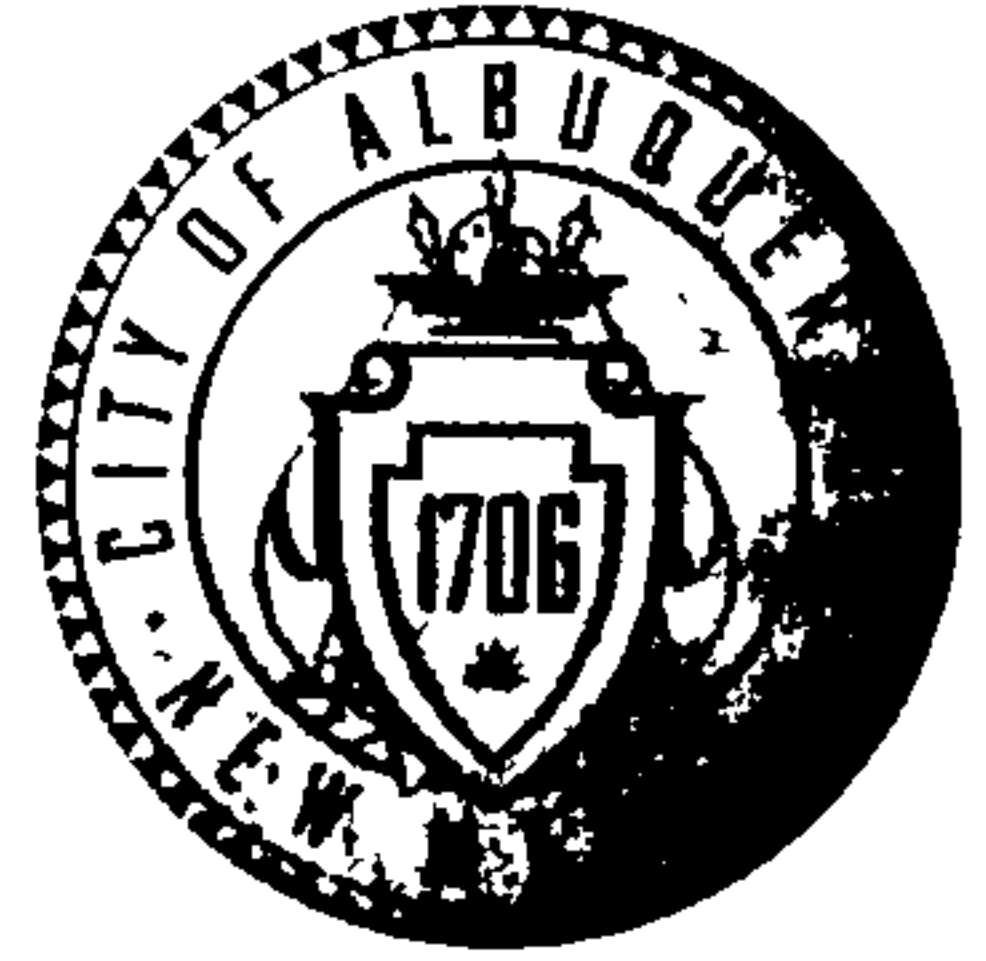


CITY OF ALBUQUERQUE



March 8, 2011

Michael J. Cassutt, R.A.
MJ Cassutt Architects, P.C.
7563 South Sallida Court
Centennial, CO 80016

Re: Taco Bell, 5215 Lomas Blvd. NE
Certificate of Occupancy – Transportation Development
Architect's Stamp dated 01-06-11 (J17-D014)
Certification dated 03-07-11

Dear Mr. Cassutt,

Based upon the information provided in your submittal received 03-08-11, 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, you can contact me at 924-3991.

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: CO Clerk
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: Restaurant - Taco Bell P/H ZONE MAP: 517-D14
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: 5215 LOMAS BLVD NE.
 CITY ADDRESS: Albuquerque NM.

ENGINEERING FIRM: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

OWNER: P&L A/Ho INC. CONTACT: Jeff Geller
 ADDRESS: 974 W. Colfax Ave. PHONE: 505-745-0555
 CITY, STATE: Denver CO Ste # 302 ZIP CODE: 80204

ARCHITECT: M.J. Cassut Architect P.C. CONTACT: Mike Cassut
 ADDRESS: 2563 S. Esplanade St PHONE: (303) 771-0113
 CITY, STATE: Centennial CO ZIP CODE: 80016

SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: ALVARADO Construction CONTACT: Mike B.
 ADDRESS: 1766 Santa Fe Dr. PHONE: (303) 629-0282
 CITY, STATE: Denver CO ZIP CODE: 80209

TYPE OF SUBMITTAL:

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

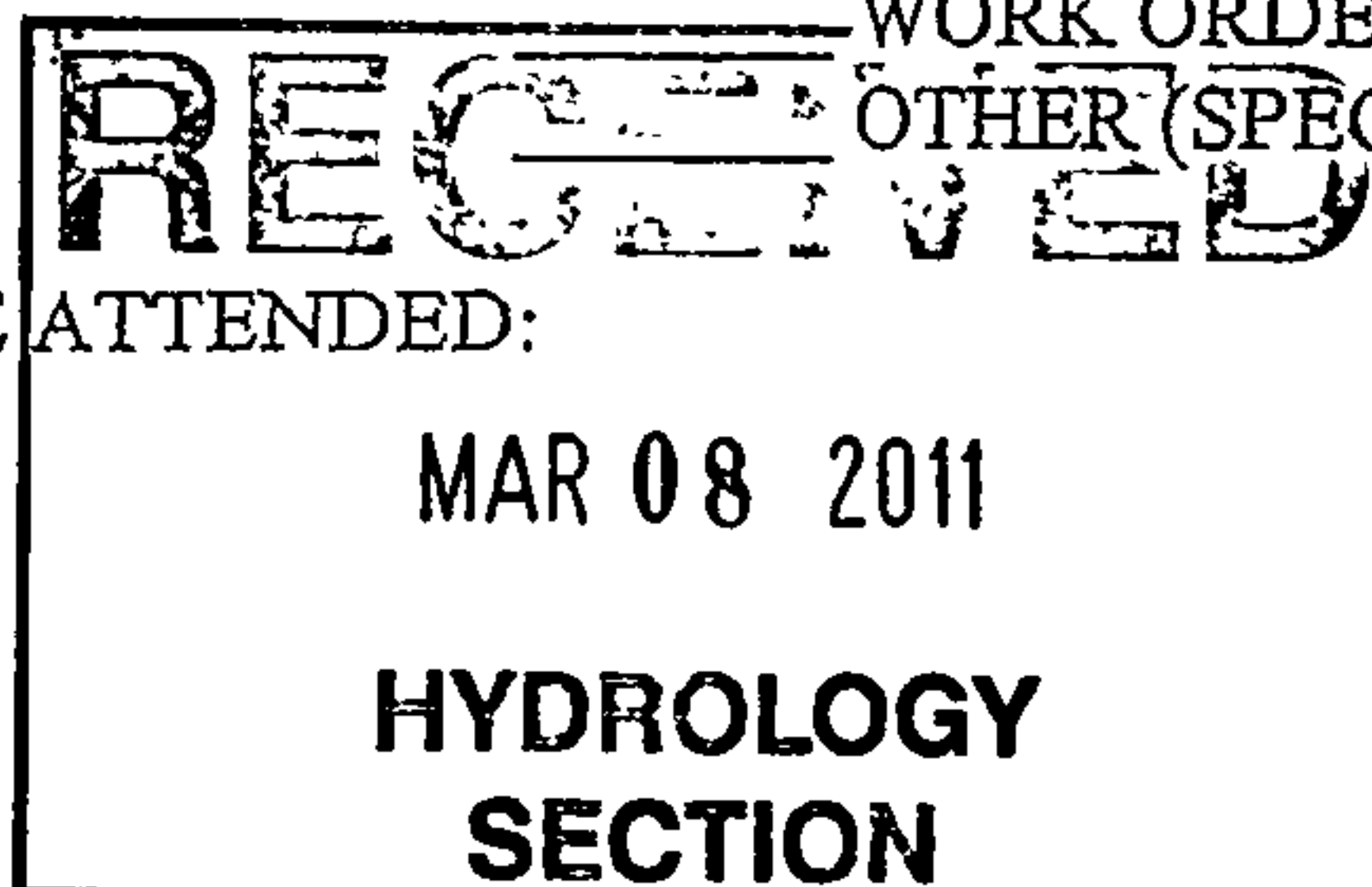
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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
- ☐ 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: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and 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 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more.

March 7, 2011

City of Albuquerque Planning Department
600 2nd St. NW
Albuquerque, NM 87103

hastal ...
I MAKE THE TRIP. IT
LOOKS GOOD
M 3/7/11

Attention: Kristal Metro, P.E., Transportation Development

Re: Taco Bell 5215 Lomas Blvd., N.E., Albuquerque, NM

TRAFFIC CERTIFICATION

I, NMRA **Michael J. Cassutt**, OF THE FIRM **M.J. Cassutt Architects, P.C.**, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 12/2/10 with Revision Date 1/3/11 for Traffic Comments.

THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY **Michael Cassutt** OF THE FIRM **M.J. Cassutt Architects, P.C.**. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON **March 7, 2011** 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 **an occupancy permit**.

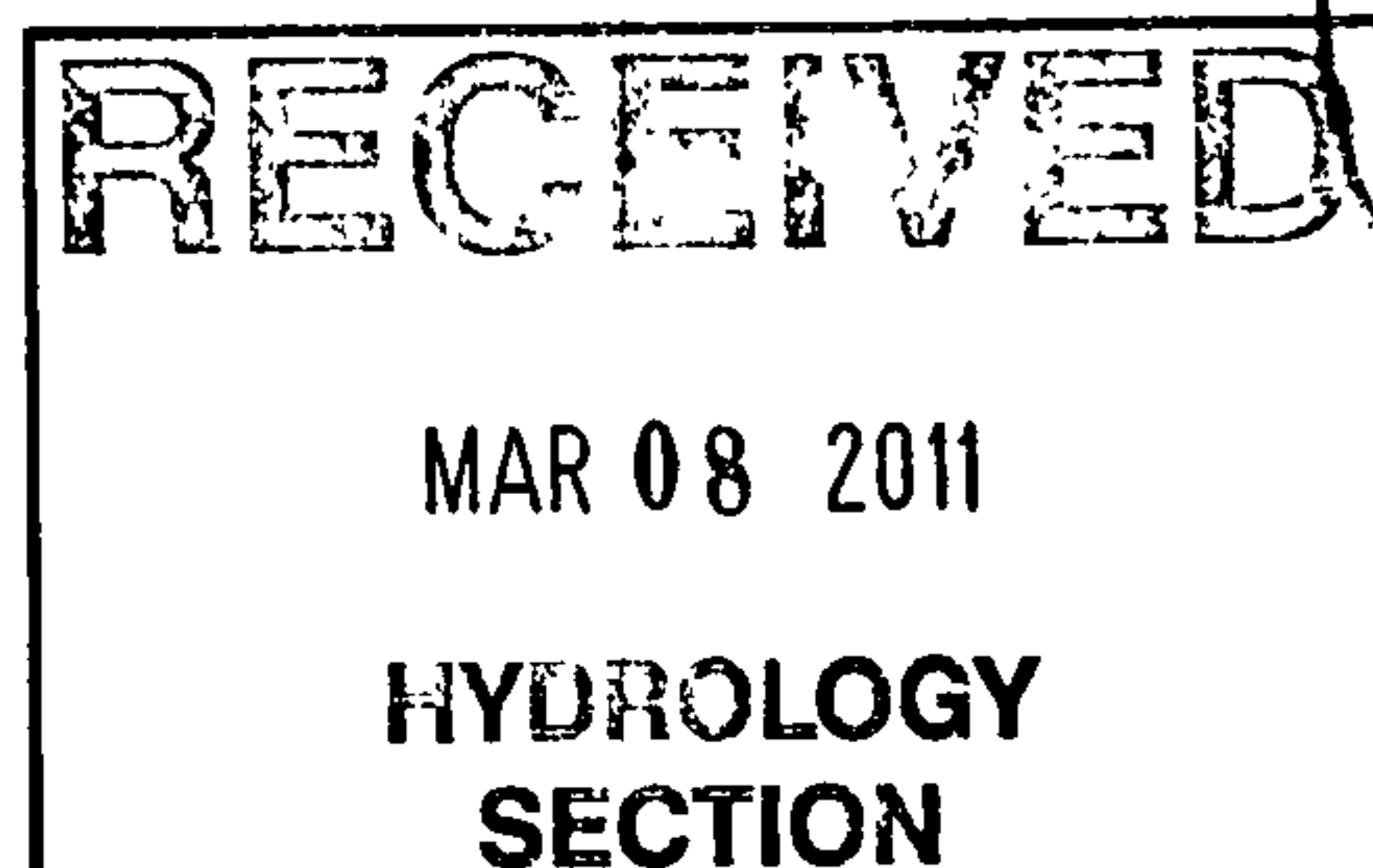
<LIST EXCEPTIONS, IF ANY> *None*

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.

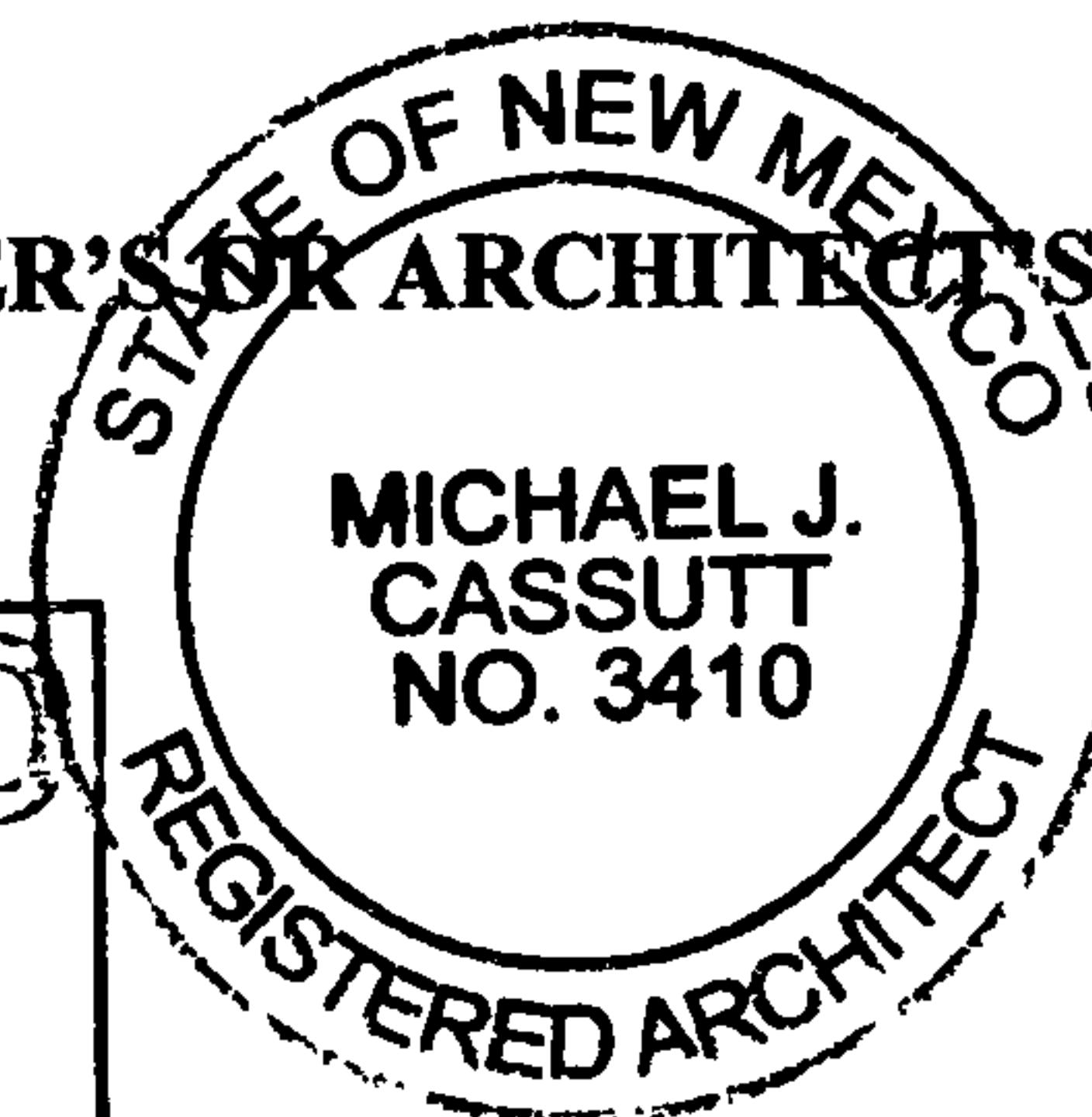


Signature of Engineer or Architect

3/7/11
Date



ENGINEER'S OR ARCHITECT'S STAMP



M.J. Cassutt Architects, P.C.

CITY OF ALBUQUERQUE



January 7, 2011

Michael J. Cassutt, R.A.
MJ Cassutt Architects, P.C.
7563 South Sallida Court
Centennial, CO 80016

Re: Taco Bell, 5215 Lomas Blvd. NE, Traffic Circulation Layout
Architect's Stamp dated 01-06-11 (J17-D014)

Dear Mr. Cassutt,

The TCL submittal received 01-07-10 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

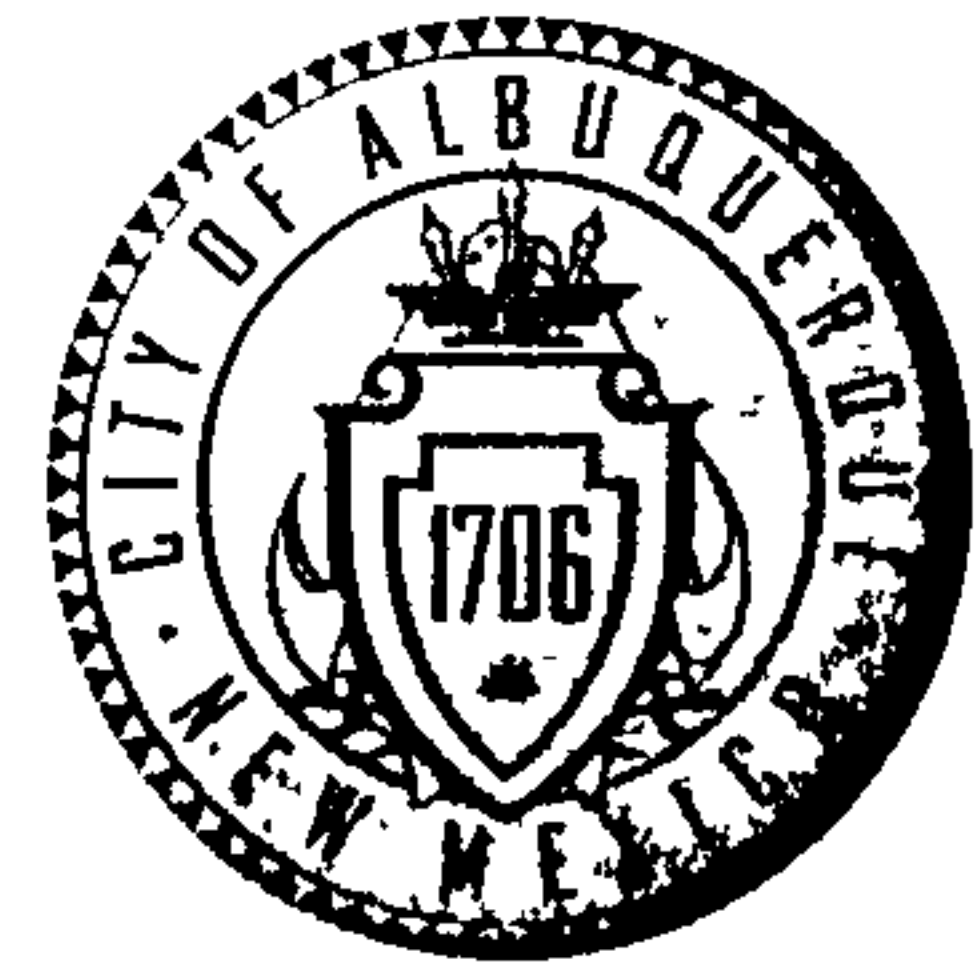
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

CITY OF ALBUQUERQUE



December 29, 2010

Michael J. Cassutt, Registered Architect
MJ Cassutt Architects, P.C.
7563 South Sallida Court
Centennial, CO 80016

Re: Taco Bell, 5215 Lomas Blvd. NE, Traffic Circulation Layout
Architect's Stamp dated 12-24-10 (J17-D014)

Dear Mr. Cassutt,

Based upon the information provided in your submittal received 12-28-10, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

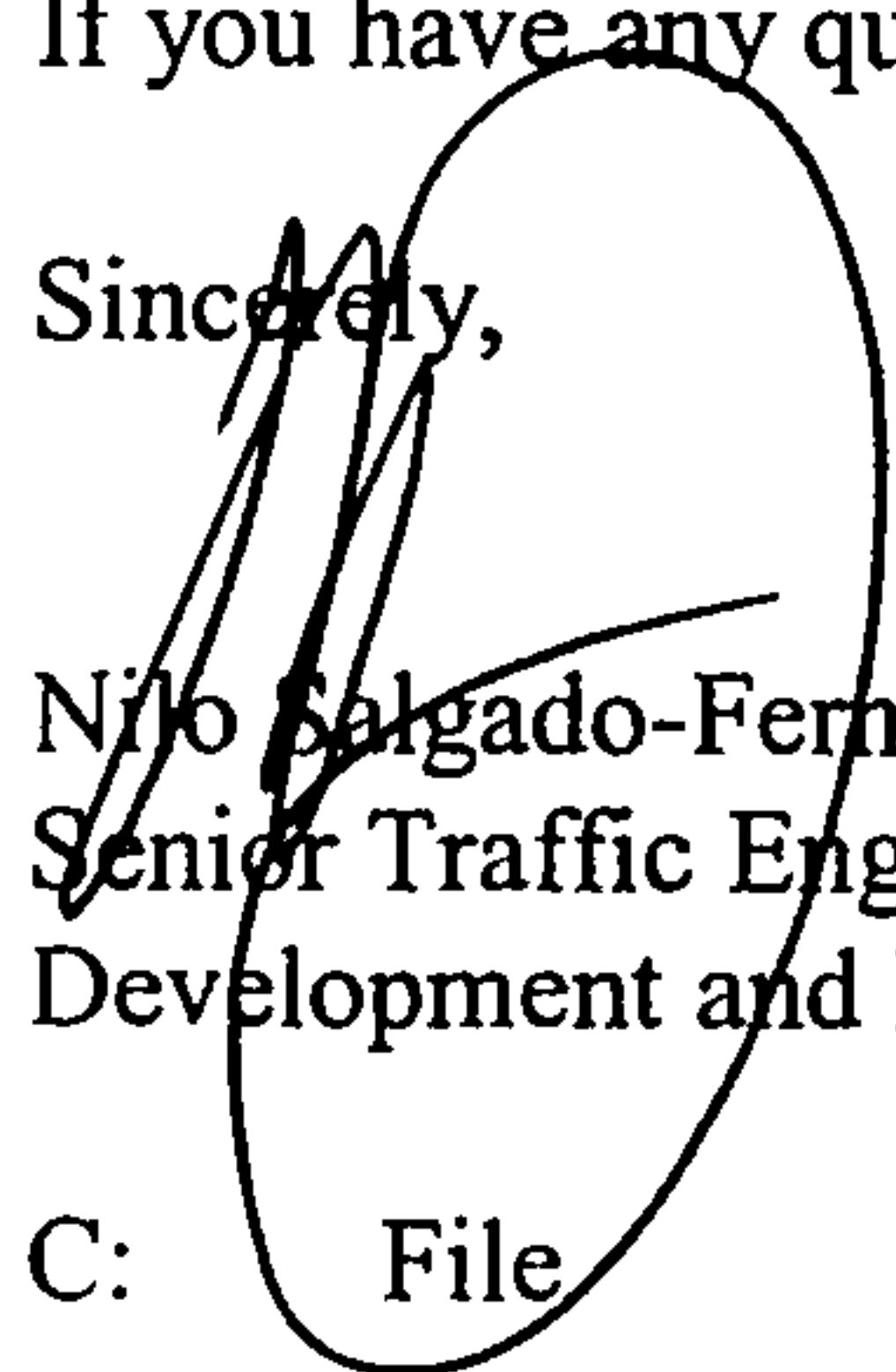
NM 87103

www.cabq.gov

1. The sidewalk connection from Lomas Blvd. onto site will not work because: Grades appears to be very steep (need 5% max. for ADA access), conflict with existing ramp on Lomas, conflict with guy wire and possible power pole; sidewalk pathway must be 6 ft. minimum in width.
2. You'll need to provide 'Do not enter' signs (R5-1) at end of drive thru aisle fronting parking area and Lomas Blvd.
3. The parking stalls: Must meet minimum length (L) requirements (L=18 feet) and be designate compact (L=15 feet, label compact on stalls) where applicable; the proposed wheel ramp will need railing behind it and path must be 6 ft. wide with ¼" lip not ½" lip; must designate van accessible for one of the ADA stalls.
4. Provide vicinity map (zone atlas map).

If you have any questions, you can contact me at 505-924-3630.

Sincerely,


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

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: Taco Bell 2615 Lomas ZONE MAP: J-17/D014
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Taco Bell
 CITY ADDRESS: 2615 Lomas 07110
5215 Lomas^{NE} Blvd. NE
 ENGINEERING FIRM: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

OWNER: Palo Alto inc CONTACT: 505.900.5892
 ADDRESS: 929 west colfax denver PHONE: _____
 CITY, STATE: Denver CO 80209 ZIP CODE: _____

ARCHITECT: M.J. Cassutt Architects CONTACT: _____
 ADDRESS: 7563 South Salina court PHONE: _____
 CITY, STATE: Centennial CO 80016 ZIP CODE: _____

SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL 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
- _____ 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: 12-28-10 BY: Kareem

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and 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 following:

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DEC 28 2010

HYDROLOGY
SECTION