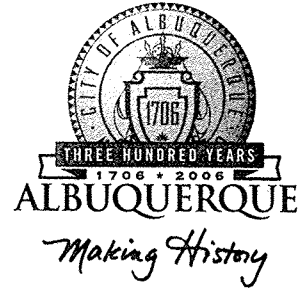


# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

January 30, 2006

George R. Rainhart, Registered Architect  
2325 San Pedro NE, Ste. 2-B  
Albuquerque, NM 87110

Re: Certification Submittal for Final Building Certificate of Occupancy for  
Popeyes Fast Food, [B-14 / D10]  
10074 Coor Blvd. NW  
Architect's Stamp Dated 01/27/06

Dear Mr. Rainhart:

The TCL / Letter of Certification submitted on January 27, 2006 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,

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

c: Engineer  
Hydrology file  
CO Clerk

P.O. Box 1293

Albuquerque

New Mexico 87103

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

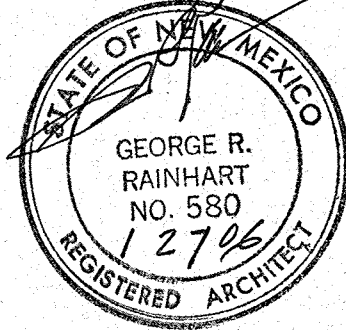
Nilo Salgado-Fernandez P.E  
City of Albuquerque  
Planning department  
600 2<sup>nd</sup> St. N.W  
Albuquerque N.M 87102

Re: SITEPLAN APPROVAL FOR CERT. OF OCCUPANCY(FINAL)  
PROJECT# POPEYES FAST FOOD / COTTONWOOD CROSSINGS

Nilo:

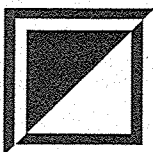
JUN 17/05  
SD  
I George Rainhart R.A of George Rainhart Architects and Associates hereby certify that this project is in substantial compliance with, and in accordance with the design intent of the approved plan dated ~~10-15-04~~. The record information edited onto the original design document has been obtained by Stephen Dunbar R.A of George Rainhart Architects and Associates. I further certify that Stephen Dunbar R.A has personally visited the project site on 10-19-05 and has determined by visual inspection that the survey data provided is representative of actual site conditions and it true and correct to the best of my knowledge and belief. This certification is submitted in support of a request permanent certification of occupancy.

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

Nilo Salgado-Fernandez P.E  
City of Albuquerque  
Planning department  
600 2<sup>nd</sup> St. N.W  
Albuquerque N.M 87102

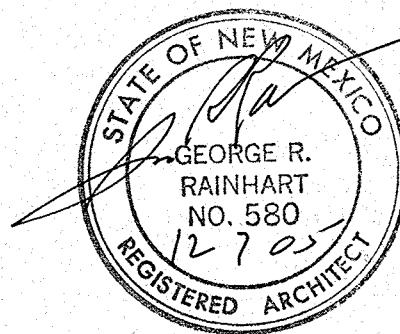
Re: SITEPLAN APPROVAL FOR CERT. OF OCCUPANCY ( FINAL )  
PROJECT# POPEYES FAST FOOD / COTTONWOOD CROSSINGS

Nilo:

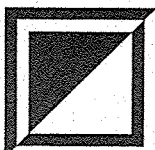
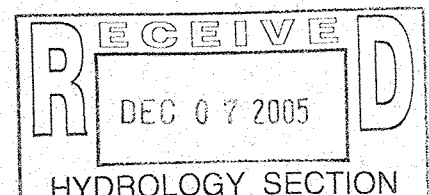
I George Rainhart R.A of George Rainhart Architects and Associates hereby certify that this project is in substantial compliance with, and in accordance with the design intent of the approved plan dated 10-15-04. The record information edited onto the original design document has been obtained by Stephen Dunbar R.A of George Rainhart Architects and Associates. I further certify that Stephen Dunbar R.A has personally visited the project site on 12-1-05 and has determined by visual inspection that the survey data provided is representative of actual site conditions and it true and correct to the best of my knowledge and belief. This certification is submitted in support of a request permanent certification of occupancy.

Sincerely

  
George Rainhart AIA

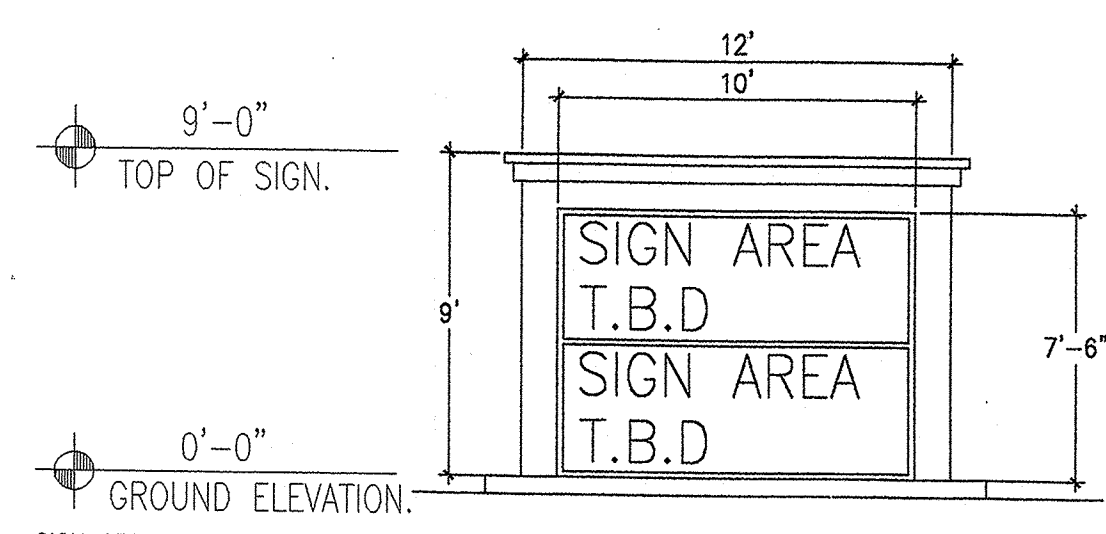
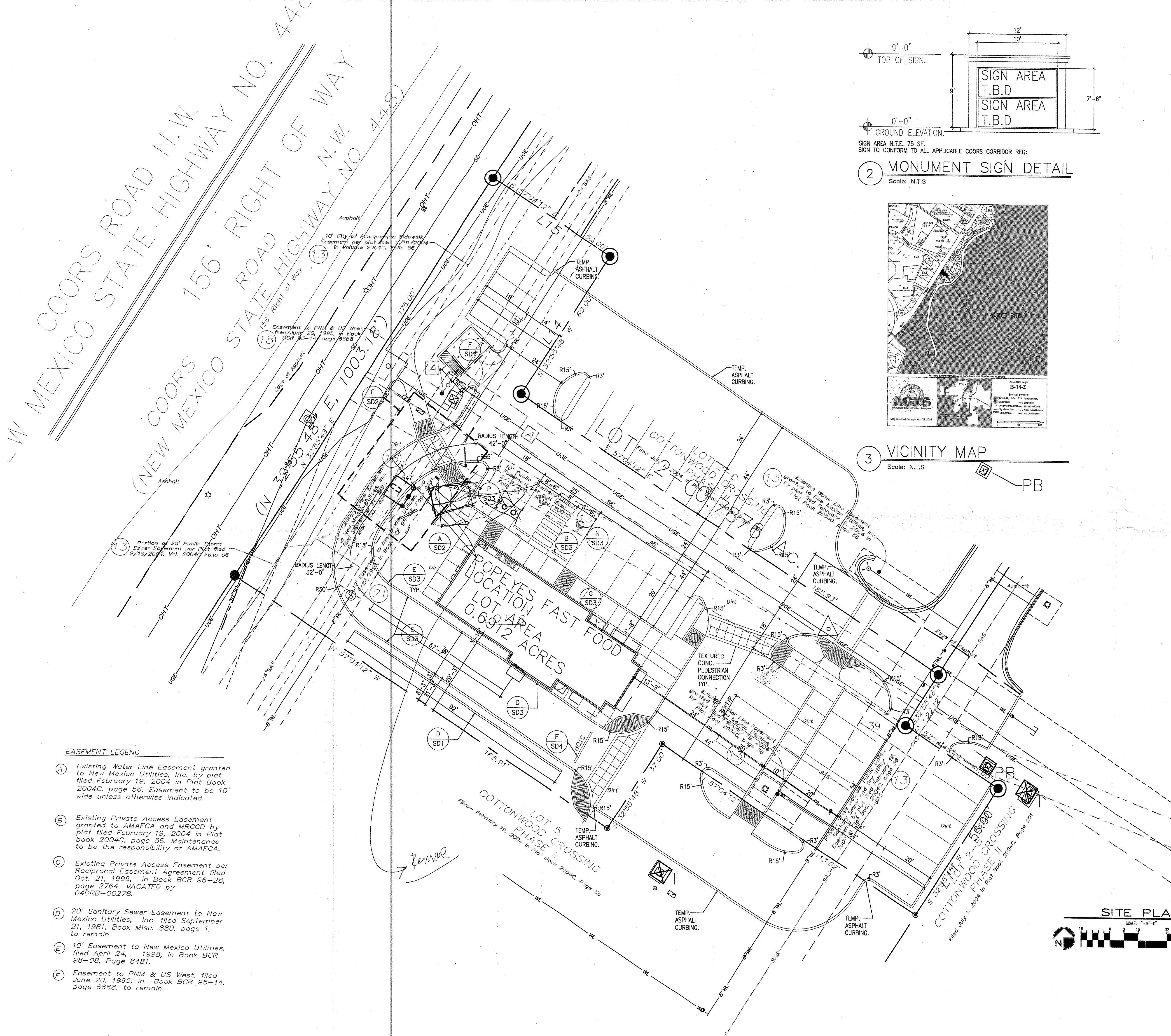


**George Rainhart, Architect and Associates P.C**

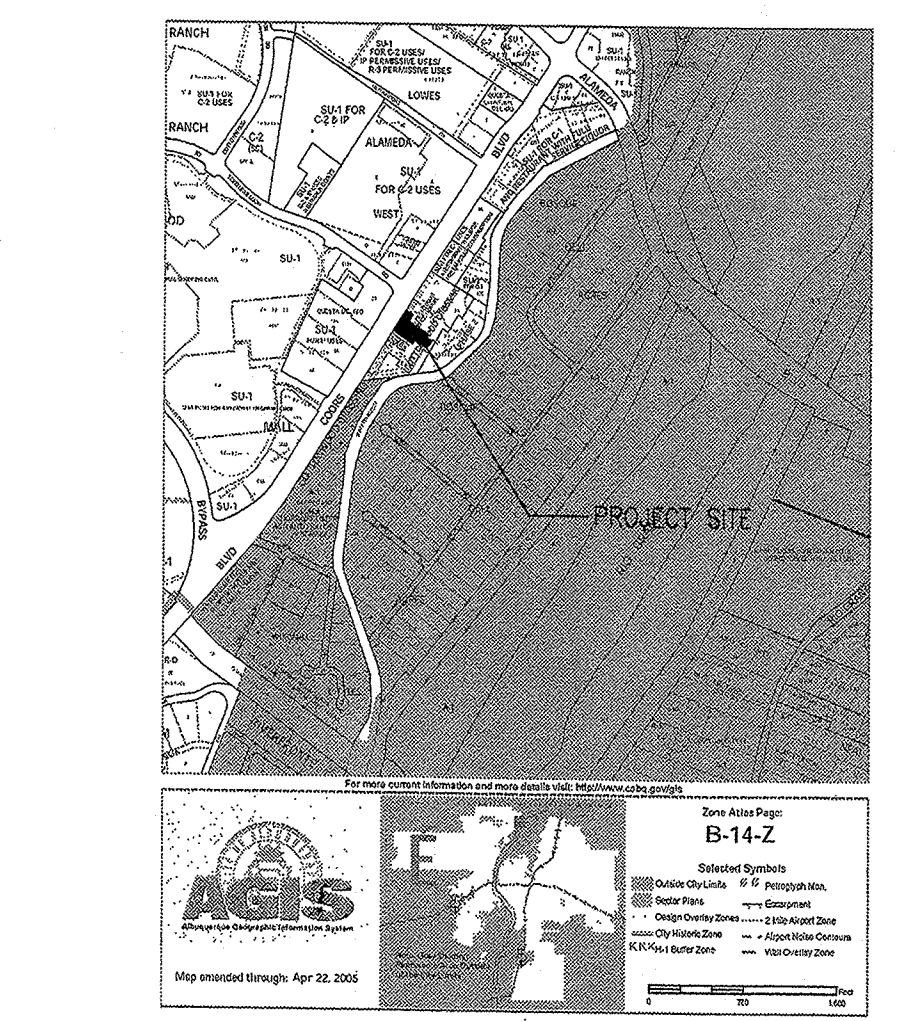


GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.  
2325 SAN PEDRO NE SUITE 2-B ■ ALBUQUERQUE, NEW MEXICO 87110  
PHONE: 505-884-9110 ■ FAX: 505-837-9877 ■ Email: graa@gra-arch.com





2 MONUMENT SIGN DETAIL  
Scale: N.T.S.



3 VICINITY MAP  
Scale: N.T.S.

**SCHEDULE B II - EXCEPTIONS**

11 Reservations, exceptions and provisions contained in the patent from the United States of America, Recorded: Book 64, Page 412, of Official Records. (Affects Property - Unplottable)

12 Covenants, conditions and restrictions Recorded: Book A73, Page 711, of Official Records. (Affects Property - Unplottable)

13 Easements, covenants and other matters shown on the recorded map of said subdivision. (Affects Property - Plotted Hereon)

14 Right-of-Way Easement, granted to The Mountain States Telephone and Telegraph Co., recorded in Book 112, page 68, records of Bernalillo County, New Mexico. (Blanket Easement - Unplottable)

15 Right-of-Way Easement, granted to The Mountain States Telephone and Telegraph Co., recorded in Book 112, page 196 records of Bernalillo County, New Mexico. (Blanket Easement - Unplottable)

16 Grant of Easement to New Mexico Utilities, Inc., recorded in Book MISC 880, page 1, as Document No. 8150360, records of Bernalillo County, New Mexico. (Affects Property - Plotted Hereon)

17 Overhead Easement, granted to Public Service Company of New Mexico and The Mountain States Telephone and Telegraph Company, recorded in Book MISC 790A, page 499, as Document No. 8981108, records of Bernalillo County, New Mexico. (Does Not Affect Property - Vacated by Plat filed 2/19/2004, in Vol. 2004C, Folio 56 - Vacation Action 03DRB-01780VPE)

18 Grant of Easement, granted to Public Service Company of New Mexico and US West Communications, Inc., recorded in Book 95-14, page 6668, as Document No. 95060581, records of Bernalillo County, New Mexico. (Affects Property - Plotted Hereon)

19 Grant of Easement, granted to Public Service Company of New Mexico and US West Communications, Inc., recorded in Book 95-14, page 6671, as Document No. 95060582, records of Bernalillo County, New Mexico. (Does Not Affect Property - Vacated by Plat filed 2/19/2004, in Vol. 2004C, Folio 56 - Vacation Action 03DRB-01780VPE)

20 Reciprocal Easement Agreement, recorded in Book 95-28, page 2764, as Document No. 6115257, records of Bernalillo County, New Mexico. (Affects Property - Unplottable)

21 Grant of Easement to New Mexico Utilities, Inc., recorded in Book 98-08, page 8481, as Document No. 1998050029, records of Bernalillo County, New Mexico. (Affects Property - Plotted Hereon)

22 A Subdivision Improvements Agreement executed by City of Albuquerque Recorded: Instrument No. 2004017100, Book A72, Page 7051. (Affects Property - Unplottable)

23 Public Service Company of New Mexico Joint Electric and Gas Easement, recorded May 27, 2004, in Book A78, page 2507, as Document No. 2004072702, records of Bernalillo County, New Mexico. (Affects Property - Plotted Hereon)

24 Public Service Company of New Mexico Joint Electric and Gas Easement, recorded May 27, 2004, in Book A83, page 1514, as Document No. 2004121839, records of Bernalillo County, New Mexico. (Affects Property - Plotted Hereon)

**ADMINISTRATIVE AMENDMENT**

File #0544-00019 Project # 1002792

Fast food pad site, square footage reduction.

APPROVED BY: *[Signature]* DATE: *[Signature]*

**REVISION**

REV	DATE	BY	DESCRIPTION
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**PROJECT TITLE**  
POPEYES  
COTTONWOOD CROSSINGS  
ALBUQUERQUE, NEW MEXICO

**PROJECT MANAGER**  
STEPHEN DUNBAR

**DATE**  
10-15-04

**SCALE**  
1/8"=1'-0"

**SHEET**  
A1.0A

**ENLARGED SITE PLAN**