# DEVELOPMENT & BUILDING SERVICE CENTER ONE STOP SHOP

600 SECOND ST. N.W. ATTENTION: Hydrology

505-924-3900
Records Withdrawal Form  HII - DAY DG TA DG TO DIVE Date: U 29/04  Project No
Project Title:
a File b. Mylars c. Redlines/Comments d Other Microfish
Requested by: Rose Rotter Bohannan Hixton Phone No.: 823-1000  Name and Company
Comments: 1 FORM FUR 7 DRAINAGE FILES & MICROFICHE
Anticipated Return Date:
Delivery Picked Up By:
Name: <u>Larry Barbour</u> Organization: <u>Bohannan-Huston</u> Inc.  Print
Signed: Date:
Office Use Only
Received By: Date: 7-6.07 Print  Attent V. Portilo  7/7/04

# CITY OF ALBUQUERQUE



December 2, 2004

Mr. Ron Bohannan, P.E.

TIERRA WEST, LLC

8509 Jefferson St. NE

Albuquerque, NM 87113

Re: GOLDEN CORRAL @ QUAIL PLAZA

2701 COORS BLVD. NW

Approval of Permanent Certificate of Occupancy (C.O.)

Engineer's Stamp dated 11/19/2003 (H-11/D67A)

Certification dated 12/02/2004

P.O. Box 1293

Dear Ron,

Albuquerque

Based upon the information provided in your submittal received 12/02/2004, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

Sincerely,

New Mexico 87103

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

www.cabq.gov

ullu

Arlene V. Portillo

Plan Checker, Planning Dept. - Hydrology

Development and Building Services

C:

Phyllis Villanueva

File

(REV. 1/28/2003rd)

PROJECT TITLE:	Golden Corral at Quail Plaza	ZONE MAP	DRG. FILE # H-11/D/07A
DRB10002459	EPC #: 03EPC-00159	_ WORK ORD	ER #:
LEGAL DESCRIPTION	WH BRUNNEL ADDITION Tracts 358 & 359 U	nit R Atrisco Grant &	nortion of TD A21
CITY ADDRESS:	2701 Coors Boulevard NW 87120	THE D ATTION	k portion of the AZT
ENGINEERING FIRM:		<del></del>	RONALD R. BOHANNAN OR SARA LAVY
ADDRESS:	8509 Jefferson NE	_ PHONE:	(505) 858-3100
CITY, STATE:	Albuquerque, NM	_ ZIP CODE:	87113
OWNER:	GC Development Corp.	CONTACT:	Henry Burton
ADDRESS:	5151 Glenwood Avenue	PHONE:	(919) 781-9310
CITY, STATE:	Raliegh, NC	ZIP CODE:	27612
•			
ARCHITECT:	Dekker Perich and Sabatini	CONTACT:	Chris Gunning
ADDRESS:	6801 Jefferson NE	PHONE:	761-9700
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87109
SLIDVEVOD.	O	00117407	
SURVEYOR: ADDRESS:	Surv-Tek Inc.		Russ Hugg
CITY, STATE:	9384 Valley View Drive NW	PHONE:	897-3366
OITI, SIAIE.	Albuquerque, NM	_ ZIP CODE:	87114
CONTRACTOR:	GC Development Corp.	CONTACT:	Henry Burton
ADDRESS:	5151 Glenwood Avenue	PHONE:	259-3821
CITY, STATE:	Raleigh, NC	ZIP CODE:	27612
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WAS A PRE-DESIGN CO YES X NO COPY PROVIDE  DATE SUBMITTED:	DNFERENCE ATTENDED:  D  12/2/2004	BY:	DEC 0 2 2004  BrackErescht 263-5808

- 1. Conceptual Grading and Drainage Plans: 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.

# CITY OF ALBUQUERQUE



### Planning Department Transportation Development Services Section

December 17, 2004

Sara Lavy, P.E. 8509 Jefferson NE Albuquerque, NM 87113

Re: Certification Submittal for Final Building Certificate of Occupancy for

Golden Corral at Quail, [H-11 / D67A]

2701 Coors Blvd NW

Engineer's Stamp Dated 12/16/04

Dear Mr. Lavy:

P.O. Box 1293

The TCL / Letter of Certification submitted on December 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

www.cabq.gov

Planning Department

c: Engineer
Hydrology file
CO Clerk

(REV. 1/28/2003rd)

H-11/1067A

DRB	PROJECT TITLE:	Golden Corral at Quail Plaza	ZONE MAP/DRG. FILE #: H-11		
ENGINEERING FIRM:  ADDRESS: ADDRESS: CITY, STATE: ADJOURNES: CONTACT:	DRB 10002459	EPC #: 03EPC-00159	WORK ORDER #:		
ENGINEERING FIRM: ADDRESS: ENGINEERING FIRM: ADDRESS: CITY, STATE:					
ENGINEERING FIRM: Terms West, LLC  ADRESS: CITY, STATE: S509 Jefferson NE S515 Gleinwood Avenue PHONE: (919) 781-3910 CONTACT: Henry Burton PHONE: (919) 781-3910 CONTACT: Henry Burton S509 Jefferson NE S601 Jefferson NE J			nit B Atrisco Grant &	& portion of TR A21	
ADDRESS: CITY, STATE: Albuquerque, IM  CITY, STATE: Albuquerque, IM  ADDRESS: S151 Glenwood Avenue  CITY, STATE: Rallegh, NC  ARCHITECT: ADDRESS: B801 Jeffenson NE  CITY, STATE: ADDRESS: B803 Jeffenson NE  CITY, STATE: ADDRESS: B804 Valley View Drive NW  ADDRESS: B804 Valley View Drive NW  PHONE: B97-3368  CITY, STATE: ADDRESS: B984 Valley View Drive NW  PHONE: B97-3368  CITY, STATE: ADDRESS: B151 Glenwood Avenue  CONTACT: CONTACTOR: ADDRESS: B151 Glenwood Avenue  PHONE: B97-3368  CITY, STATE: ADDRESS: B151 Glenwood Avenue  PHONE: B97-3368  CONTACT: CONTACT: Russ Hapgy PHONE: B97-3368  CITY, STATE: ADDRESS: B97-34 krip, B16-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-	CITY ADDRESS:	2701 Coors Boulevard NW 87120			
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CITY, STATE: Abuquarque, NM ZIP CODE: 87113  OWNER:			<del>_</del>		
OWNER: GC Development Corp. ADDRESS: 5151 Glemwood Avenue PHONE: (919) 731-9310 CITY, STATE: Ralleigh, NC ZIP CODE: 27612  ARCHITECT: Dektor Perich and Sabatini CONTACT: Chris Gunning ADDRESS: 8801 Jefferson NE PHONE: 37109 CITY, STATE: Abluquerque, NM ZIP CODE: 87109  SURVEYOR: Surv-Tek Inc. CONTACT: Russ Hugg PHONE: 897-3986 CITY, STATE: Abluquerque, NM ZIP CODE: 87114  SURVEYOR: Surv-Tek Inc. CONTACT: Russ Hugg CITY, STATE: Abluquerque, NM ZIP CODE: 87114  CONTACTOR: GC Development Corp. CONTACT: Henry Burton PHONE: 585-3886 CITY, STATE: Abluquerque, NM ZIP CODE: 87114  CONTACTOR: GC Development Corp. CONTACT: Henry Burton PHONE: 259-3821 CITY, STATE: Raleigh, NC ZIP CODE: 27612  CHECK TYPE OF SUBMITTAL: CONTACT: Henry Burton PHONE: 259-3821 CITY, STATE: Raleigh, NC ZIP CODE: 27612  CHECK TYPE OF SUBMITTAL: SIST PHONE DRAINAGE PLAN RESUBMITTAL. CONCEPTUAL GRADING & DRAINAGE PLAN GRADING PLAN SUBMITTAL: S. DEV. PLAN FOR BLDG. APPROVAL GRADING PLAN SUBMITTAL: S. DEV. PLAN FOR BLDG. APPROVAL GRADING PLAN SUBMITTAL: S. DEV. PLAN FOR BLDG. APPROVAL GRADING PLAN SUBMITTAL: S. DEV. PLAN FOR BLDG. APPROVAL HAMP OF SUBMIT APPROVAL EROSION CONTROL PLAN SUBMITTAL PLAT APPROVAL EROSION CONTROL PLAN SUBMITTAL SECTIOR PLAN APPROVAL EROSION CONTROL PLAN SUBMITTAL SECTIOR PLAN APPROVAL EROSION CONTROL PLAN SUBMITTAL PROVAL HAMP OF SUBMIT APPROVAL SECTIOR PLAN APPROVAL SULLDING PERMIT APPROVAL HAMP PROVAL HAMP OF SUBMIT APPROVAL CERTIFICATE OF OCCUPANCY (PERM.) CONTACT: Henry Burton PHONE: 27612  DEC 1 6 2004 HYDROLOGY SECTION HYDROLOGY SECTION			<del></del>	<del>-3. ; · · · · · · · · · · · · · · · · · · </del>	
ADDRESS: 515 Glamwood Avenue PHONE: 219 781-9310  ZIP CODE: 27812  ARCHITECT: Dektor Perich and Sabetini CONTACT: Chris Gunning PHONE: 761-9700  ADDRESS: 8901 Jefferson NE PHONE: 761-9700  ZIP CODE: 37109  SURVEYOR: Abuquerque, NM ZIP CODE: 37109  SURVEYOR: ADDRESS: 9384 Valley View Drive NW PHONE: 877-3368  CITY, STATE: Abuquerque, NM ZIP CODE: 87114  CONTACT: Russ Hugg ADDRESS: 9384 Valley View Drive NW PHONE: 877-3368  CITY, STATE: Abuquerque, NM ZIP CODE: 87114  CONTACTOR: GC Development Corp. CONTACT: Henry Burton PHONE: 258-3821  CITY, STATE: Raleigh, NC ZIP CODE: 27612  CHECK TYPE OF SUBMITTAL: 21P CODE: 27612  CHECK TYPE OF SUBMITTAL: SIS IS Glamwood Avenue PHONE: SIA / FINANCIAL GUARANTEE RELEASE PRELIMINARY PLAT APPROVAL  DRAINAGE PLAN 1st SUBMITTAL, REQUIRES TCL or equal DRAINAGE PLAN 1st SUBMITTAL, PLAT APPROVAL  CONCEPTUAL GRADING & DRAINAGE PLAN SECTOR PLAN POR SUBD. PERMIT APPROVAL  GRADING PLAN  EROSION CONTROL PLAN FINANCIAL GUARANTEE RELEASE PRELIMINARY PLAT APPROVAL  EROSION CONTROL PLAN BUILDING PERMIT APPROVAL  EROSION CONTROL PLAN BUILDING PERMIT APPROVAL  ENGINEER'S CERTIFICATION (HYDROLOGY) FOUNDATION PERMIT APPROVAL  ENGINEER'S CERTIFICATION (TCL) SCENTIFICATE OF OCCUPANCY (TEMP.)  GRADING PERMIT APPROVAL  WAS A PRE-DESIGN CONFERENCE ATTENDED: YES  X NO  COPY PROVIDED  PHORE: 27612  CONTACT: Chrisching State Plan Subdition Su	CHT, STATE:	Albuquerque, NM	_ ZIP CODE:	8/113	
ADDRESS: 515 Glamwood Avenue PHONE: 219 781-9310  ZIP CODE: 27812  ARCHITECT: Dektor Perich and Sabetini CONTACT: Chris Gunning PHONE: 761-9700  ADDRESS: 8901 Jefferson NE PHONE: 761-9700  ZIP CODE: 37109  SURVEYOR: Abuquerque, NM ZIP CODE: 37109  SURVEYOR: ADDRESS: 9384 Valley View Drive NW PHONE: 877-3368  CITY, STATE: Abuquerque, NM ZIP CODE: 87114  CONTACT: Russ Hugg ADDRESS: 9384 Valley View Drive NW PHONE: 877-3368  CITY, STATE: Abuquerque, NM ZIP CODE: 87114  CONTACTOR: GC Development Corp. CONTACT: Henry Burton PHONE: 258-3821  CITY, STATE: Raleigh, NC ZIP CODE: 27612  CHECK TYPE OF SUBMITTAL: 21P CODE: 27612  CHECK TYPE OF SUBMITTAL: SIS IS Glamwood Avenue PHONE: SIA / FINANCIAL GUARANTEE RELEASE PRELIMINARY PLAT APPROVAL  DRAINAGE PLAN 1st SUBMITTAL, REQUIRES TCL or equal DRAINAGE PLAN 1st SUBMITTAL, PLAT APPROVAL  CONCEPTUAL GRADING & DRAINAGE PLAN SECTOR PLAN POR SUBD. PERMIT APPROVAL  GRADING PLAN  EROSION CONTROL PLAN FINANCIAL GUARANTEE RELEASE PRELIMINARY PLAT APPROVAL  EROSION CONTROL PLAN BUILDING PERMIT APPROVAL  EROSION CONTROL PLAN BUILDING PERMIT APPROVAL  ENGINEER'S CERTIFICATION (HYDROLOGY) FOUNDATION PERMIT APPROVAL  ENGINEER'S CERTIFICATION (TCL) SCENTIFICATE OF OCCUPANCY (TEMP.)  GRADING PERMIT APPROVAL  WAS A PRE-DESIGN CONFERENCE ATTENDED: YES  X NO  COPY PROVIDED  PHORE: 27612  CONTACT: Chrisching State Plan Subdition Su	OWNER:	GC Dovolonment Corn	CONTACT	Henny Dueton	
CITY, STATE: Rallegh, NC  ARCHITECT: Dekker Perich and Sabatini ADDRESS: 8901 Juffarson NE CITY, STATE: Albuquerque, NMM ZIP CODE: 751-9700  SURVEYOR: Surv-Tek Inc. ADDRESS: 3384 Valley View Drive NW CITY, STATE: Albuquerque, NMM ZIP CODE: 87109  CONTACT: Henry Burbon ADDRESS: 5151 Giermood Avanue CITY, STATE: Ralleigh, NC  CITY, STATE: Ralleigh, NC  CONTACT: Henry Burbon PHONE: 259-3821  CITY, STATE: Ralleigh, NC  CONTACT: Henry Burbon PHONE: 259-3821  CITY, STATE: Ralleigh, NC  CHECK TYPE OF SUBMITTAL: DRAINAGE PLAN 1st SUBMITTAL, REQUIRES TCL or equal DRAINAGE PLAN 1st SUBMITTAL, REQUIRES TCL or equal DRAINAGE PLAN RESUBMITTAL CONCEPTUAL GRADING & DRAINAGE PLAN EROSION CONTROL PLAN EROSION CONTROL PLAN ENGINEER'S CERTIFICATION (HYDROLOGY) CLOMRALOMR TRAFFIC CIRCULATION LAYOUT (TCL) X ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN) OTHER  WAS A PRE-DESIGN CONFERENCE ATTENDED: YES X NO COPY PROVIDED			<del></del>		
ARCHITECT: Deliker Perich and Sabatini CONTACT: Chris Gunning ADDRESS: 8801 Jefferson NE PHONE: 761-9700  SURVEYOR: Abboquerque, NM ZIP CODE: 87109  SURVEYOR: Surv-Tek Inc. CONTACT: Russ Hugg ADDRESS: 3384 Valley View Drive NW PHONE: 897-3366 CITY, STATE: Abbuquerque, NM ZIP CODE: 37109  CONTACTOR: GC Development Corp. CONTACT: Henry Burton ADDRESS: 5151 Glemwood Avenue PHONE: 259-3821 CITY, STATE: Releigh, NC ZIP CODE: 277612  CHECK TYPE OF SUBMITTAL: DRAINAGE PLAN 11st SUBMITTAL, REQUIRES TCL or equal DRAINAGE PLAN 11st SUBMITTAL,			<del></del>		
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ADDRESS: 5801 Jefferson NE CITY, STATE: Absquerque, NM ZIP CODE: 57109  SURVEYOR: Suv-Tek Inc. ADDRESS: 9384 Valley View Drive NW ADDRESS: 9384 Valley View Drive NW ZIP CODE: 57114  CONTRACTOR: GC Development Corp. ADDRESS: 5151 Glermood Avenue CITY, STATE: Raieigh, NC  CITY, STATE: Raieigh, NC  CHECK TYPE OF SUBMITTAL: DRAINAGE PLAN 1st SUBMITTAL, REQUIRES TCL or equal DRAINAGE PLAN 1st SUBMITTAL DRAINAGE PLAN 1st SUBMITTAL CONCEPTUAL GRADING & DRAINAGE PLAN GRADING PLAN EROSION CONTROL PLAN EROSION CONTROL PLAN EROSION CONTROL PLAN ENGINEER'S CERTIFICATION (HYDROLOGY) TRAFFIC CIRCULATION LAYOUT (TCL) X ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN) OTHER  WAS A PRE-DESIGN CONFERENCE ATTENDED: YES X NO COPY PROVIDED	ARCHITECT:	Dekker Perich and Sabatini	CONTACT:	Chris Gunning	
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CONTRACTOR: Albuquerque, NM ZIP CODE: 67114  CONTRACTOR: GC Development Corp. CONTACT: Henry Burton  ADDRESS: 5151 Glenwood Avenue PHONE: 259-3621  CITY, STATE: Raleigh, NC ZIP CODE: 27812  CHECK TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL SOUGHT: SIA / FINANCIAL QUARANTEE RELEASE DRAINAGE REPORT SIA / FINANCIAL QUARANTEE RELEASE DRAINAGE PLAN RESUBMITTAL. S. DEV. PLAN FOR SUB'D. APPROVAL CONCEPTUAL GRADING & DRAINAGE PLAN S. DEV. PLAN FOR SUB'D. APPROVAL GRADING PLAN SECTOR PLAN APPROVAL EROSION CONTROL PLAN FINAL PLAT APPROVAL ENGINEER'S CERTIFICATION (HYDROLOGY) FOUNDATION PERMIT APPROVAL TRAFFIC CIRCULATION LAYOUT (TCL) Z. CERTIFICATE OF OCCUPANCY (PERM.) TRAFFIC CIRCULATION (DRB APPR. SITE PLAN) GRADING PERMIT APPROVAL OTHER  WAS A PRE-DESIGN CONFERENCE ATTENDED: YES X NO COPY PROVIDED  ZIP CODE: 67114  CONTACT: Henry Burton ZS9-3621  ZIP CODE: 27812  CHECK TYPE OF APPROVAL SOUGHT: SIA / FINANCIAL GUARANTEE RELEASE PRELIMINARY PLAT APPROVAL SIA / FINANCIAL GUARANTEE RELEASE PRELIMINARY PLAT APPROVAL FINAL PLAT APPROVAL FINAL PLAT APPROVAL GRADING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY (PERM.) CERTIFICATE OF OCCUPANCY (PERM.) CERTIFICATE OF OCCUPANCY (TEMP.) GRADING PERMIT APPROVAL WORK ORDER APPROVAL OTHER (SPECIFY)  WAS A PRE-DESIGN CONFERENCE ATTENDED: YES X NO COPY PROVIDED	SURVEYOR:	Surv-Tek Inc.	CONTACT:	Russ Hugg	
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DATE SUBMITTED: 12/16/2004 BY: Brad Frosch 263-5808	YES NO			DEC 1 6 2004	
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- 1. Conceptual Grading and Drainage Plans: 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.

8509 Jefferson NE Albuquerque, NM 87113 (505) 858-3100 fax (505) 858-1118 twllc@tierrawestllc.com 1-800-245-3102

December 16, 2004

Mr. Nilo Salgado-Fernandez, PE Development and Building Services Public Works Department PO Box 1293 Albuquerque, NM 87103

RE:

Site Plan Certification for Permanent Certificate of Occupancy

Golden Corral at Quail Plaza 2701 Coors Boulevard NW

#### Dear Nilo:

Tierra West, LLC, requests a Permanent Certification of the Site Plan for Building Permit for the Golden Corral restaurant located at 2701 Coors Boulevard NW. Enclosed please find the information sheet, the Administrative Site Plan for Subdivision, the Site Plan for Subdivision and the as built Site Plan for Building Permit.

The handicap ramp that leads to the adjacent undeveloped building pad on tract 5, crosswalk striping and the landscaping along the east property line has been completed.

The parking area striping and fire lane striping is complete.

Field verification of the site was completed by our office and is in substantial compliance with the approved plan.

We are, therefore, requesting Certification of the Site Plan for Building Permit for Permanent Certificate of Occupancy.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

Sara Lavy, PE

Enclosure/s

cc: G/C Development

JN: 23041 SL/bf DEC 1 6 2004

HYDROLOGY SECTION

23041/Golden Corral (Quail Plaza) permTCL Cert letter



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 6, 2004

Ronald Bohannan, P.E. Tierra West, LLC 8509 Jefferson NE Albuquerque, NM 87113

Re: Golden Corral at Quail Ridge, Southeast corner of Quail and 57<sup>th</sup> Street, Grading and Drainage Plan

Engineer's Stamp dated 11-19-03 (H11/D67A)

Dear Mr. Bohannan,

Based upon the information provided in your submittal received 11-20-03, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro

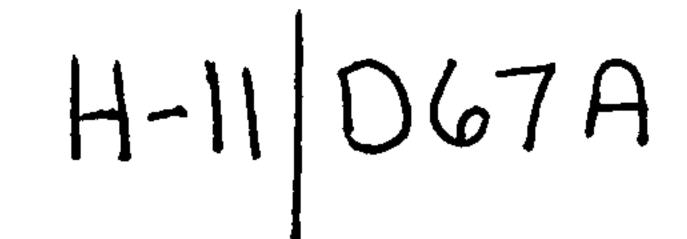
Engineering Associate, Planning Dept.

Development and Building Services

SUB

C: File

(REV. 1/28/2003rd)



PROJECT TITLE:	Golden Corral at Quail Ridge		ZONE MAP/	DRG. FILE #:	H-11
DRB #: 1002459	EPC #: 03EPC-00159		WORK ORD	ER #:	
LEGAL DESCRIPTION			<del> </del>		
CITY ADDRESS:	Southeast corner of Quail and 57th Stre	eet	<u></u>	<u></u>	
ENGINEEDING EIDM.	Tiorre Mont IIC		CONTACT.		
ENGINEERING FIRM: ADDRESS:	**************************************		CONTACT:		NNAN OR SARA LAVY
CITY, STATE:	8509 Jefferson NE		PHONE:	(505) 858-3100	<del></del>
OITT, STATE.	Albuquerque, NM		ZIP CODE:	<u>87113</u>	<del></del>
OWNER:	SCM Property Company, LLC		CONTACT:	Ben Spencer	
ADDRESS:	6300 Riverside Plaza Lane NW, Suite 200		PHONE:	889-3061	· · · · · · · · · · · · · · · · · · ·
CITY, STATE:	Albuquerque, NM		ZIP CODE:	87120	<u> </u>
ARCHITECT:			CONTACT:		
ADDRESS:			PHONE:		
CITY, STATE:			ZIP CODE:		· · · · · · · · · · · · · · · · · · ·
SURVEYOR:	Precision Surveys	<del> </del>	CONTACT:	Larry Medrano	
ADDRESS:	8414-D Jefferson Street NE		PHONE:	856-5700	
CITY, STATE:	Albuquerque, NM	<u> </u>	ZIP CODE:	87113	
CONTRACTOR			00117107		
CONTRACTOR: ADDRESS:			CONTACT: PHONE:		<del></del>
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DATE SUBMITTED:	11/19/2003	В	Y:	Sara Lavy	

- 1. Conceptual Grading and Drainage Plans 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.



8509 Jefferson NE Albuquerque, NM 87113 (505) 858-3100 fax (505) 858-1118 twllc@tierrawestllc.com 1-800-245-3102

November 19, 2003

Mr. Brad Bingham
Hydrology Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Golden Corral at Quail Ridge

Dear Mr. Bingham:

Tierra West LLC, on behalf of the owner, requests approval of the grading and drainage plan for the Golden Corral Restaurant at Quail Ridge Shopping Center. The Quail Ridge drainage report was approved on October 3, 2003, and I have included the letter for your reference. The developer of Quail Ridge will mass grade and install the proposed storm drain (system) Golden Corral will be doing fine grading on their site. This grading plan follows the approved master plan and assumes the storm drain will be in place. We have made no changes to the drainage basins proposed in the master plan.

If you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

Sara Lavv. P.E.

CC:

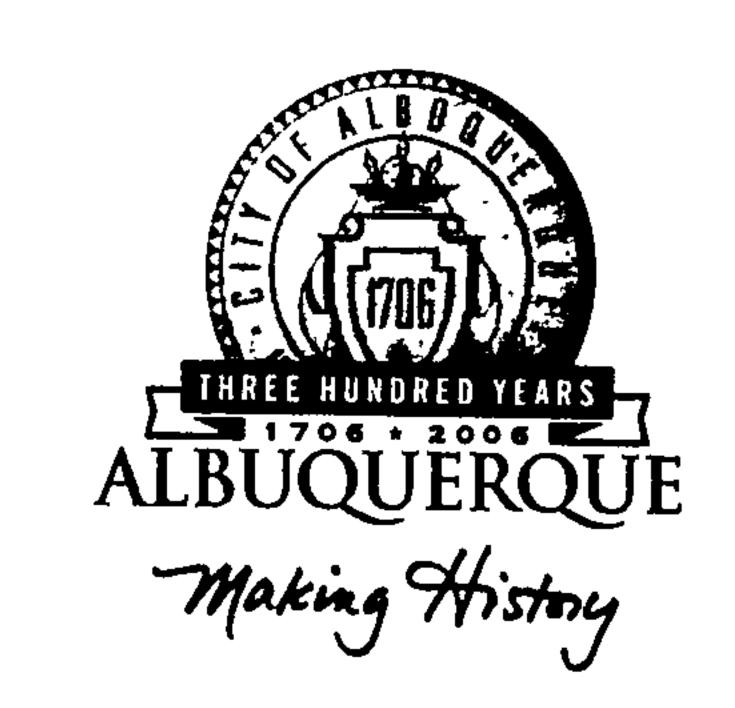
Steve Maestas Ben Spencer

JN: 230041

scl

230041: 2341 hydrology submittal Itr.doc

# CITY OF ALBUQUERQUE



### Planning Department Transportation Development Services Section

December 3, 2004

Ronald R. Bohannan, P.E., Tierra West, LLC. 8509 Jefferson NE Albuquerque, NM 87113

Re: Approval of Temporary Certificate of Occupancy (C.O.) for Golden Corral @ Quaial Plaza, [H-11 / D67A] 2701 Coors Blvd NW Engineer's Stamp Dated 12/02/04

Dear Mr. Bohannan:

Based on the information provided on your submittal dated December 2, 2004, the above referenced project is approved for a 30-day Temporary C.O.

P.O. Box 1293

A Temporary C.O. has been issued allowing the outstanding building pad (tract 5) H.C. ramp, crosswalk striping, and landscaping 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.

Albuquerque

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 letterheadstamped 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

www.cabq.gov

New Mexico 87103

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

Sincerely,

Transportation.

Nilo E. Salgado-Pernandez, P.E.

Senior Traffic Engineer

Development and Building Services

Planning Department

c: Engineer Hydrology file CO Clerk

(REV. 1/28/2003rd)

PROJECT TITLE:	Golden Corral at Quail Plaza	<del></del>	DRG. FILE #: H-11 10674	
DRB 10002459	EPC #: 03EPC-00159	WORK ORDER #:		
LEGAL DESCRIPTION: WH BRUNNEL ADDITION Tracts 358 & 359 U CITY ADDRESS: 2701 Coors Boulevard NW 87120		nit B Atrisco Grant &	portion of TR A21	
ENGINEERING FIRM: ADDRESS: CITY, STATE:	Tierra West, LLC 8509 Jefferson NE Albuquerque, NM	CONTACT: PHONE: ZIP CODE:	RONALD R. BOHANNAN OR SARA LAVY (505) 858-3100 87113	
OWNER: ADDRESS: CITY, STATE:  ARCHITECT: ADDRESS: CITY, STATE:  SURVEYOR: ADDRESS: CITY, STATE:	GC Development Corp.  5151 Glenwood Avenue Raliegh, NC  Dekker Perich and Sabatini 6801 Jefferson NE Albuquerque, NM  Surv-Tek Inc. 9384 Valley View Drive NW	CONTACT: PHONE: ZIP CODE:  CONTACT: PHONE: ZIP CODE:	Henry Burton (919) 781-9310 27612  Chris Gunning 761-9700 87109  Russ Hugg 897-3366	
CITY, STATE:  CONTRACTOR: ADDRESS: CITY, STATE:	Albuquerque, NM  GC Development Corp.  5151 Glenwood Avenue  Raleigh, NC	ZIP CODE:  CONTACT: PHONE: ZIP CODE:	Henry Burton 259-3821 27612	
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DATE SUBMITTED:	12/2/2004	BY:	Brad Frosch 263-5808	

- 1. Conceptual Grading and Drainage Plans: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
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8509 Jefferson NE Albuquerque, NM 87113 (505) 858-3100 fax (505) 858-1118

twllc@tierrawestllc.com 1-800-245-3102

December 2, 2004

Mr. Nilo Salgado-Fernandez, PE Development and Building Services Public Works Department PO Box 1293 Albuquerque, NM 87103

RE: Site Plan Certification for 30-day Temporary Certificate of Occupancy

Golden Corral at Quail Plaza 2701 Coors Boulevard NW

Dear Nilo:

Tierra West, LLC, requests a 30-day Temporary Certification of the Site Plan for Building Permit for the Golden Corral restaurant located at 2701 Coors Boulevard NW. Enclosed please find the information sheet, the Administrative Site Plan for Subdivision, the Site Plan for Subdivision and the as built Site Plan for Building Permit.

The 30-day temporary certificate of occupancy is to allow for the completion of the handicap ramp that leads to the adjacent undeveloped building pad on tract 5, crosswalk striping and completion of the landscaping along the east property line.

The parking area striping and fire lane striping is complete.

Field verification of the site was completed by our office and is in substantial compliance with the approved plan.

We are, therefore, requesting Certification of the Site Plan for Building Permit for a 30-day temporary Certificate of Occupancy.

If you have any questions or need additional information regarding this matter, please do

7868

PROFESSIONAL

R Behannan, PE

not hesitate to call me.

Enclosure/s

cc: G/C Development

JN: 23041 RRB/bf DEC 02 2004
HYDROLOGY SECTION
HYDROLOGY SECTION

23041/Golden Corral (Quail Plaza) tempTCL Cert letter