

✓

**DEVELOPMENT & BUILDING SERVICE CENTER  
ONE STOP SHOP  
600 SECOND ST. N.W.**

**ATTENTION:** Hydrology  
**505-924-3900**

**Records Withdrawal Form**

**Project No.**

H11-D11 D67A D67 D33 J114523  
D21A D67B D67

**Date:**

6/29/04

**Project Title:**

☒ a.

File

☐ b. Mylars

☐ c. Redlines/Comments

☒ d.

Other

Microfilm

**Requested by:**

Rose Ratter

Bohannon Huston

**Phone No.:** 823-1000

Name

and

Company

**Comments:**

1 FORM FOR 7 DRAINAGE FILES & MICROFILM

**Anticipated Return Date:**

7/1/04

I hereby accept full responsibility for the security of the above noted records/plans until return receipt acknowledgement is completed. Records/plans will be returned to the Development and Building Services Center on or before the indicated anticipated return date.

**Delivery Picked Up By:**

**Name:**

Larry Barbour

Print

**Organization:**

Bohannon-Huston, Inc.

**Signed:**

Larry Barbour

**Date:**

6/29/04

.....  
**Office Use Only**

**Return Acknowledged:**

**Received By:**

Arhene V. Portillo

Print

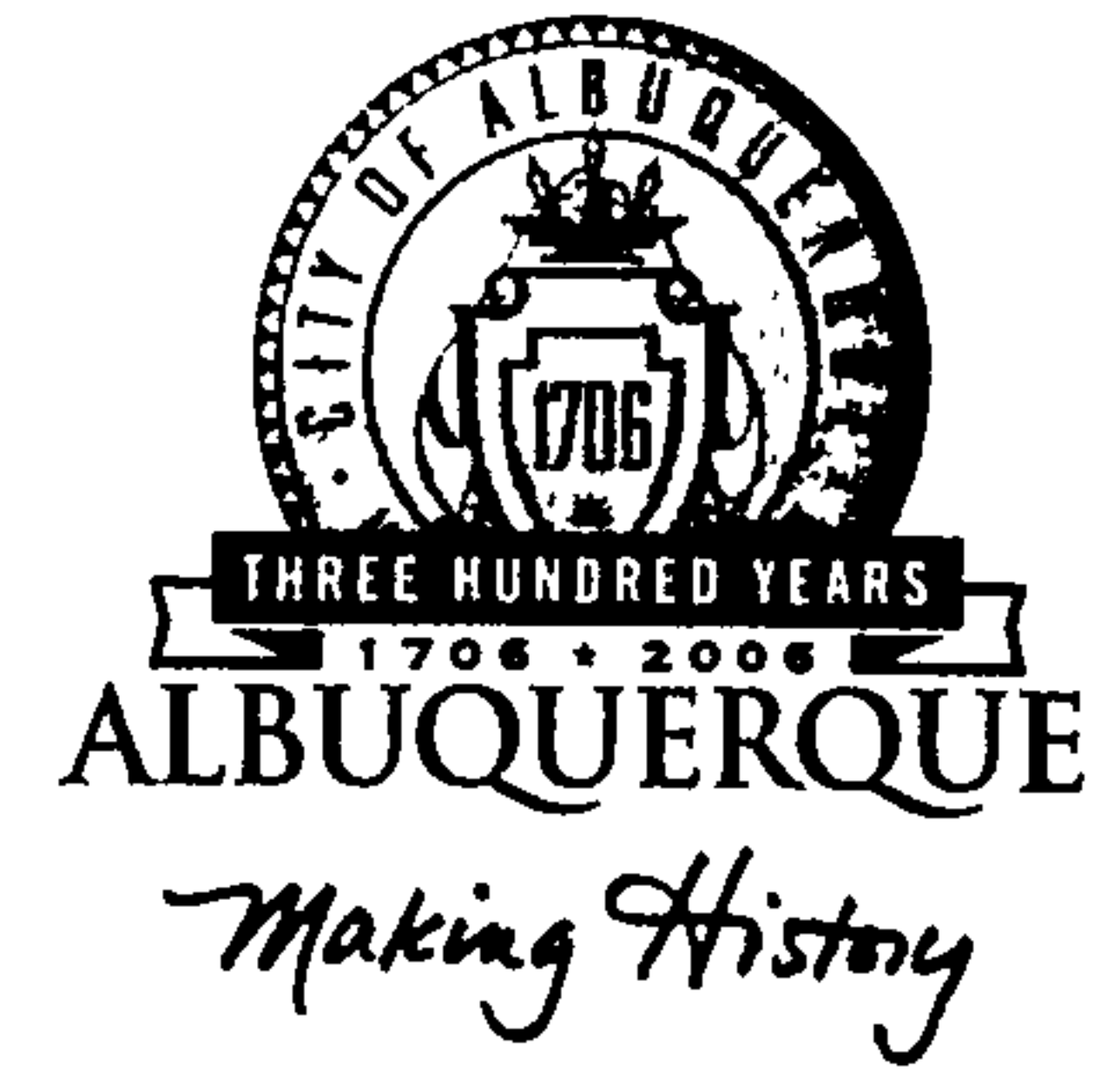
**Date:**

7-6-04

Arhene V. Portillo

7/7/04

# CITY OF ALBUQUERQUE



December 2, 2004

Mr. Ron Bohannon, 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.

New Mexico 87103

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

Sincerely,

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

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

C: Phyllis Villanueva  
File

# DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Golden Corral at Quail Plaza  
DRB 10002459 EPC #: 03EPC-00159

ZONE MAP/DRG. FILE # H-11/D107A  
WORK ORDER #:

LEGAL DESCRIPTION WH BRUNNEL ADDITION Tracts 358 & 359 Unit B Atrisco Grant & portion of TR A21  
CITY ADDRESS: 2701 Coors Boulevard NW 87120

ENGINEERING FIRM: Tierra West, LLC  
ADDRESS: 8509 Jefferson NE  
CITY, STATE: Albuquerque, NM

CONTACT: RONALD R. BOHANNAN OR SARA LAVY  
PHONE: (505) 858-3100  
ZIP CODE: 87113

OWNER: GC Development Corp.  
ADDRESS: 5151 Glenwood Avenue  
CITY, STATE: Raliegh, NC

CONTACT: Henry Burton  
PHONE: (919) 781-9310  
ZIP CODE: 27612

ARCHITECT: Dekker Perich and Sabatini  
ADDRESS: 6801 Jefferson NE  
CITY, STATE: Albuquerque, NM

CONTACT: Chris Gunning  
PHONE: 761-9700  
ZIP CODE: 87109

SURVEYOR: Surv-Tek Inc.  
ADDRESS: 9384 Valley View Drive NW  
CITY, STATE: Albuquerque, NM

CONTACT: Russ Hugg  
PHONE: 897-3366  
ZIP CODE: 87114

CONTRACTOR: GC Development Corp.  
ADDRESS: 5151 Glenwood Avenue  
CITY, STATE: Raleigh, NC

CONTACT: Henry Burton  
PHONE: 259-3821  
ZIP CODE: 27612

## 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

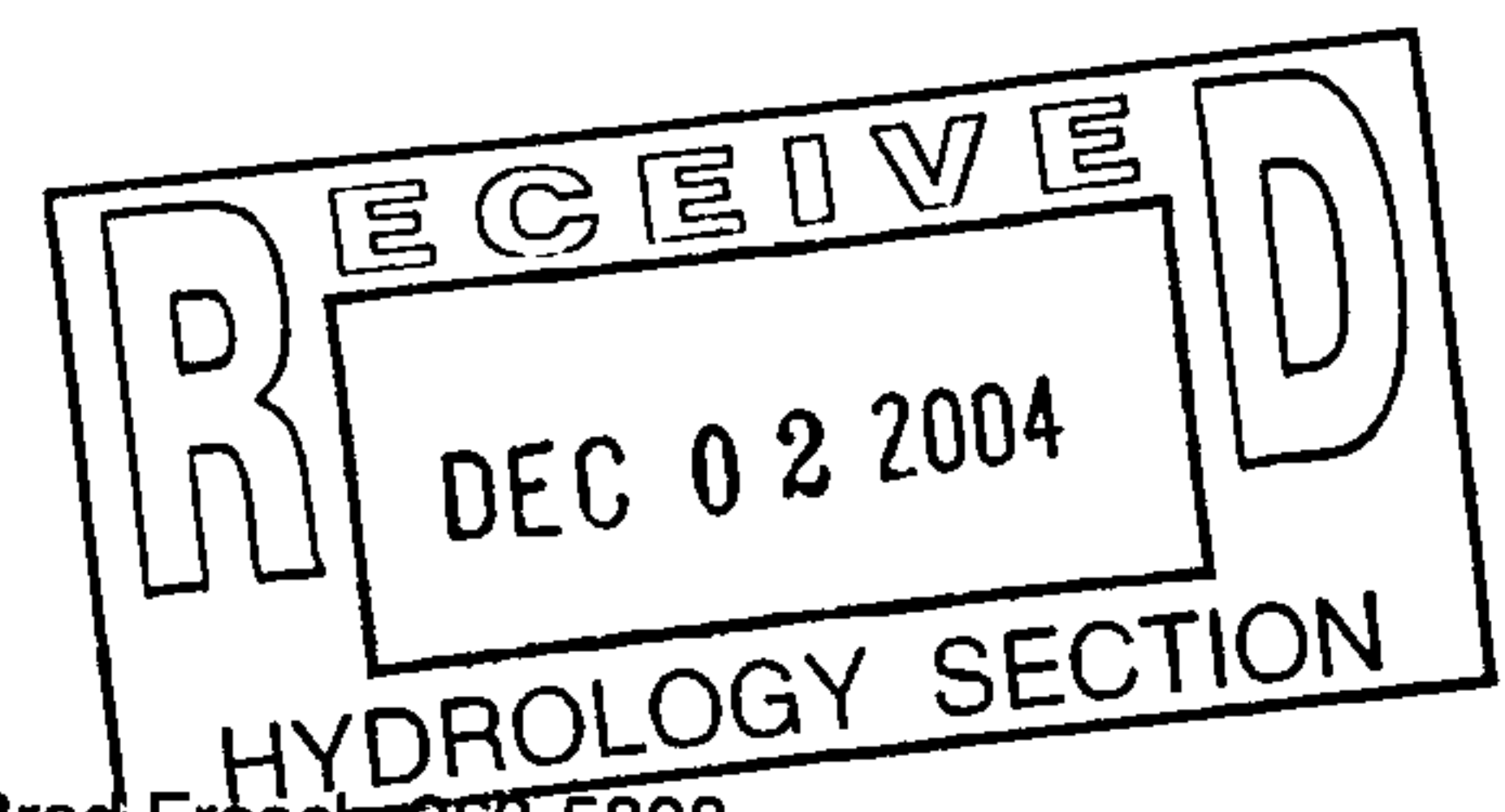
## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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

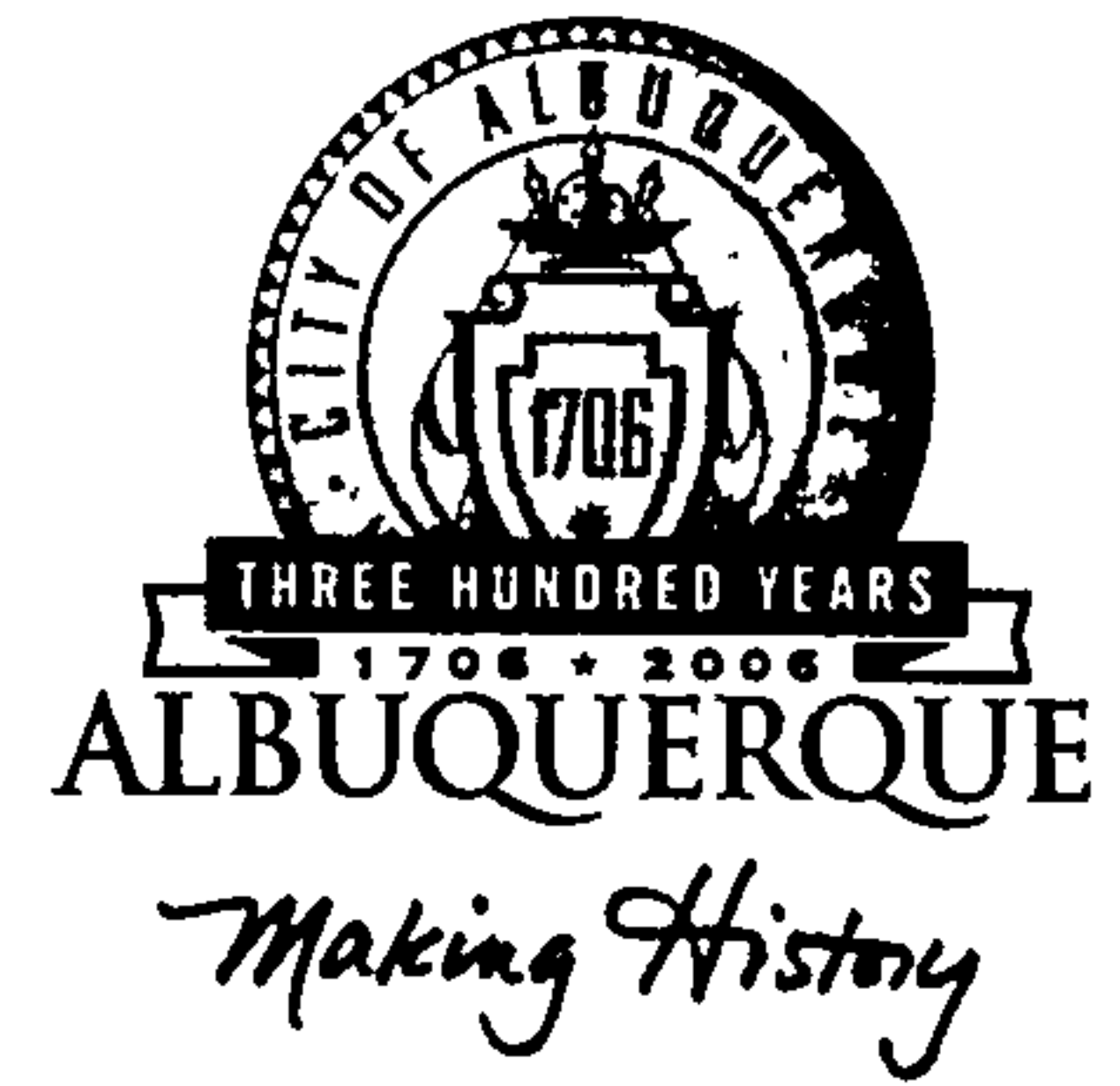
DATE SUBMITTED: 12/2/2004 BY: Brad Froesch 263-5808



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 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  
Planning Department

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

c: Engineer  
Hydrology file  
CO Clerk



# DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

H-11/D67A

PROJECT TITLE: Golden Corral at Quail Plaza ZONE MAP/DRG. FILE #: H-11  
 DRB 10002459 EPC #: 03EPC-00159 WORK ORDER #:

LEGAL DESCRIPTION: WH BRUNNEL ADDITION Tracts 358 & 359 Unit B Atrisco Grant & portion of TR A21  
 CITY ADDRESS: 2701 Coors Boulevard NW 87120

ENGINEERING FIRM: Tierra West, LLC CONTACT: 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: Raleigh, 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

SURVEYOR: Surv-Tek Inc. CONTACT: Russ Hugg  
 ADDRESS: 9384 Valley View Drive NW PHONE: 897-3366  
 CITY, STATE: 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

**CHECK TYPE OF SUBMITTAL:**

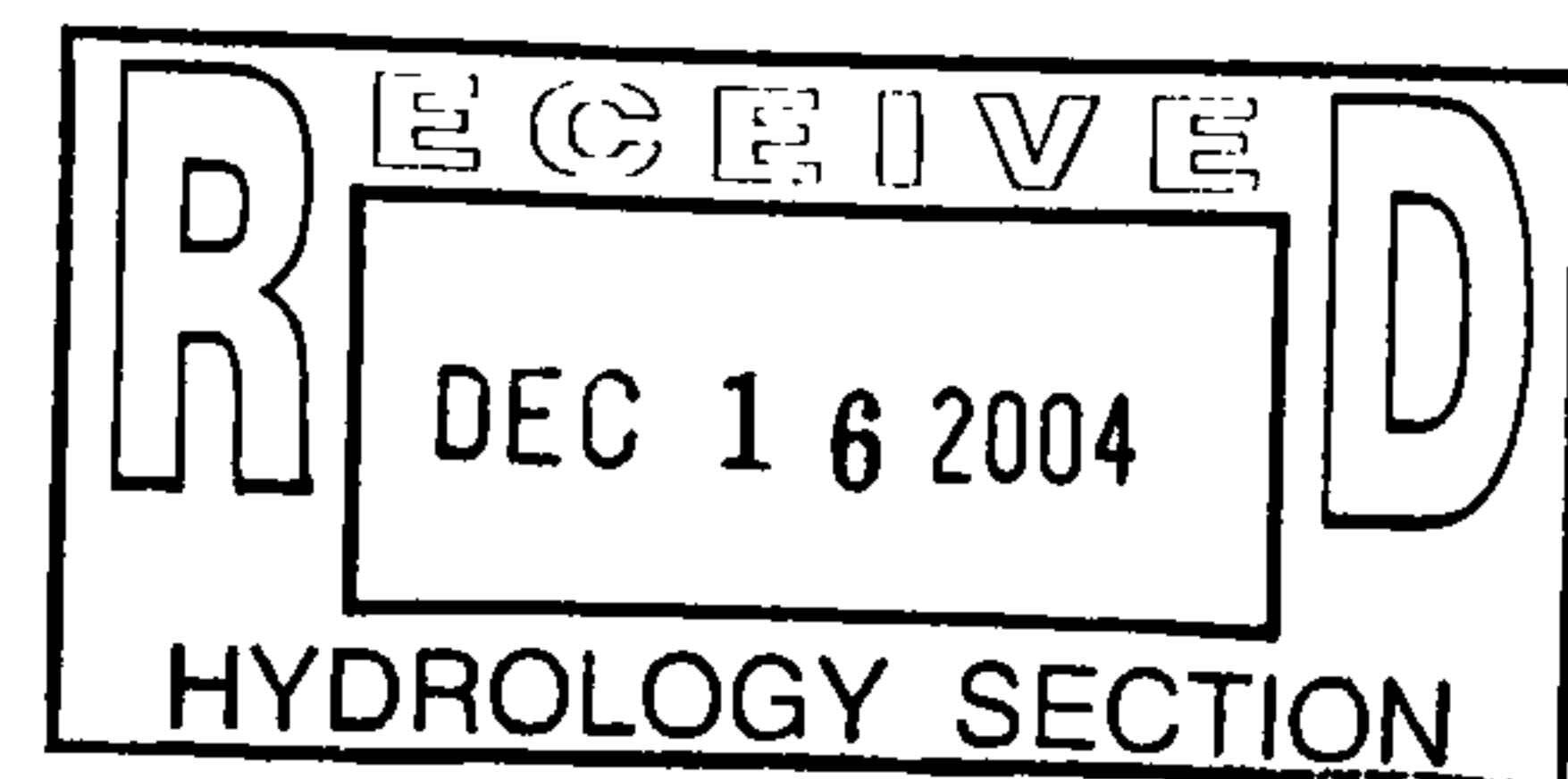
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEERS CERTIFICATION (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
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- ☐ FINAL PLAT APPROVAL
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- ☐ 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: 12/16/2004 BY: Brad Frosch 263-5808

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 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.

# TIERRA WEST, LLC

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.

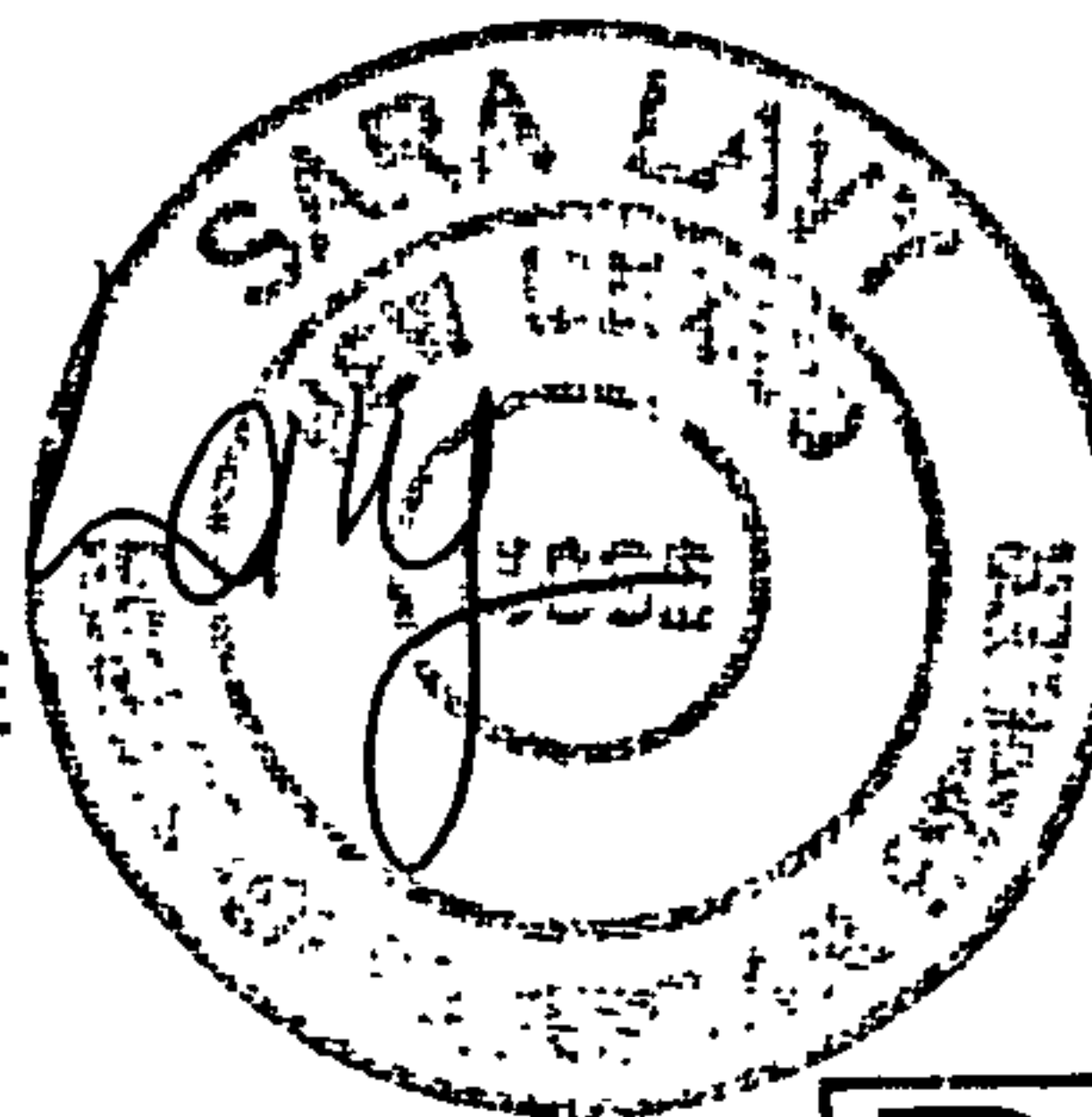
Field verification of the site was completed by our office and is in substantial compliance with the approved plan.

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,

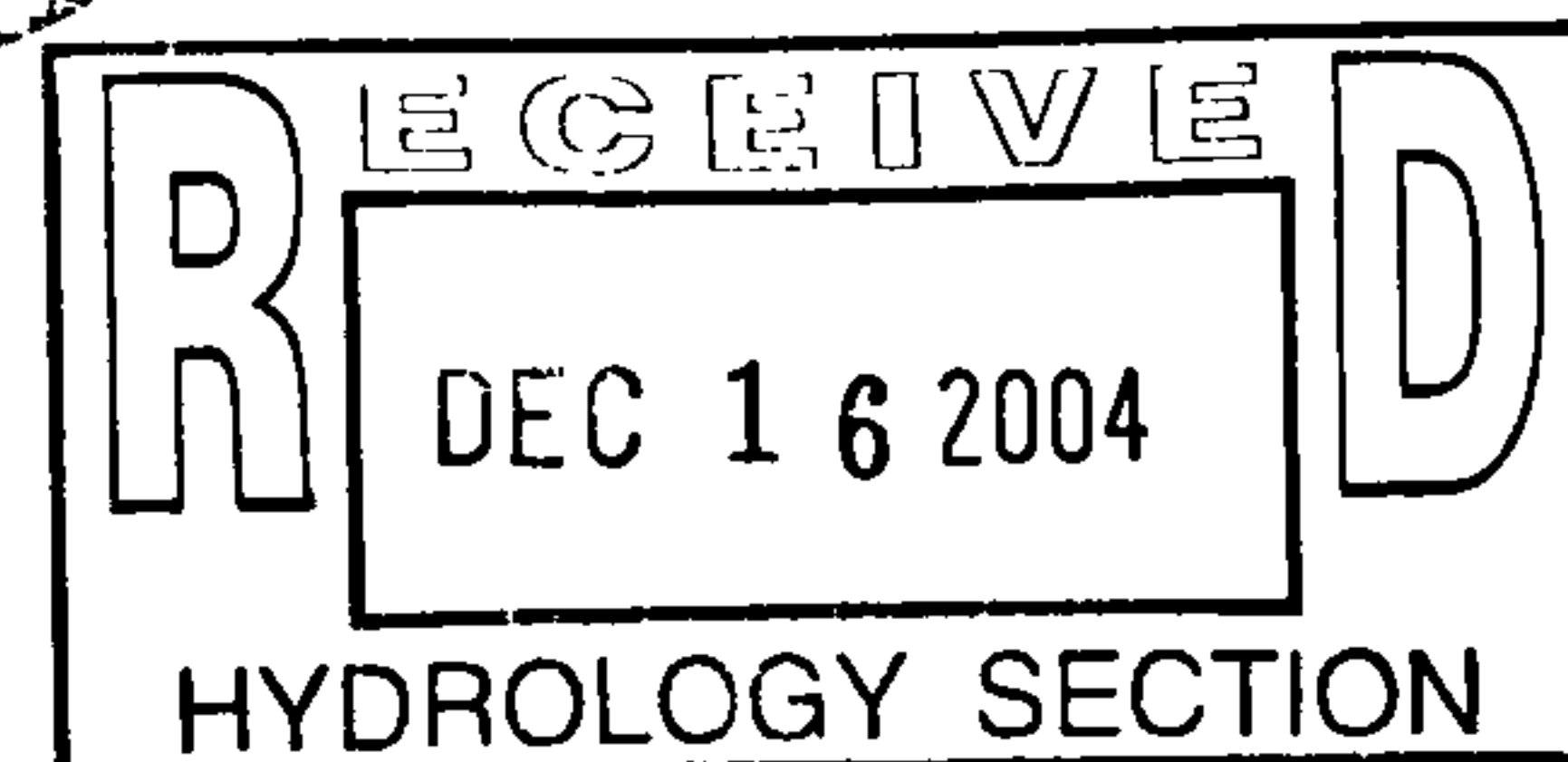
  
Sara Lavy, PE



Enclosure/s

cc: G/C Development

JN: 23041  
SL/bf





# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 6, 2004

Ronald Bohannon, 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. Bohannon,

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

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

H-11 | D67A

PROJECT TITLE: Golden Corral at Quail Ridge  
DRB #: 1002459 EPC #: 03EPC-00159

ZONE MAP/DRG. FILE #: H-11  
WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: Brunell Addition - WH  
CITY ADDRESS: Southeast corner of Quail and 57th Street

ENGINEERING FIRM: Tierra West, LLC  
ADDRESS: 8509 Jefferson NE  
CITY, STATE: Albuquerque, NM

CONTACT: RONALD R. BOHANNAN OR SARA LAVY  
PHONE: (505) 858-3100  
ZIP CODE: 87113

OWNER: SCM Property Company, LLC  
ADDRESS: 6300 Riverside Plaza Lane NW, Suite 200  
CITY, STATE: Albuquerque, NM

CONTACT: Ben Spencer  
PHONE: 889-3061  
ZIP CODE: 87120

ARCHITECT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

SURVEYOR: Precision Surveys  
ADDRESS: 8414-D Jefferson Street NE  
CITY, STATE: Albuquerque, NM

CONTACT: Larry Medrano  
PHONE: 856-5700  
ZIP CODE: 87113

CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CHECK TYPE OF SUBMITTAL:

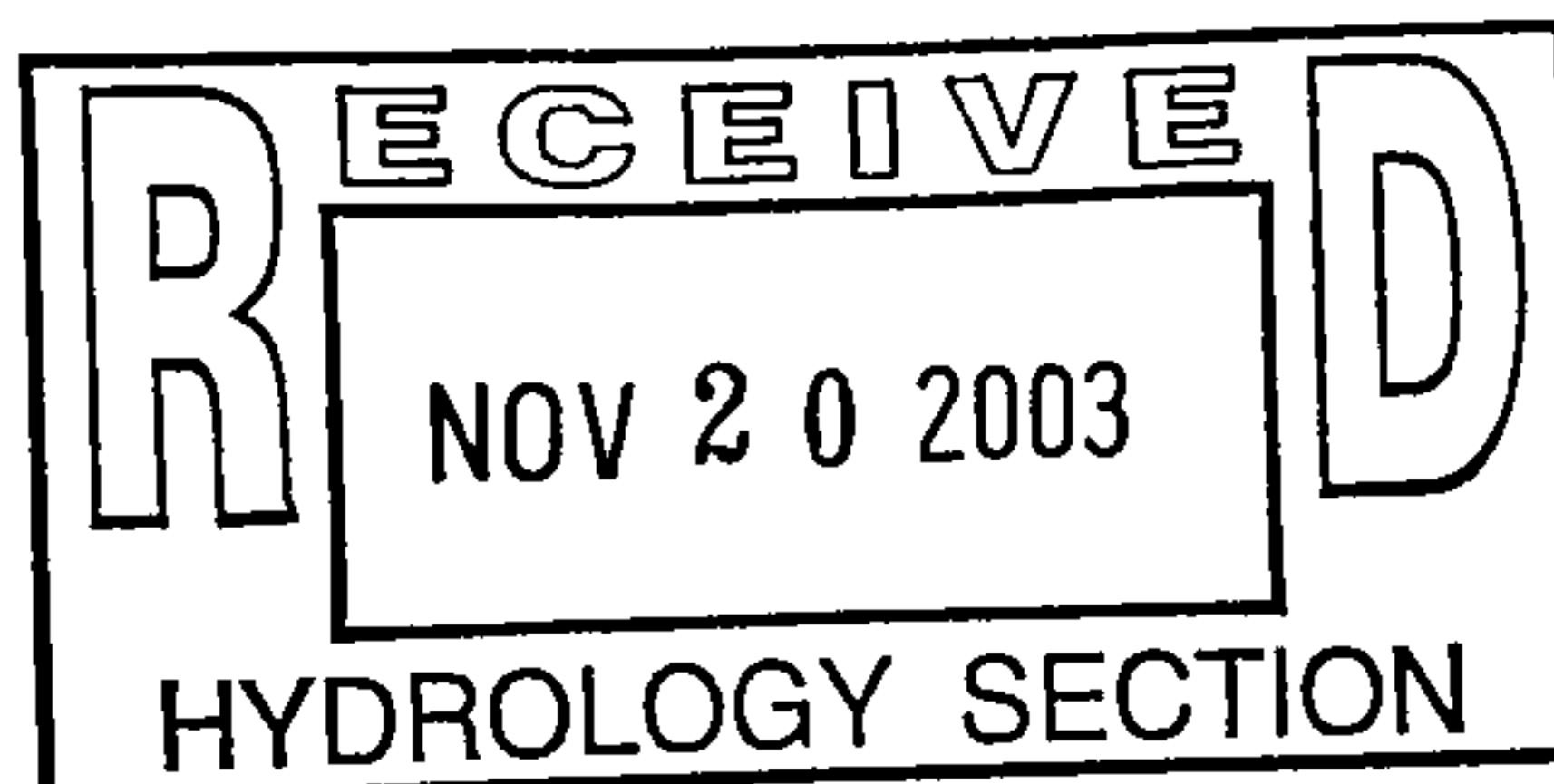
- ☒ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**  
☐ DRAINAGE PLAN RESUBMITTAL  
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☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)  
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

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☐ WORK ORDER APPROVAL  
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES  
☒ NO  
☐ COPY PROVIDED



DATE SUBMITTED: 11/19/2003 BY: Sara Lavy

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.



# TIERRA WEST, LLC

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

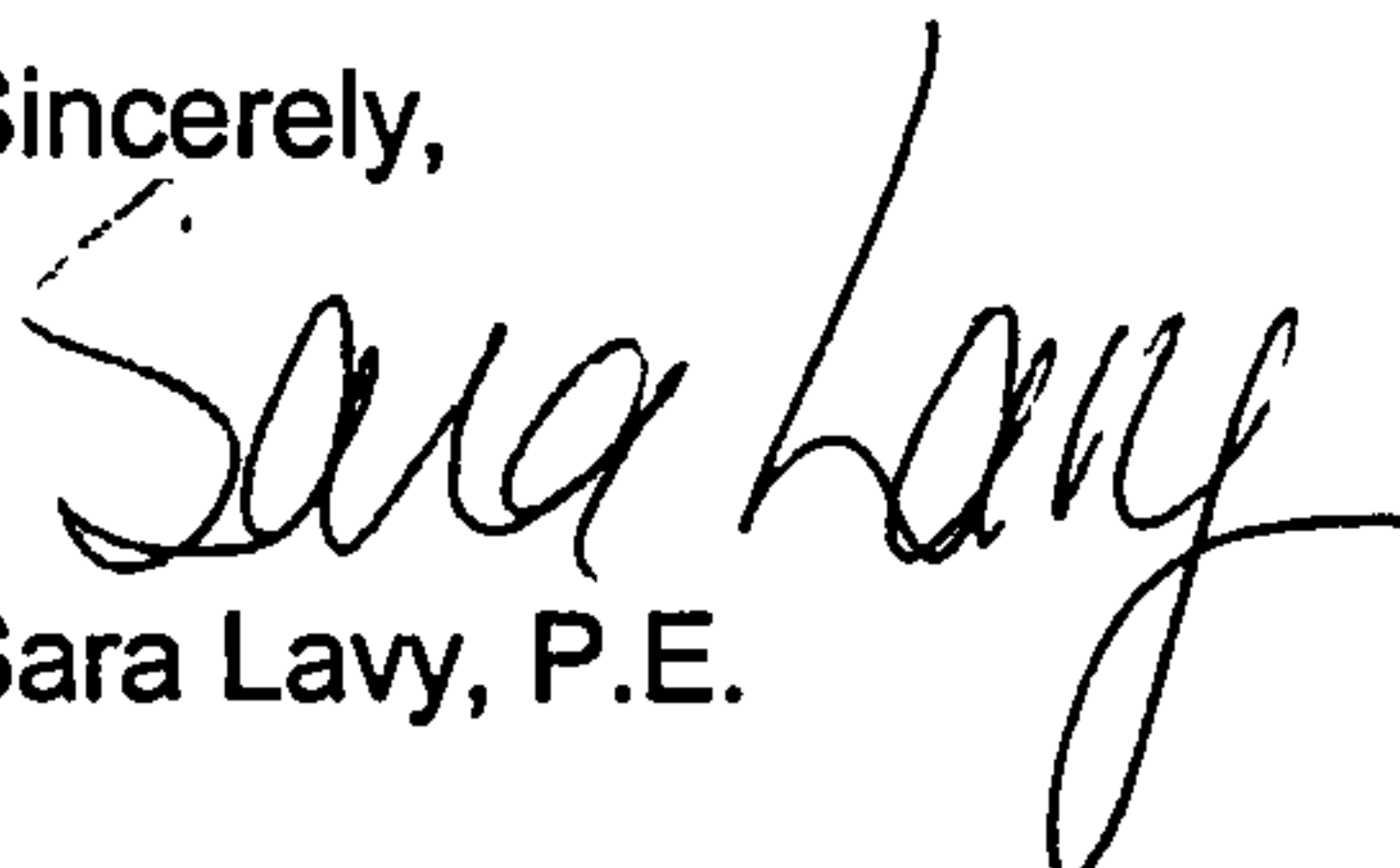
**RE: Golden Corral at Quail Ridge**

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,

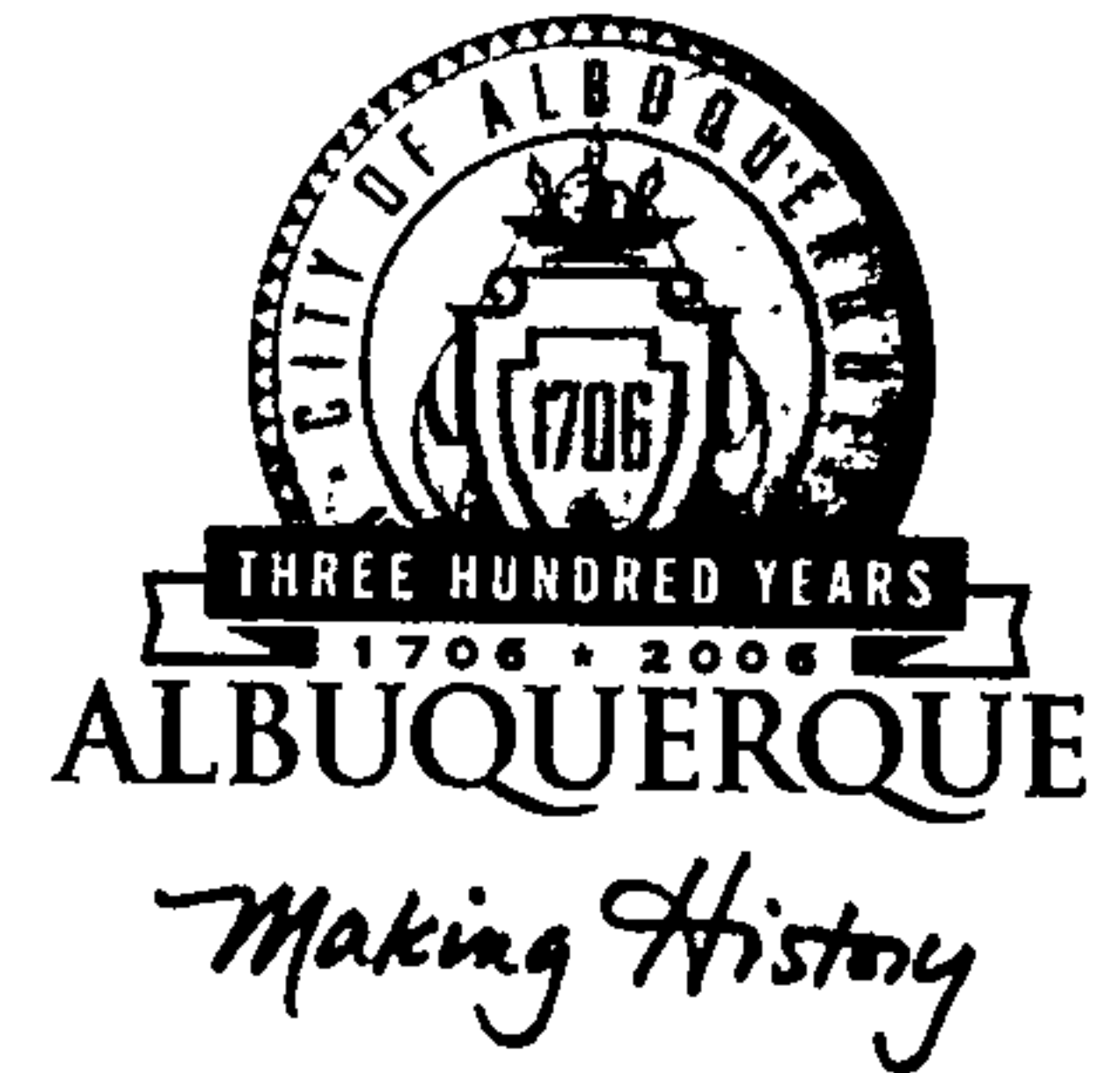


Sara Lavy, P.E.

cc: Steve Maestas  
Ben Spencer

JN: 230041  
scl

# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

December 3, 2004

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

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

Dear Mr. Bohannon:

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

Albuquerque

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.

New Mexico 87103

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

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 SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Golden Corral at Quail Plaza  
DRB 10002459 EPC #: 03EPC-00159

ZONE MAP/DRG. FILE #: H-11  
WORK ORDER #: 1067A

LEGAL DESCRIPTION: WH BRUNNEL ADDITION Tracts 358 & 359 Unit B Atrisco Grant & portion of TR A21  
CITY ADDRESS: 2701 Coors Boulevard NW 87120

ENGINEERING FIRM: Tierra West, LLC  
ADDRESS: 8509 Jefferson NE  
CITY, STATE: Albuquerque, NM

CONTACT: RONALD R. BOHANNAN OR SARA LAVY  
PHONE: (505) 858-3100  
ZIP CODE: 87113

OWNER: GC Development Corp.  
ADDRESS: 5151 Glenwood Avenue  
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PHONE: (919) 781-9310  
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ARCHITECT: Dekker Perich and Sabatini  
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SURVEYOR: Surv-Tek Inc.  
ADDRESS: 9384 Valley View Drive NW  
CITY, STATE: Albuquerque, NM

CONTACT: Russ Hugg  
PHONE: 897-3366  
ZIP CODE: 87114

CONTRACTOR: GC Development Corp.  
ADDRESS: 5151 Glenwood Avenue  
CITY, STATE: Raleigh, NC

CONTACT: Henry Burton  
PHONE: 259-3821  
ZIP CODE: 27612

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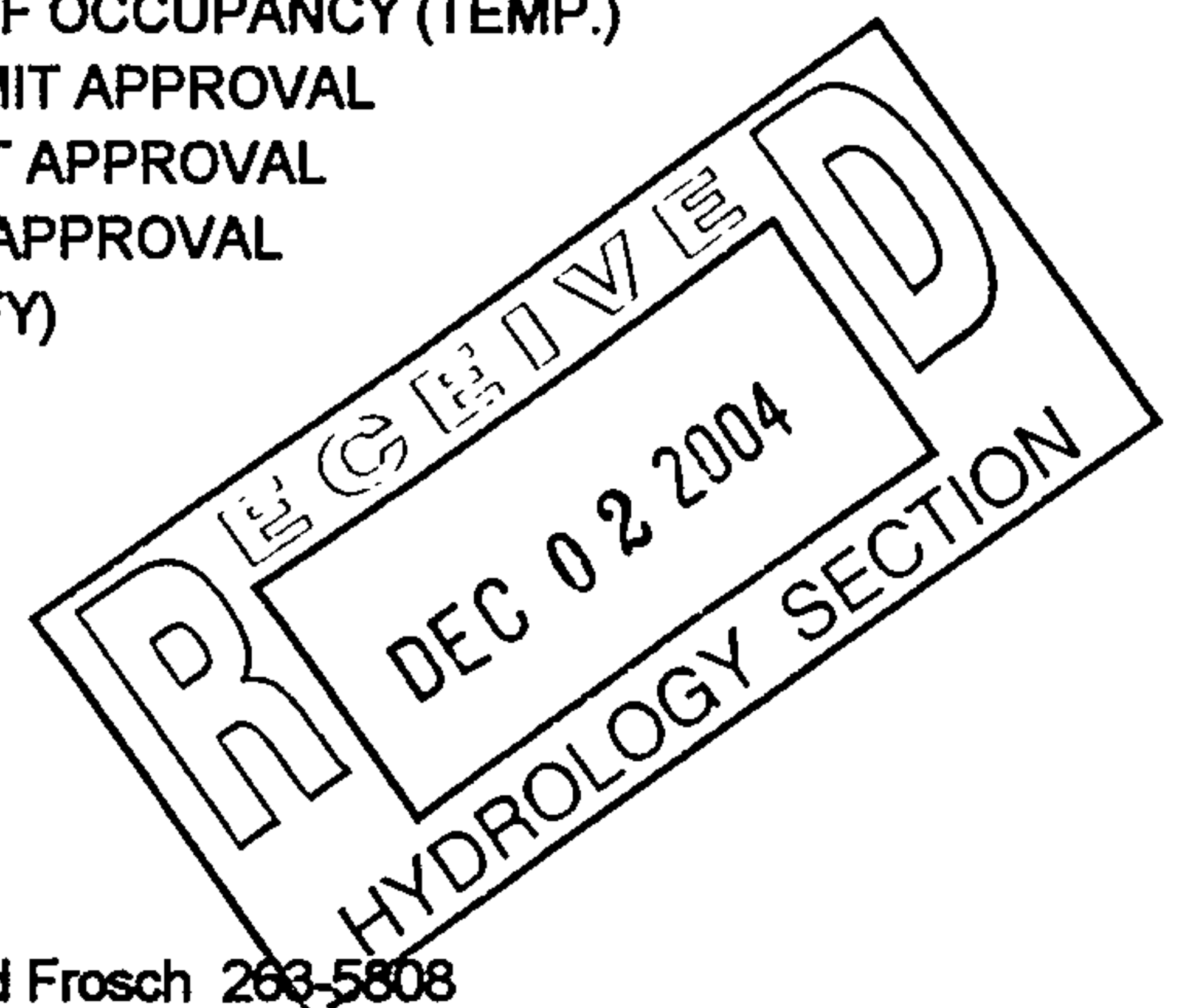
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- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 12/2/2004 BY: Brad Frosch 263-5808

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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.

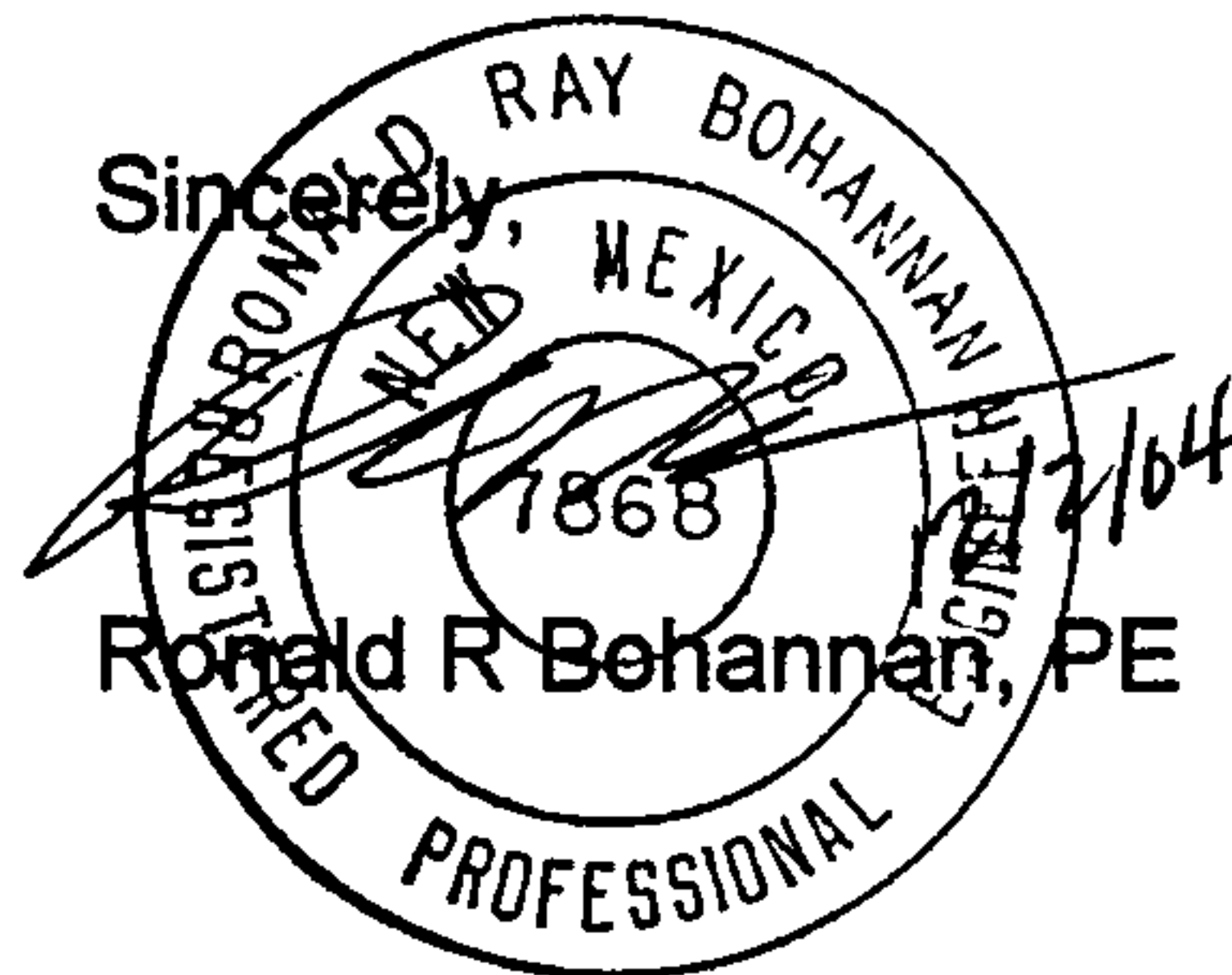
The 30-day temporary certificate of occupancy is to allow for the completion of the handicap ramp that leads to the adjacent undeveloped building pad on tract 5, crosswalk striping and completion of the landscaping along the east property line.

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 not hesitate to call me.



Enclosure/s

cc: G/C Development

JN: 23041  
RRB/bf

