 S.F.
LANDSCAPE PROVIDED:	8,140 S.F.

SCALE:	1"=30'
DRAWN:	RL
DATE:	11/12/03
SHEET NO.	1

PROPOSED LANDSCAPE EXHIBIT COORS BLVD. & REDLANDS RD. ALBUQUERQUE, NEW MEXICO



Bury+Partners
 Consulting Engineers and Surveyors
 San Antonio, Texas Tel 210/525-9090 Fax 210/525-0529
 ©Copyright 2003 Bury+Partners-SA, Inc.

City of Albuquerque
Planning Department
505-924-3900 (main number)
505-924-3864 (fax number)
Development and Building Services (One Stop Shop)
Plaza Del Sol Building, 2nd Floor
600 2nd Street NW
Albuquerque, NM 87102

City of Albuquerque
Planning Dept.
Dev. & Bldg. Svcs.

Fax

To: Greg B.

From: 505-924-3982
Arlene Portillo

Copies to: _____

Fax: 210-490-6952 Pages Sent: (including this page) 2

Phone: _____ Date: 8/6/04

Time: _____

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

COMMENTS:

Facsimile Transmittal

8918 Tesoro Drive

Suite 200

San Antonio

Texas 78217

*** ***

P 210-804-0990

F 210-804-2031

Date: AUGUST 9, 2004To: ARLINE PORTILLOCompany: CITY OF ALBUQUERQUEFax #: (505) 924 - 3864From: GREG BUSHNELL, TACO CABANA
(210) 771-0829

☐	For Your Approval
☐	For Your Information
☐	For Your Files
☐	For Your Action
☒	Per Your Request

Comments: PLEASE CALL IF YOU NEED ANYTHING ELSE. THE
GRADING & DRAINAGE PLAN IS ON THE WAY NOW.

THANKS FOR YOUR HELPGREG

Number of Pages: 3
(Including this cover page)

If Fax Is Not Complete, Please Notify The Development Department At Number Listed Above.

*** RX REPORT ***

RECEPTION OK

TX/RX NO	5361	
CONNECTION TEL		210 404 9028
SUBADDRESS		
CONNECTION ID		
ST. TIME	08/06 15:24	
USAGE T	01'04	
PGS.	2	
RESULT	OK	

G-11/D3D1

FAX TRANSMITTAL

From: Greg Bushnell, Vice President of Development
Taco Cabana

To: City Of Albuquerque
Hydrology Dept.
Arline Portillo
Fax# (505) 924-3864

Re: Taco Cabana
3301 Coors Blvd.
Permit # 0318966

Pages including cover 2

Please find attached a copy of Conformance Letter from our engineers for the above referenced project. Please let me know if there is any else you need. I can be reached at (210) 771-6624

Thank you for your assistance.

210-404-
9028