

# CITY OF ALBUQUERQUE



July 31, 2015

Kristine Susco, P.E.  
Wilson & Company  
4900 Lang Ave NE  
Rio Rancho, New Mexico 87109

**Re: Coronado Center; Longhorn Steak House  
6600 Menaul Blvd NE  
Request Permanent C.O. - Accepted  
Engineer's Stamp dated: 10-26-14 (H18D005C)  
Certification dated: 7-29-15**

Dear Ms. Susco,

Based on the Certification received 7/29/2015, the above named Steak House is acceptable for release of Certificate of Occupancy by Hydrology.

PO Box 1293 If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

Albuquerque

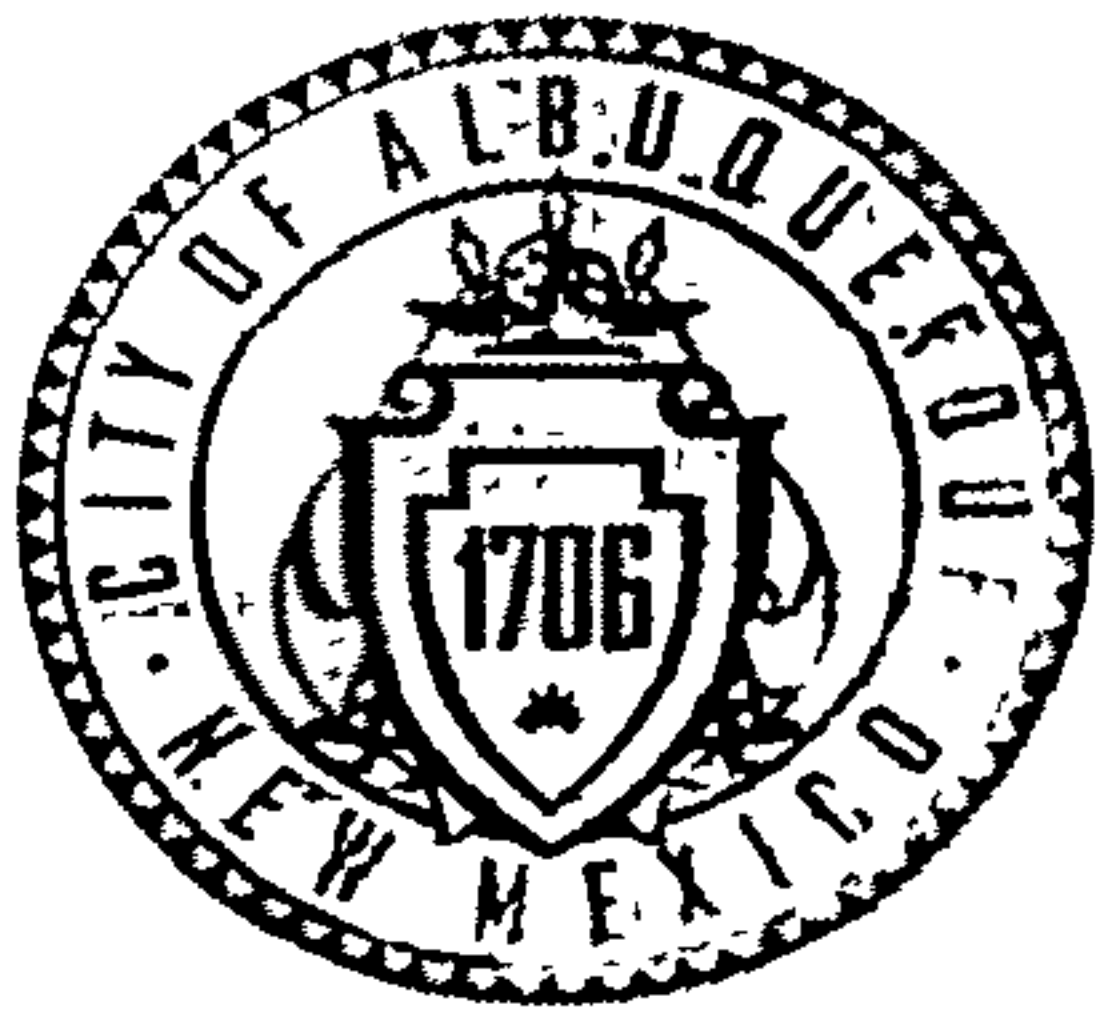
New Mexico 87103

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

Sincerely,

Rita Harmon, P.E.  
Principal Engineer, Hydrology  
Planning Department

C: RR/RH  
email



# City of Albuquerque

Planning Department

## Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 02/2013)

Project Title: Coronado Center Longhorn Restaurant Building Permit #. \_\_\_\_\_ City Drainage #: H18D005C  
HHH-DRB#: 1000631/14AA-10016 EPC#: \_\_\_\_\_ Work Order#: 660184

Legal Description: \_\_\_\_\_

City Address: 6600 Menaul Blvd NE, Albuquerque, NM 87110

Engineering Firm: Wilson & Company, Inc. Contact: Kristine Susco

Address: 4900 Lang Ave NE Albuquerque, NM 87109

Phone#: 505-348-4191 Fax#: \_\_\_\_\_ E-mail: kisusco@wilsonco.com

Owner: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Architect: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Surveyor: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contractor: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

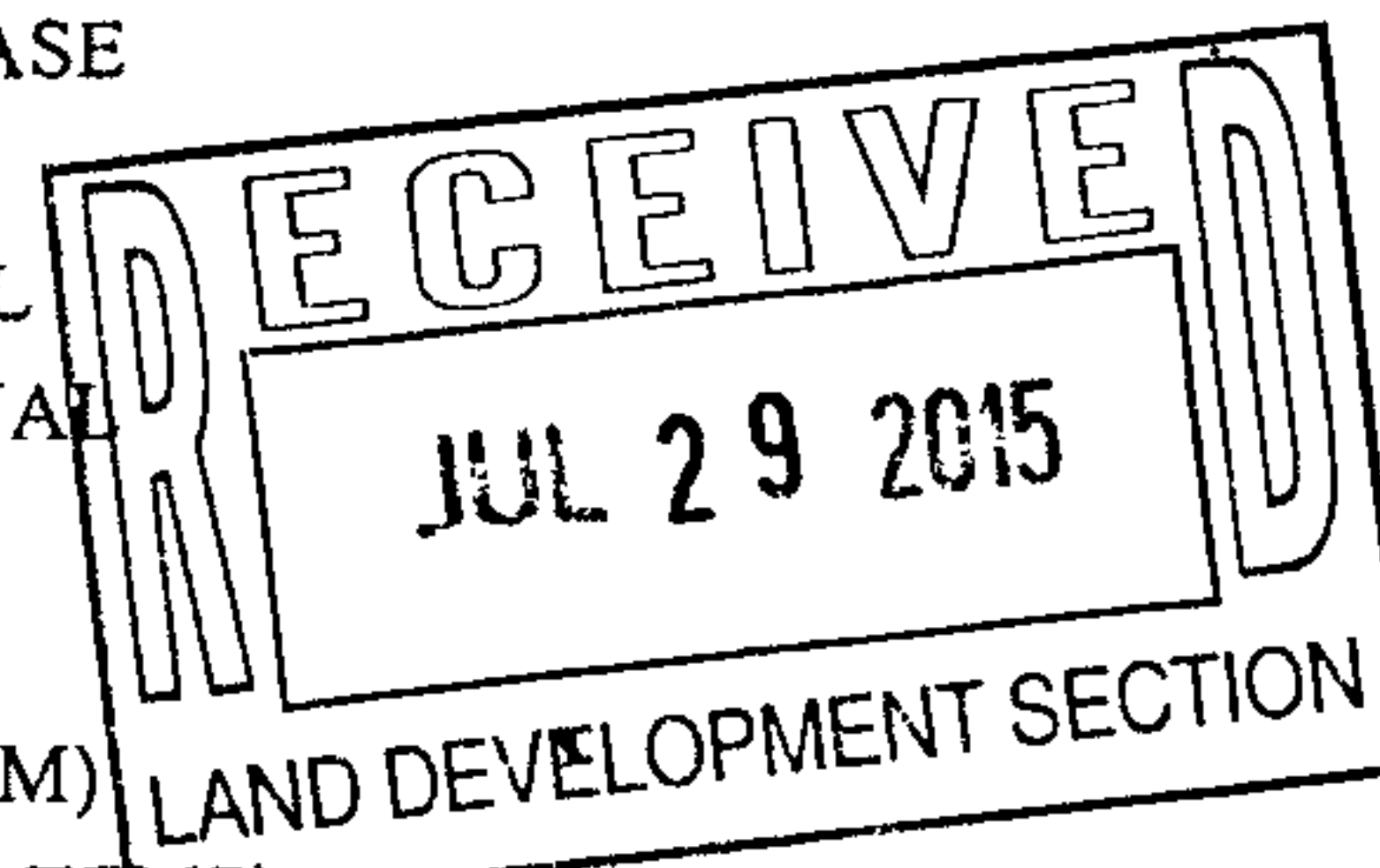
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN 3<sup>rd</sup> Submittal
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☒ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) \_\_\_\_\_

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) \_\_\_\_\_



WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_ Yes ☒ No \_\_\_\_\_ Copy Provided

DATE SUBMITTED: 07-29-2015 By: \_\_\_\_\_

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

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 subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

# CITY OF ALBUQUERQUE



November 3, 2014

Ms. Brigitte Fuller  
4900 Lang Avenue NE  
Albuquerque, NM 87110

**Re: Coronado Center Longhorn Restaurant  
Grading and Drainage Plan  
Engineer's Stamp Date 10-26-14 (H18D005C)**

Dear Ms. Fuller,

Based upon the information provided in your submittal received October 28, 2014, the above referenced plan meets the requirements for Building Permit. The site is approved for Building Permit when the Erosion and Sediment Control Plan is approved. 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 924-3994.

PO Box 1293

Albuquerque

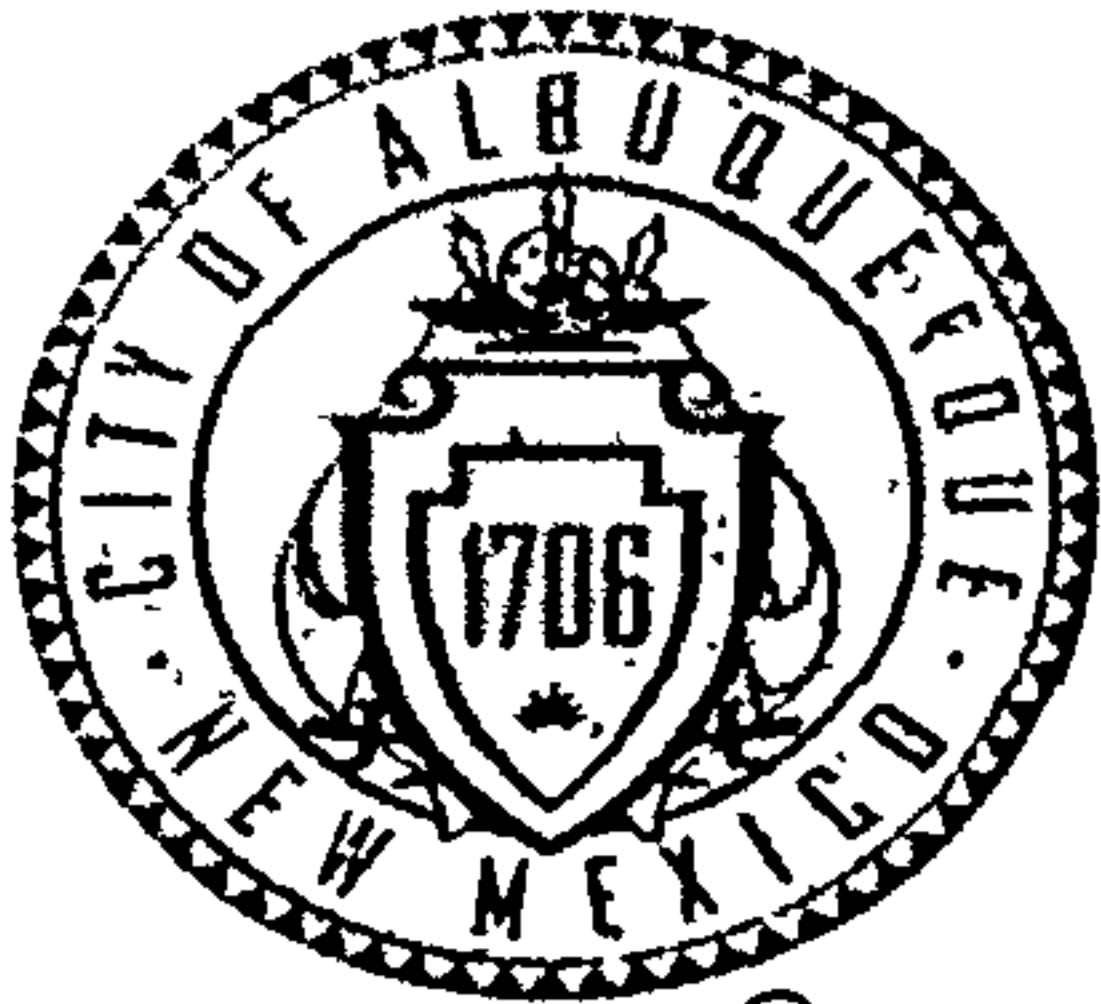
New Mexico 87103

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

Sincerely,

Amy L. D. Niese, P.E.  
Senior Engineer, Hydrology  
Planning Department

C: e-mail



City of Albuquerque

Planning Department

Development & Building Services Division DRAINAGE AND  
TRANSPORTATION INFORMATION SHEET (REV 02/2013)

Project Title: Coronado Center Longhorn Restaurant Building Permit #: \_\_\_\_\_ City Drainage #: H18D005C  
DRB#: 1000631/14AA-10016 EPC#: \_\_\_\_\_ Work Order#: 660184  
Legal Description: \_\_\_\_\_  
City Address: 6600 Menaul Blvd NE, Albuquerque, NM 87110

Engineering Firm: Wilson & Company, Inc. Contact: Kristine Susco  
Address: 4900 Lang Ave NE Albuquerque, NM 87109  
Phone#: 505-348-4191 Fax#: \_\_\_\_\_ E-mail: brigitte.fuller@wilsonco.com  
kisusco@wilsonco.com Tom

Owner: General Growth Properties, Inc Contact: Enrique Abinid  
Address: 6600 Menaul Blvd Albuquerque, NM 87110  
Phone#: 312-960-5000 Fax#: \_\_\_\_\_ Email: Enrique.Abinid@generalgrowth.com

Architect: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Surveyor: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

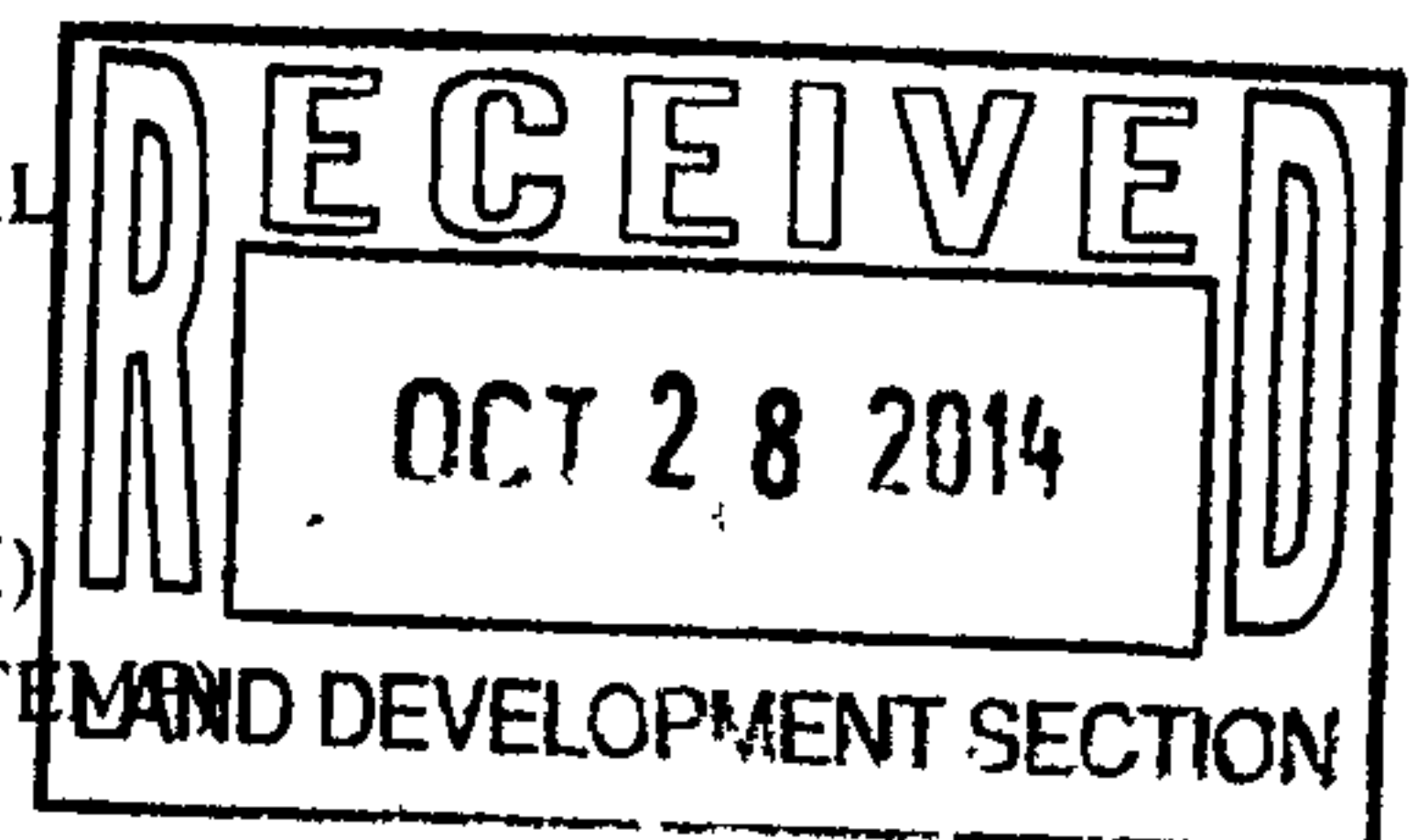
Contractor: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

TYPE OF SUBMITTAL:

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☐ DRAINAGE PLAN 1st SUBMITTAL  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL G & D PLAN  
☒ GRADING PLAN  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)  
☐ ENGINEER'S CERT (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ ENGINEER'S CERT (TCL)  
☐ ENGINEER'S CERT (DRB SITE PLAN)  
☐ ENGINEER'S CERT (ESC)  
☐ SO-19  
☐ OTHER (SPECIFY)

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☐ GRADING CERTIFICATION  
☐ SO-19 APPROVAL  
☐ ESC PERMIT APPROVAL  
☐ ESC CERT. ACCEPTANCE  
☐ OTHER (SPECIFY)



WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_

Yes ☒ No ☐ Copy Provided ☐

DATE SUBMITTED: 10-28-14

By: \_\_\_\_\_

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$A_0 = 225 \times 220 = 49,500 \text{ sq ft}$   
 $= 1.13 \text{ ac}$   
Q no change

no platting action

**Niese, Amy**

---

**From:** Susco, Kristine I. <Kristine.Susco@wilsonco.com>  
**Sent:** Monday, November 03, 2014 1:18 PM  
**To:** Niese, Amy  
**Cc:** Fuller, Brigitte M.  
**Subject:** FW: The Longhorn Steakhouse at Coronada-first flush

Amy-

Here is the email I referred to in our phone conversation which 'grandfathers' this project. Please let me know if you need anything else.

**Kristine Susco**  
Project Designer | Wilson & Company, Inc., Engineers & Architects | 505-348-4191 Direct

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**From:** Cherne, Curtis [<mailto:CCherne@cabq.gov>]  
**Sent:** Thursday, May 15, 2014 4:30 PM  
**To:** Dicome, Kym  
**Cc:** Susco, Kristine I.; Harmon Rita T.; Biazar, Shahab  
**Subject:** The Longhorn Steakhouse at Coronada-first flush

Kym,  
Thank you for reminding the applicant about the first flush criteria in the revised drainage ordinance.  
I have received recent guidance from the Acting City Engineer that projects that were in "the system" prior to the May 12<sup>th</sup> deadline will be grandfathered and do not have to comply with the new ordinance. We are supposed to ask that they include some LID on their plans.  
Since this project was in "the system" prior to May 12<sup>th</sup> they do not have to capture the first flush. We will still have them depress most landscaping areas and if there is the opportunity to get some stormwater into parking islands we ask the engineer to include that on their drainage plan.

Thanks,  
Curtis

\*\*\*\*\*

Confidential/Proprietary Note:

The information in this email is confidential and may be legally privileged. Access to this email by anyone other than the intended addressee is unauthorized. If you are not the intended recipient of this message, any review, disclosure, copying, distribution, retention, or any action taken or omitted to be taken in reliance on it is prohibited and may be unlawful. If you are not the intended recipient, please reply to or forward a copy of this message to the sender and delete the message, any attachments, and any copies thereof from your system. Thank you.

# WILSON & COMPANY

4900 LANG AVE, NE SUITE 200  
ALBUQUERQUE, NEW MEXICO 87109  
(505) 348-4000  
FAX (505) 348-4072

## T R A N S M I T T A L

Date:	10-28-14
Job No.:	1360013600
Re:	Coronado Center – Longhorn Restaurant
	<b>Grading &amp; Drainage Submittal</b>

To: Hydrology  
Plaza del Sol, 600 Second St NW

Attn: Curtis Cherne

WE ARE SENDING YOU ☒ Attached ☐ Under Separate Cover

via \_\_\_\_\_ the following items:

- ☐ Shop Drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications  
☐ Copy of letter ☐ Change order ☐ AA Submittal Drawings - final

Copies	Date	Pages/Sheets	Description
1'	10-28-14		Grading & Drainage Plan
1'	10-28-14		Disk w/Grading & Drainage Plan

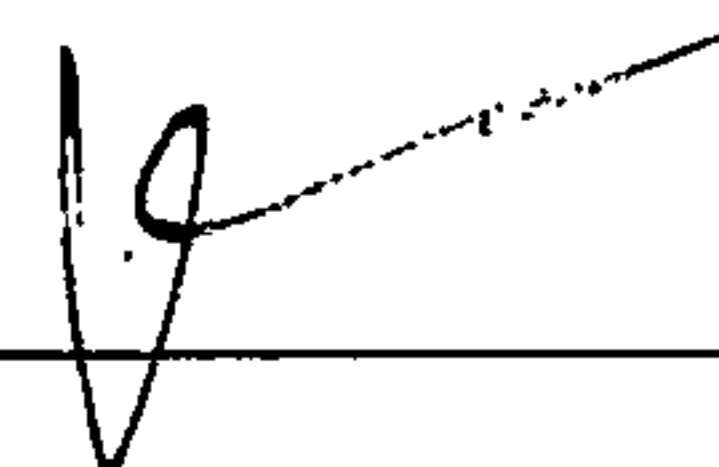
THESE ARE TRANSMITTED AS CHECKED BELOW:

- ☒ For approval/signature ☐ Approved as submitted ☐ Resubmit \_\_\_\_\_ copies for approval  
☒ For your use ☐ Approved as noted ☐ Submit \_\_\_\_\_ copies for distribution  
☒ As requested ☐ Return \_\_\_\_\_ copies ☐ Return \_\_\_\_\_ corrected prints  
☐ For review and comment ☐ \_\_\_\_\_  
☐ FOR BIDS DUE \_\_\_\_\_, 20\_\_\_\_ ☐ PRINTS ON LOAN – RETURN TO WCEA AFTER BID

Remarks: Curtis- Submitted as required.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COPY TO: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

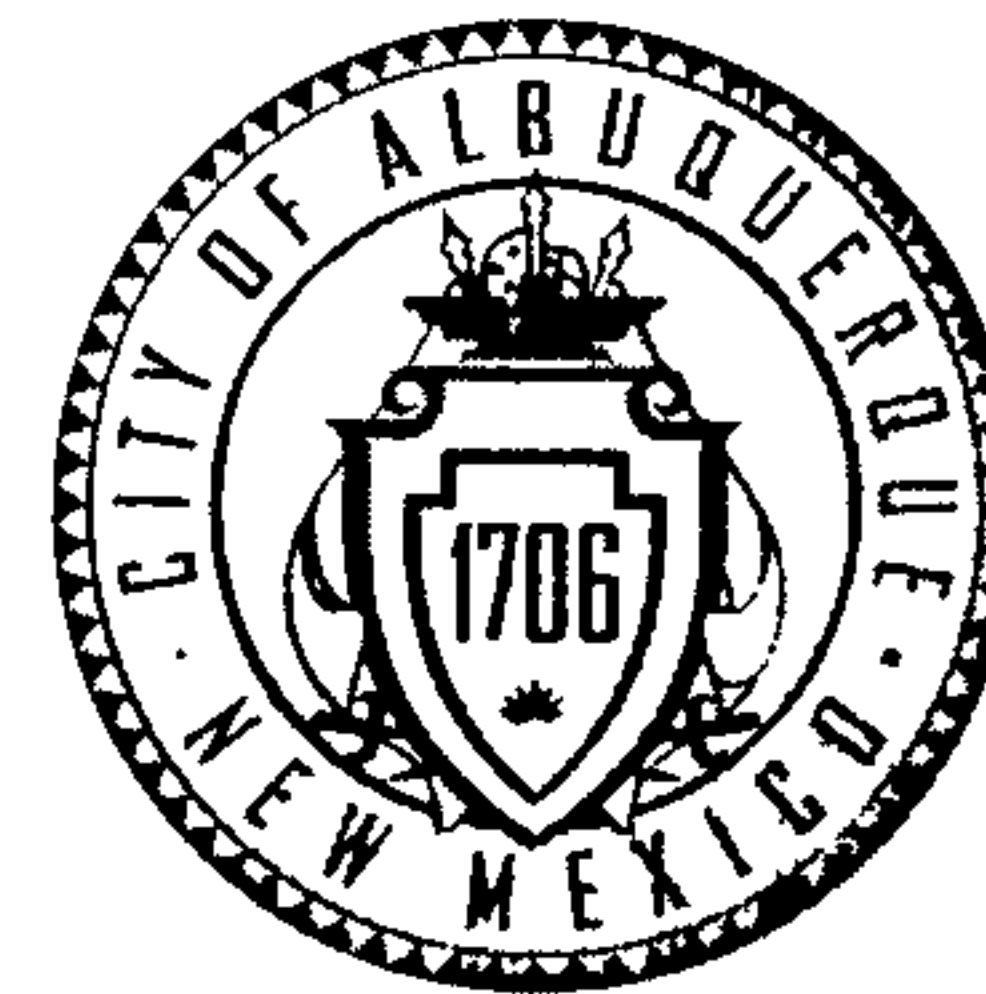
SIGNED: Kristine Susco



RECEIVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

# CITY OF ALBUQUERQUE



***Planning Department  
Transportation Development Services***

July 30, 2015

Kristine Susco  
Wilson & Company, Inc.  
4900 Lang Ave NE  
Albuquerque, NM 87109

**Re: Coronado Center Longhorn Restaurant  
6600 Menaul Blvd, NE  
Certificate of Occupancy – Transportation Development  
Engineer's/Architect's Stamp dated 12-31-14 (H18-D005C)  
Certification dated 7-29-15**

Dear Ms. Susco,

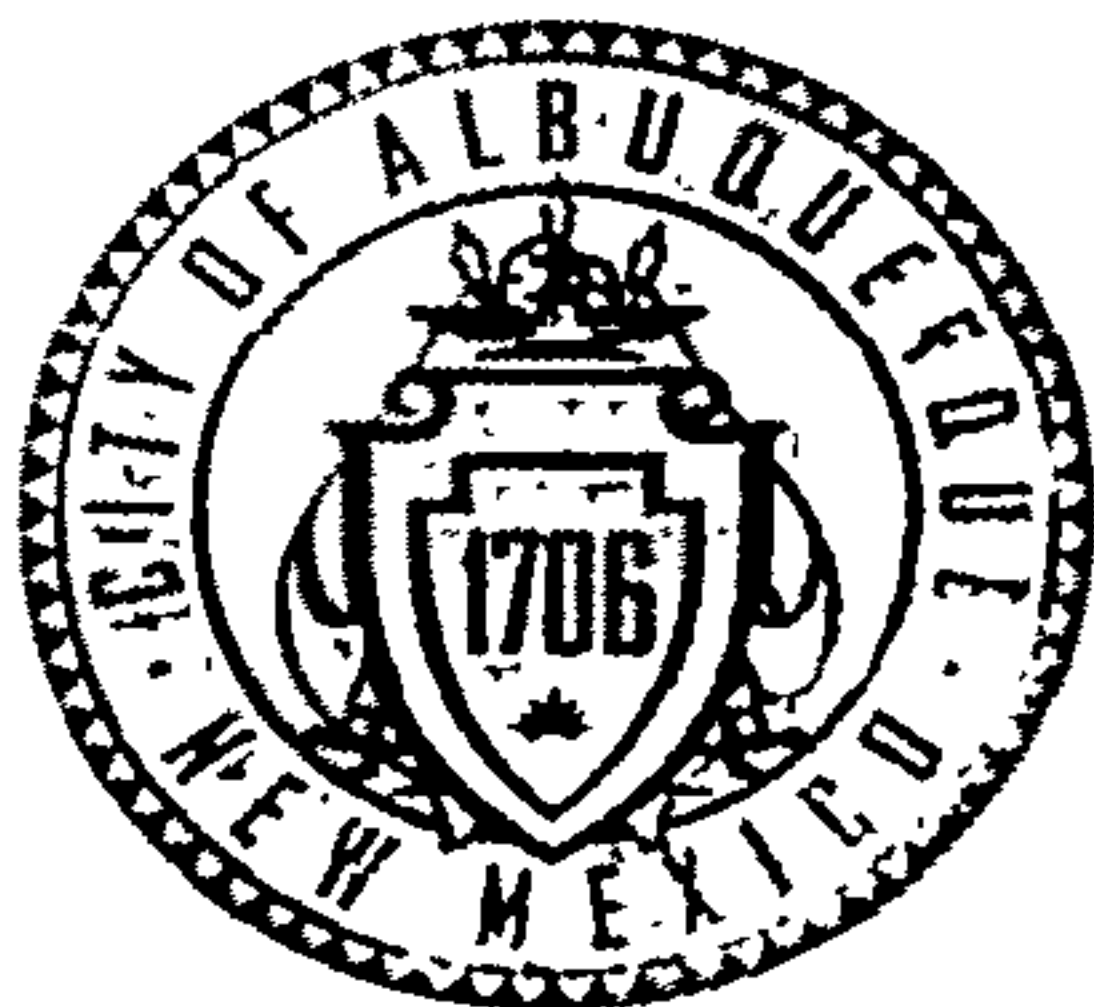
Based upon the information provided in your submittal received 7-29-15, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact me at (505)924-2930.

Sincerely,

Racquel M. Michel, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

c: File  
CO Clerk



# City of Albuquerque

Planning Department

## Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 02/2013)

Project Title: Coronado Center Longhorn Restaurant Building Permit #: \_\_\_\_\_ City Drainage #: H18-005C  
hHH-DRB#: 1000631/14AA-10016 EPC#: \_\_\_\_\_ Work Order#: 660184

Legal Description: \_\_\_\_\_

City Address: 6600 Menaul Blvd NE, Albuquerque, NM 87110

Engineering Firm: Wilson & Company, Inc. Contact: Kristine Susco

Address: 4900 Lang Ave NE Albuquerque, NM 87109

Phone#: 505-348-4191 Fax#: \_\_\_\_\_ E-mail: kisusco@wilsonco.com

Owner: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Architect: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Surveyor: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contractor: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

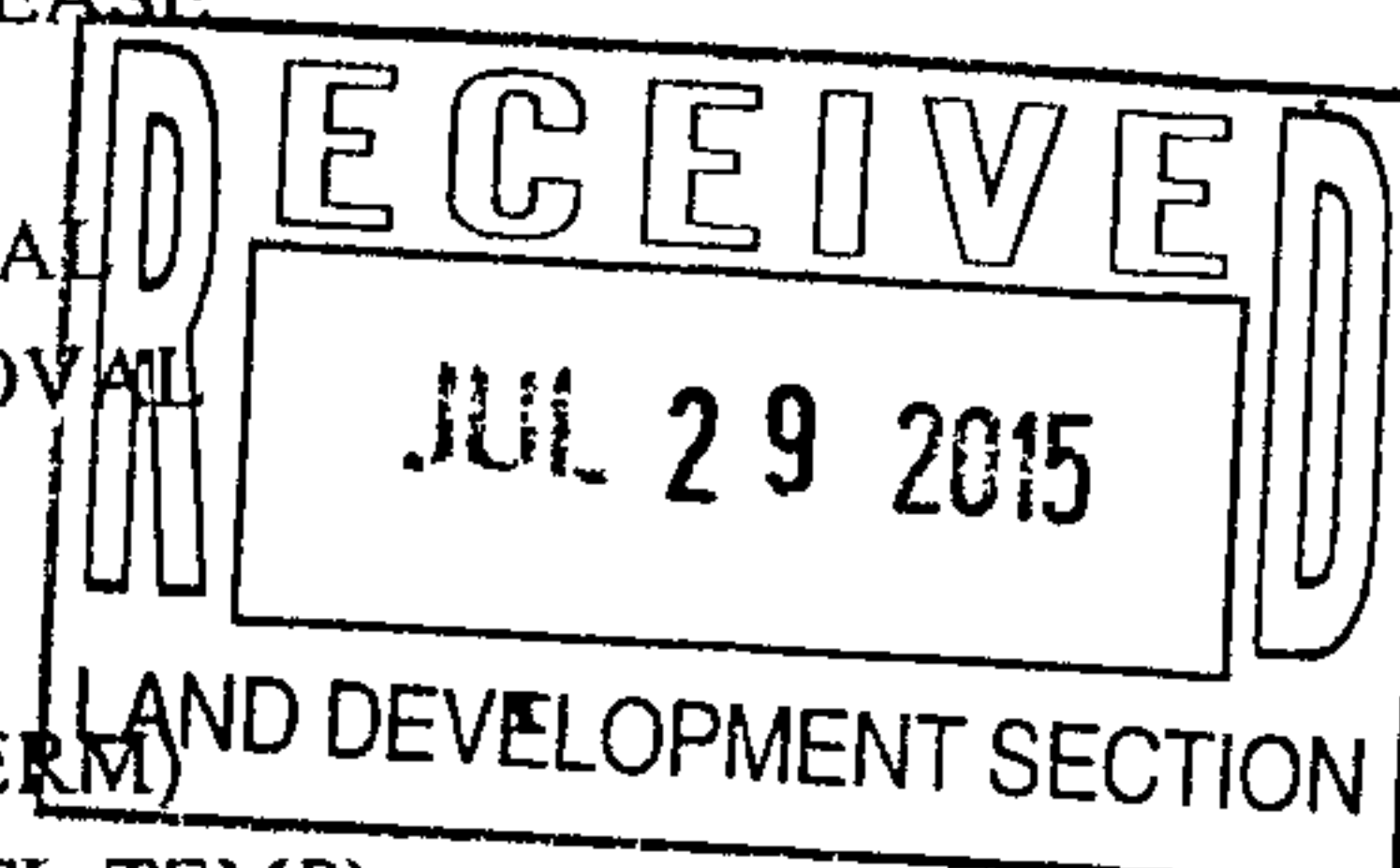
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### TYPE OF SUBMITTAL:

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- ☐ ENGINEER'S CERT (ESC)
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- ☐ PRELIMINARY PLAT APPROVAL
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- ☐ FOUNDATION PERMIT APPROVAL
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- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) \_\_\_\_\_



WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_ Yes ☒ No \_\_\_\_\_ Copy Provided

DATE SUBMITTED: 07-29-2015 By: \_\_\_\_\_

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# WILSON & COMPANY

4900 LANG AVE, NE SUITE 200  
ALBUQUERQUE, NEW MEXICO 87109  
(505) 348-4000  
FAX (505) 348-4072

## TRANSMITTAL

Date:	07-29-15
Job No.:	1360013600
Re:	Coronado Center – Longhorn Restaurant
	<b>Site Plan Certification Submittal</b>

To: Transportation  
Plaza del Sol, 600 Second St NW

Attn: Racquel Michel

WE ARE SENDING YOU ☒ Attached ☐ Under Separate Cover via \_\_\_\_\_ the following items:

☐ Shop Drawings    ☐ Prints    ☐ Plans    ☐ Samples    ☐ Specifications

☐ Copy of letter    ☐ Change order    ☐ \_\_\_\_\_

Copies	Date	Pages/Sheets	Description
2			Engineer Cert – Site Plan for Building Permit

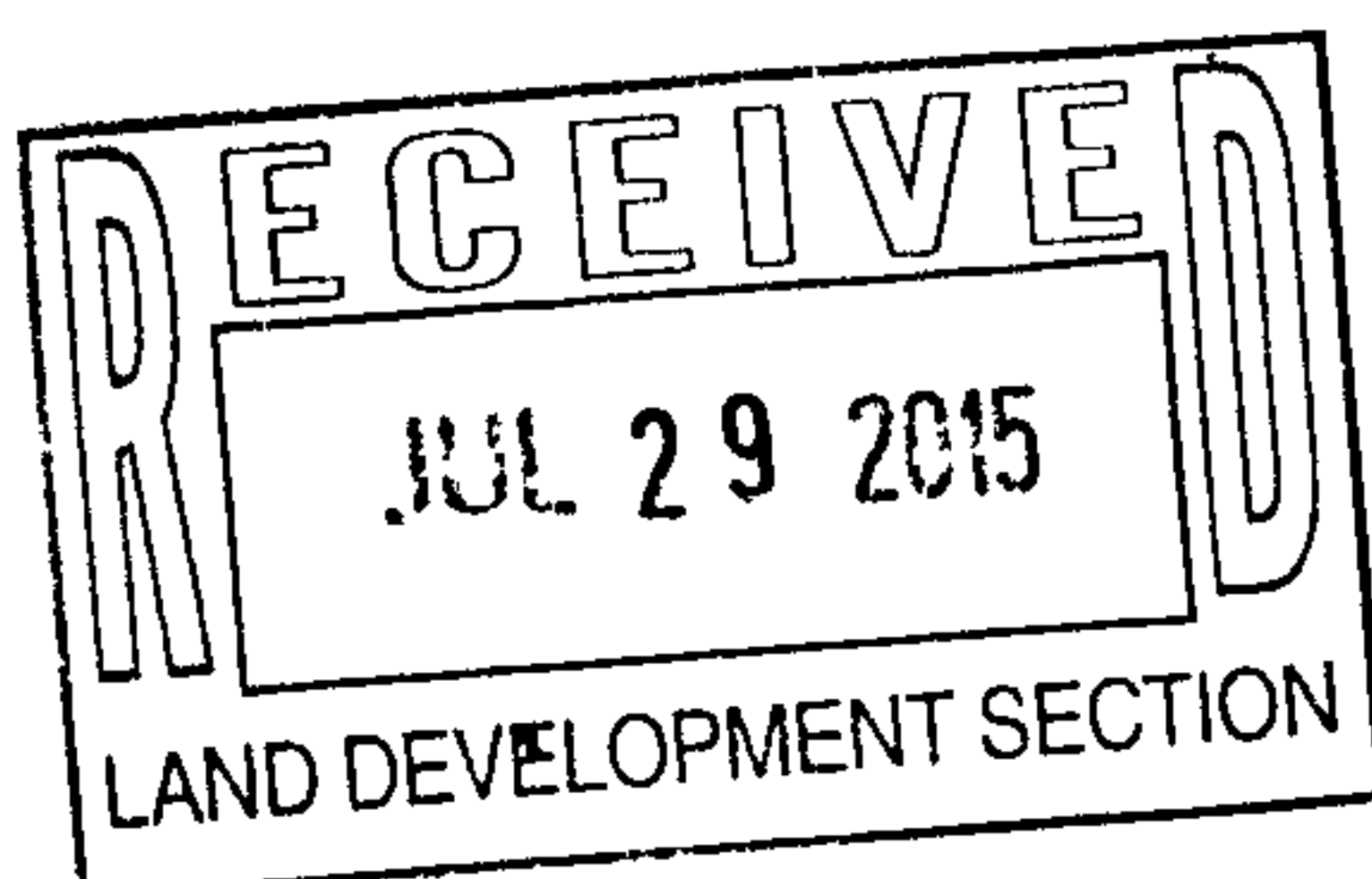
### THESE ARE TRANSMITTED AS CHECKED BELOW:

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> For approval/signature   | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval   |
| <input checked="" type="checkbox"/> For your use   | <input type="checkbox"/> Approved as noted     | <input type="checkbox"/> Submit _____ copies for distribution |
| <input checked="" type="checkbox"/> As requested   | <input type="checkbox"/> Return _____ copies   | <input type="checkbox"/> Return _____ corrected prints        |
| <input type="checkbox"/> For review and comment  | <input type="checkbox"/> _____                 |   |
| <input type="checkbox"/> FOR BIDS DUE _____, 20__ <input type="checkbox"/> PRINTS ON LOAN – RETURN TO WCEA AFTER BID |  |   |

Remarks: Racquel- Submitted as required for C.O.

COPY TO: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIGNED: Kristine Susco 



RECEIVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

# **WILSON & COMPANY**

4900 Lang Ave NE  
Albuquerque, NM 87109  
505-348-4000 phone  
505-348-4055 fax

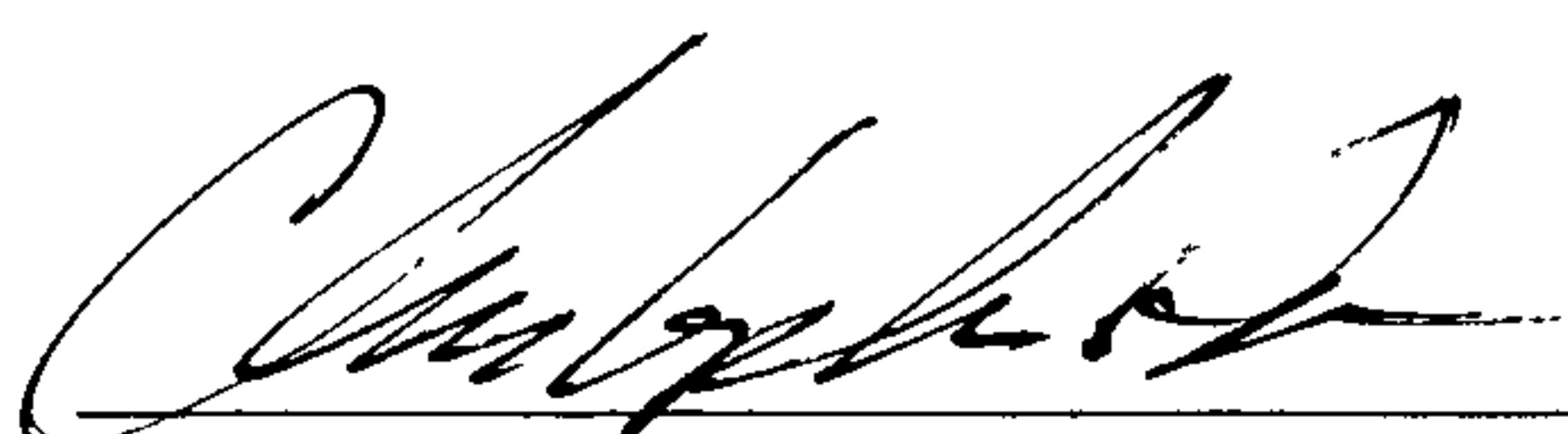
Alaska  
Arizona  
California  
Colorado  
Kansas  
Louisiana  
Minnesota  
Missouri  
Nebraska  
New Mexico  
Texas  
Utah

## **TRAFFIC CERTIFICATION**

I, Christopher A. Perea, NMPE OR NMRA 13686, OF THE FIRM Wilson & Company, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 12/31/2014. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY N/A OF THE FIRM N/A. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 7/28/15 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR Certificate Of Occupancy.

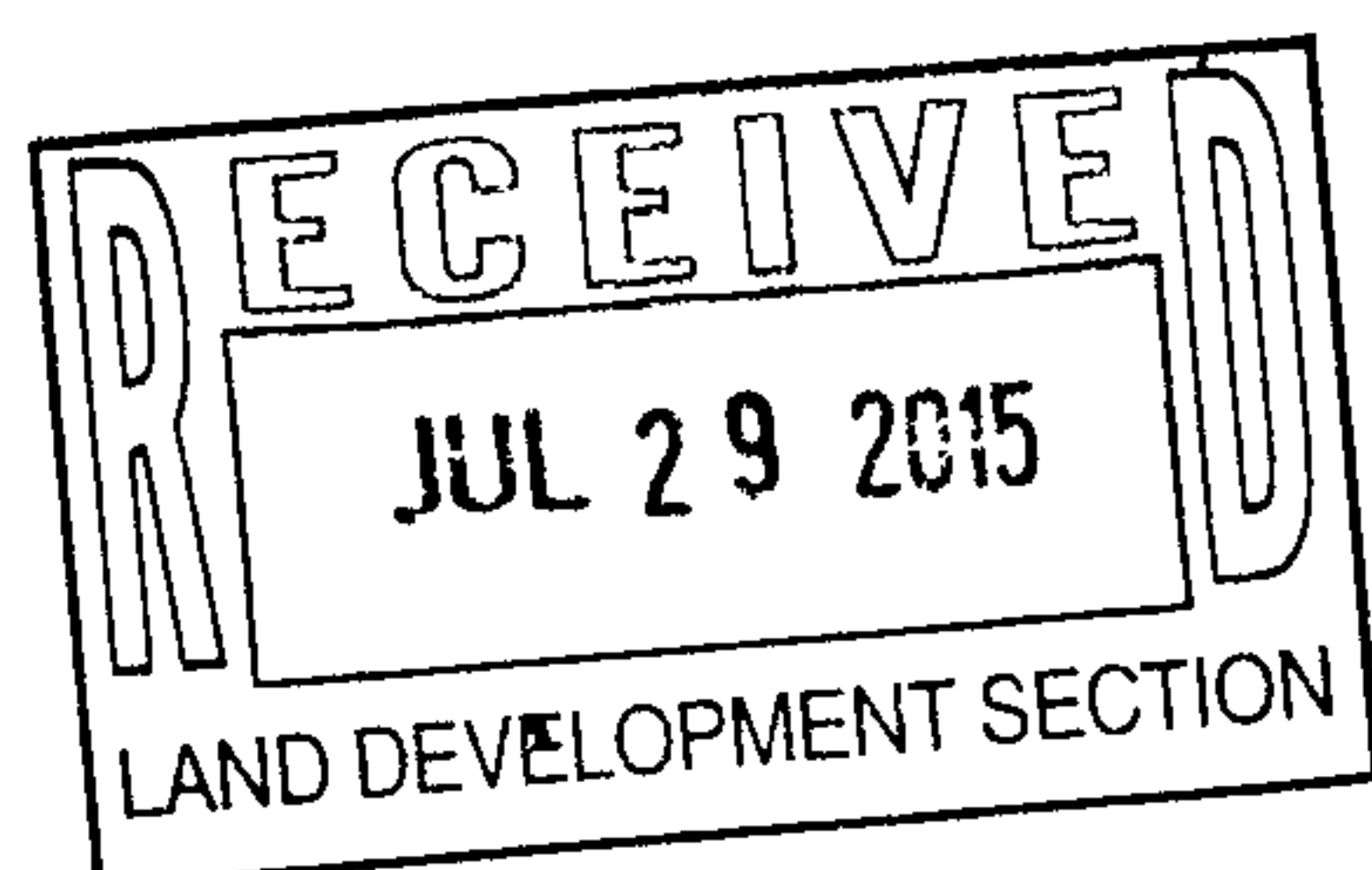
<LIST EXCEPTIONS, IF ANY> Site was built to Plan

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

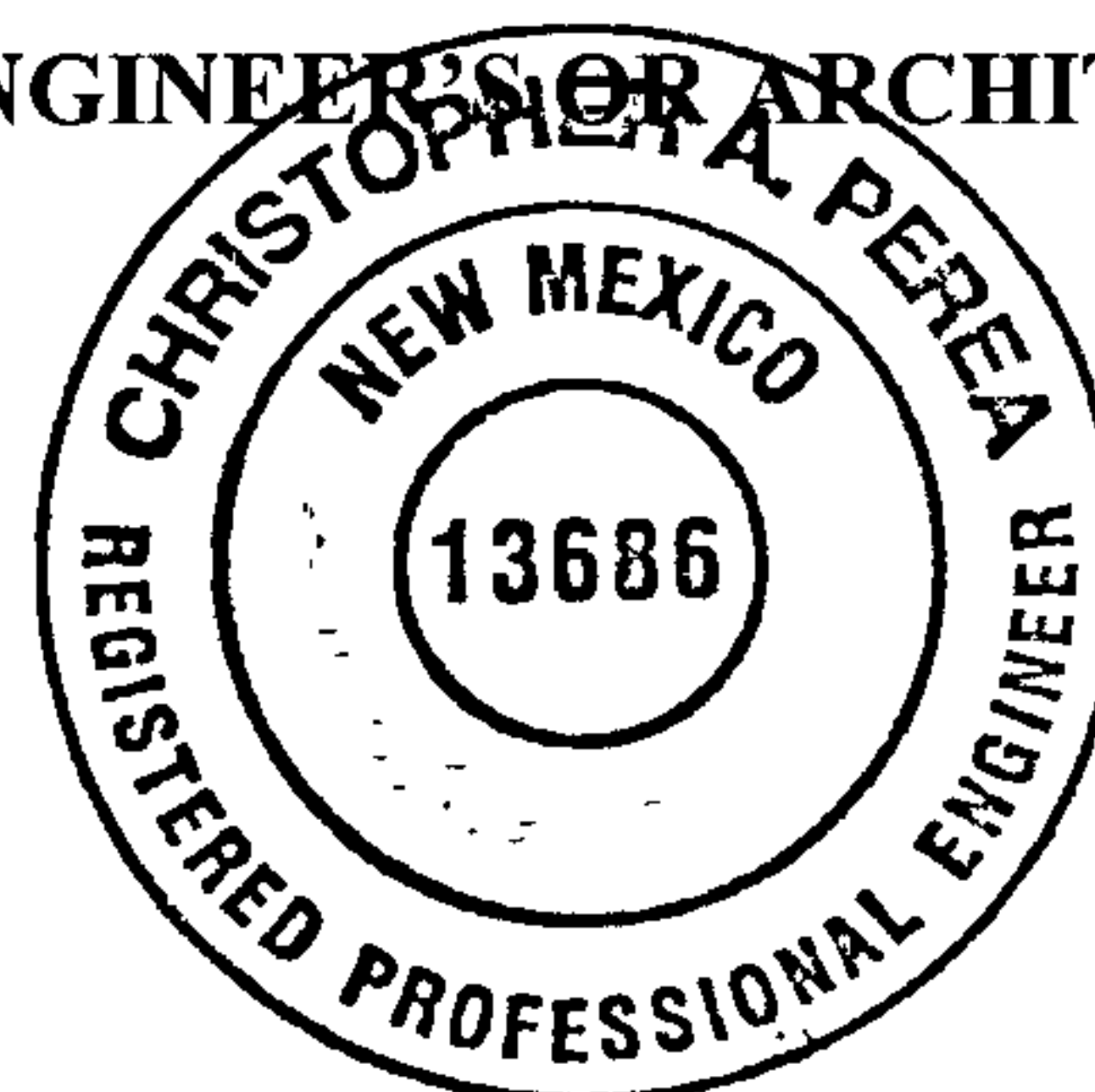


Signature of Engineer or Architect

7/29/15  
Date



ENGINEER'S OR ARCHITECT'S STAMP



**THIS CERTIFICATION MUST BE SUBMITTED ON COMPANY  
LETTERHEAD, WITH AN ORIGINAL STAMP AND SIGNATURE**