



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department
Transportation Development Services Section***

May 21, 2002

Stephen Dunbar for George Rainhart, Registered Architect
2325 San Pedro N.E.
Albuquerque, NM 87110

Re: Certification Submittal for Final Building Certificate of Occupancy for
Carl's Jr. Restaurant, [A14 / D007D]
3811 Ellison Drive N.W.
Architect's Stamp Dated 05/02/02

Dear Mr. Dunbar:

The TCL / Letter of Certification submitted on May 6, 2002 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to Building and Safety and final C.O. has been logged in by Vicki Chavez in the Building Safety Section downstairs. The Architect's seal is not sufficiently clear on this submittal however, since this a legal document, please include a clear, strong seal on further Certifications--signed and dated.

For future reference submit package with fully completed Drainage and Transportation Information Sheet ("contractor" and "surveyor" are not as critical). This enables us to contact all pertinent parties of this project. Complete the Information Sheet for every submittal.

Sincerely,

Mike Zamora, Commercial Plan Checker-
Development and Building Services,
Planning Department

c: Engineer
Hydrology file
Mike Zamora

DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

A-14/D7D

PROJECT TITLE: CARL'S JR ZONE MAP/DRG. FILE #: A-13-7/A-14-2
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
 CITY ADDRESS: 3811 Ellison Drive NW

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

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

OWNER: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

ARCHITECT: George Reinhart Arch & Assoc.
 ADDRESS: 2325 San Pedro NE
 CITY, STATE: Albany, NM

CONTACT: Stephen Dunbar
 PHONE: 884-9110 Ext 200
 ZIP CODE: 87110

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

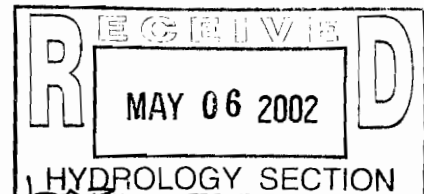
CONTRACTOR: HART Construction
 ADDRESS: 2919 1st St. NW
 CITY, STATE: Albany, NM

CONTACT: Andy Hart
 PHONE: 345-4001
 ZIP CODE: 87107

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: 5/2/02 BY: Stephen Dunbar

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
 2. **Drainage Plans:** Required for building permits, grading permits and site plans less than five (5)
 3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more
- 5/2/02 - 100% DT to Vicki (Adm. W.); 5/2/02 - Sent + letter (letter/rcd to be stamped)
 Dated 5/15/02 - Tax letter, state that work submitted Submittal (Fax: Stamped in plan)

May 2, 2002

Mr. Mike Zamora
City of Albuquerque
Transportation Division
600 2nd Street NW
Albuquerque, NM 87102

Re: Carls Jr
3811 Ellison Drive N.W.
Transportation Certification

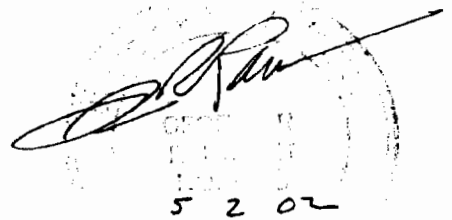
Mr. Zamora

This letter hereby certifies that the site construction referenced above has been completed to the best of my knowledge. The site is constructed within substantial compliance with the approved Traffic Circulation Layout, as of the date of this certification. Please see the attached site plan which indicates the as-built conditions of the site.

Sincerely,



George Rainhart, AIA.
George Rainhart, Architect and Associates P.C.



GEORGE RAINHART ARCHITECT & ASSOCIATES P.C.
2405 SAN PEDRO BL. SUITE 200 ■ ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505-837-9877 ■ FAX: 505-837-9877 ■ Email: grra@grarc.com

May 2, 2002

Mr. Mike Zamora
City of Albuquerque
Transportation Division
600 2nd Street NW
Albuquerque, NM 87102

Re: Carls Jr
3811 Ellison Drive N.W.
Transportation Certification

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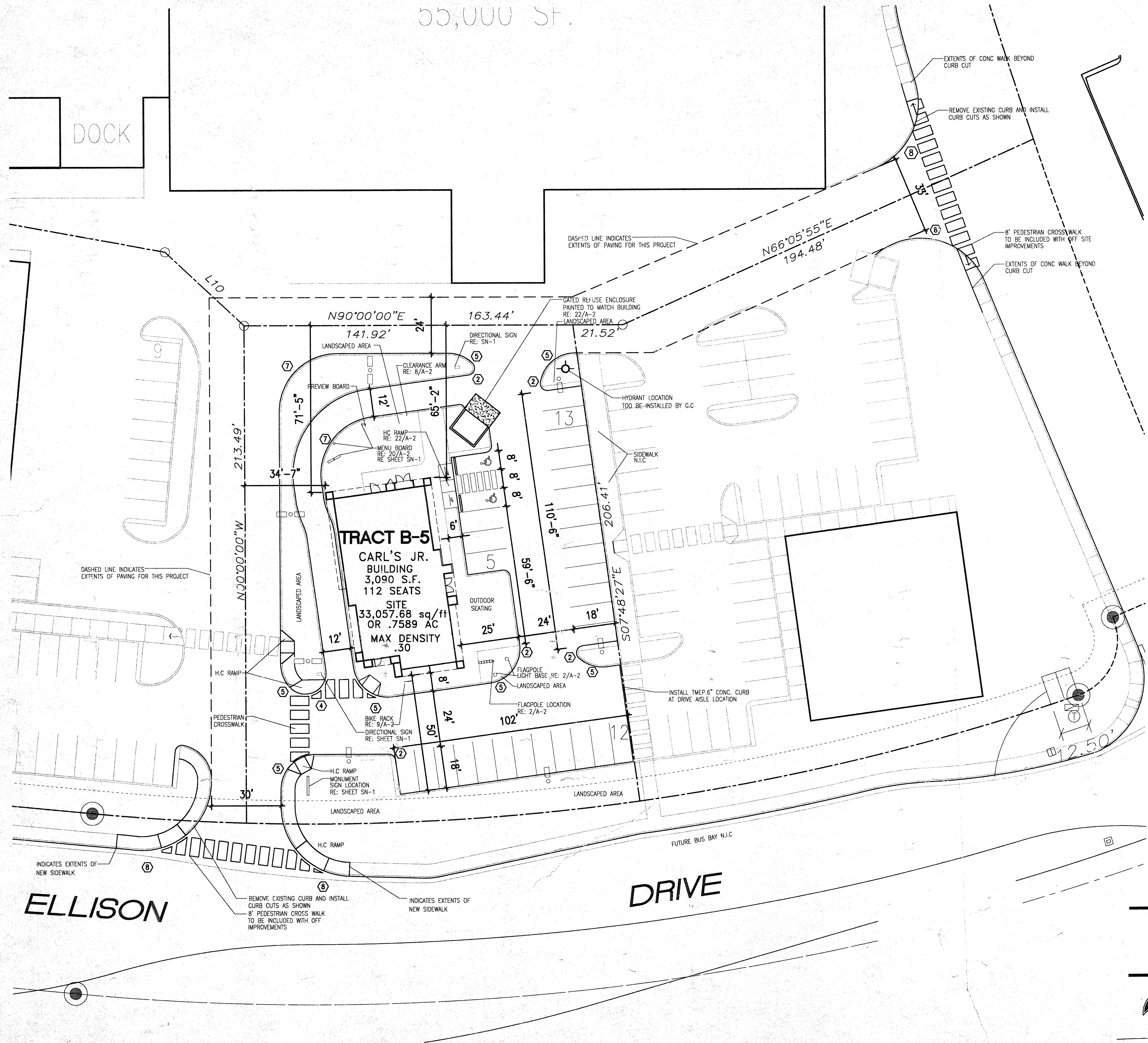
Sincerely,



George Rainhart, AIA.
George Rainhart, Architect and Associates P.C.



GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE SUITE 2-B ■ ALBUQUERQUE, NEW MEXICO 87110
PHONE: 505-884-9110 ■ FAX: 505-837-9877 ■ Email: graa@gra-arch.com



LEGAL DESCRIPTION

TRACT B-5 COTTONWOOD CORNERS
CURRENT ZONING: SU-1 FOR IP
TOTAL ACREAGE: .75985 A.C OR 33,057.68 SQ/FT
ZONE ATLAS: A-13-Z & A-14-Z

BUILDING AREA & PARKING CALCULATIONS:

BUILDING AREA
CARL'S JR 3,090 S.F. BUILDING
112 SEATS / 4 =
SPACES REQUIRED 28 SPACES

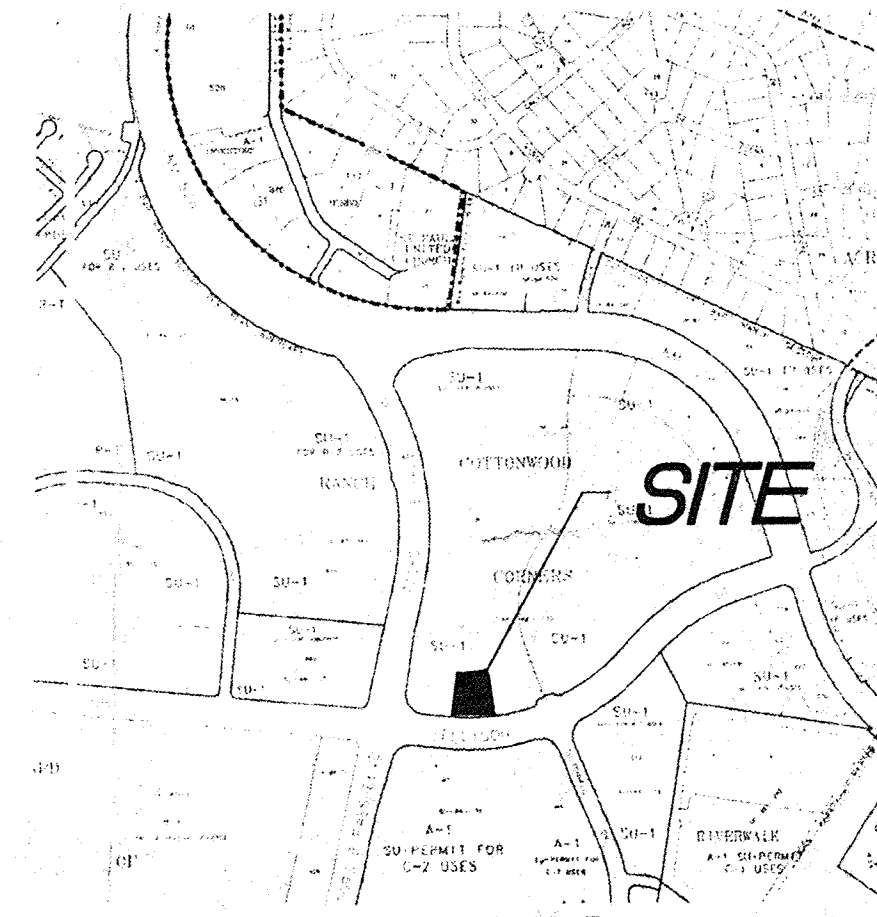
PARKING NOTES:
TYPICAL STANDARD SPACES ARE 9'-0" x 18'-0"
TYPICAL SMALL CAR SPACES ARE 7'-0" x 15'-0"
TYPICAL HANDICAP SPACES ARE 8'-0" x 18'-0"
WITH A 6' WIDE ACCESS AISLE
* ALL SPACES ARE STANDARD SIZE UNLESS OTHERWISE NOTED *

TOTAL STANDARD PARKING SPACES PROVIDED 30 SPACES
TOTAL HC PARKING SPACES PROVIDED (INCLUDES 1 VAN SPACES) 2 SPACES
TOTAL SMALL CAR PARKING SPACES PROVIDED 0 SPACES
TOTAL PROVIDED 30 SPACES

TOTAL REQUIRED SPACES = 28 SPACES
TOTAL PROVIDED SPACES = 30 SPACES

RADIUS: ○

- ① RADIUS = 2'-0"
- ② RADIUS = 3'-0"
- ③ RADIUS = 5'-0"
- ④ RADIUS = 10'-0"
- ⑤ RADIUS = 15'-0"
- ⑥ RADIUS = 20'-0"
- ⑦ RADIUS = 25'-0"
- ⑧ RADIUS = 30'-0"
- ⑨ RADIUS = 50'-0"
- ⑩ RADIUS = 65'-0"
- ⑪ RADIUS = 100'-0"

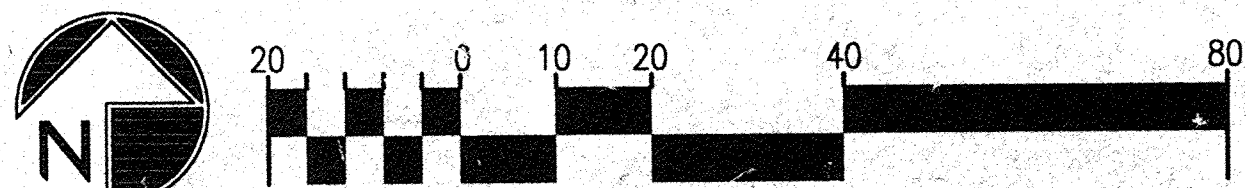


ZONE ATLAS PAGES: A-13-Z & A-14-Z

VICINITY MAP

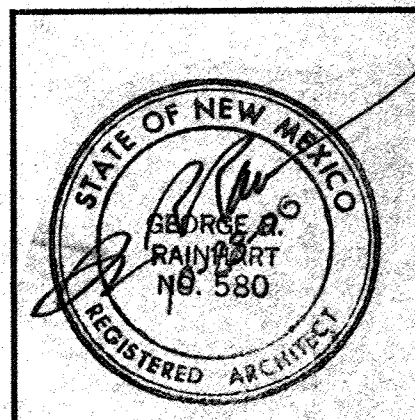
SITEPLAN

SCALE: 1"=20'-0"



REV	DATE	BY	REVISION
1	4/12/00	SD	PER CITY REVIEW COMMENTS

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877



PROJECT TITLE CARL'S JR NWC OF ELLISON DRIVE AND COTTONWOOD DRIVE Albuquerque, New Mexico	PROJECT MANAGER George Rainhart, AIA	JOB NO. 97014	DRAWN BY: SD	SHEET TITLE SITE PLAN
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DATE: 4/12/00	sheet: A-1
SCALE: 1"=20'	of: