

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

March 17, 2026

Michael Johnson, PE  
Souder, Miller & Associates  
3500 Sedona Hills Pkwy.  
Las Cruces, NM 88011

**RE: Popeyes  
840 Juan Tabo Blvd NE  
Permanent C.O. - Accepted  
Engineer's Certification Date: 03/02/2026  
Engineer's Stamp Date: 11/6/24  
Hydrology File: K22D035A  
Case # HYDR-2026-00078**

PO Box 1293

Dear Mr. Johnson:

Albuquerque

Based on the Certification received 03/03/2026 and the site visit on 03/06/2026, this letter serves as an approval from the Hydrology Section for a **Permanent Certificate of Occupancy** to be issued by the Building and Safety Division.

NM 87103

If you have any questions, please contact me at 505-924-3314 or [amontoya@cabq.gov](mailto:amontoya@cabq.gov).

Sincerely,

www.cabq.gov

Anthony Montoya, Jr., P.E. CFM  
Senior Engineer, Hydrology  
Planning Department, Development Review Services



3/2/2026

Anthony Josephson  
Legacy Chicken, LLC  
12555 Hughbluff Drive, Suite 175  
San Diego, California 92130  
Anthony@jsfsd.com



RE: Approval of Civil Design Compliance for Popeyes Commercial Site - Popeyes Juan Tabo 840 Juan Tabo Blvd NE

Dear Mr. Anthony Josephson:

SMA is submitting this letter to certify that the referenced project site has been constructed in accordance with the approved civil construction plans prepared and stamped by SMA. All site improvements—including grading, drainage, utilities, paving, and associated civil infrastructure—have been installed in substantial conformance with the design intent, City of Albuquerque applicable standards, and approved construction documents.

The only deviation from the approved plans involves the sanitary sewer alignment. This modification was fully coordinated with SMA during the construction process. The revised sanitary sewer configuration has been documented and incorporated into the as-built drawings prepared by SMA and submitted for your review.

Aside from the sanitary sewer deviation noted above, SMA certifies that the site has been constructed in compliance with the approved civil plans and in accordance with applicable City of Albuquerque requirements to the best of our knowledge, information, and belief.

Should you have any questions or require further clarification, please contact our office.  
Sincerely,

SOUDER, MILLER & ASSOCIATES, INC.

Michael Johnson, P.E.  
Southern NM Civil Technical Sector Manager  
michael.johnson@soudermiller.com

Damion Fragoso, EIT  
Staff I Civil Designer  
damion.fragoso@soudermiller.com

# AS-BUILT SURVEY

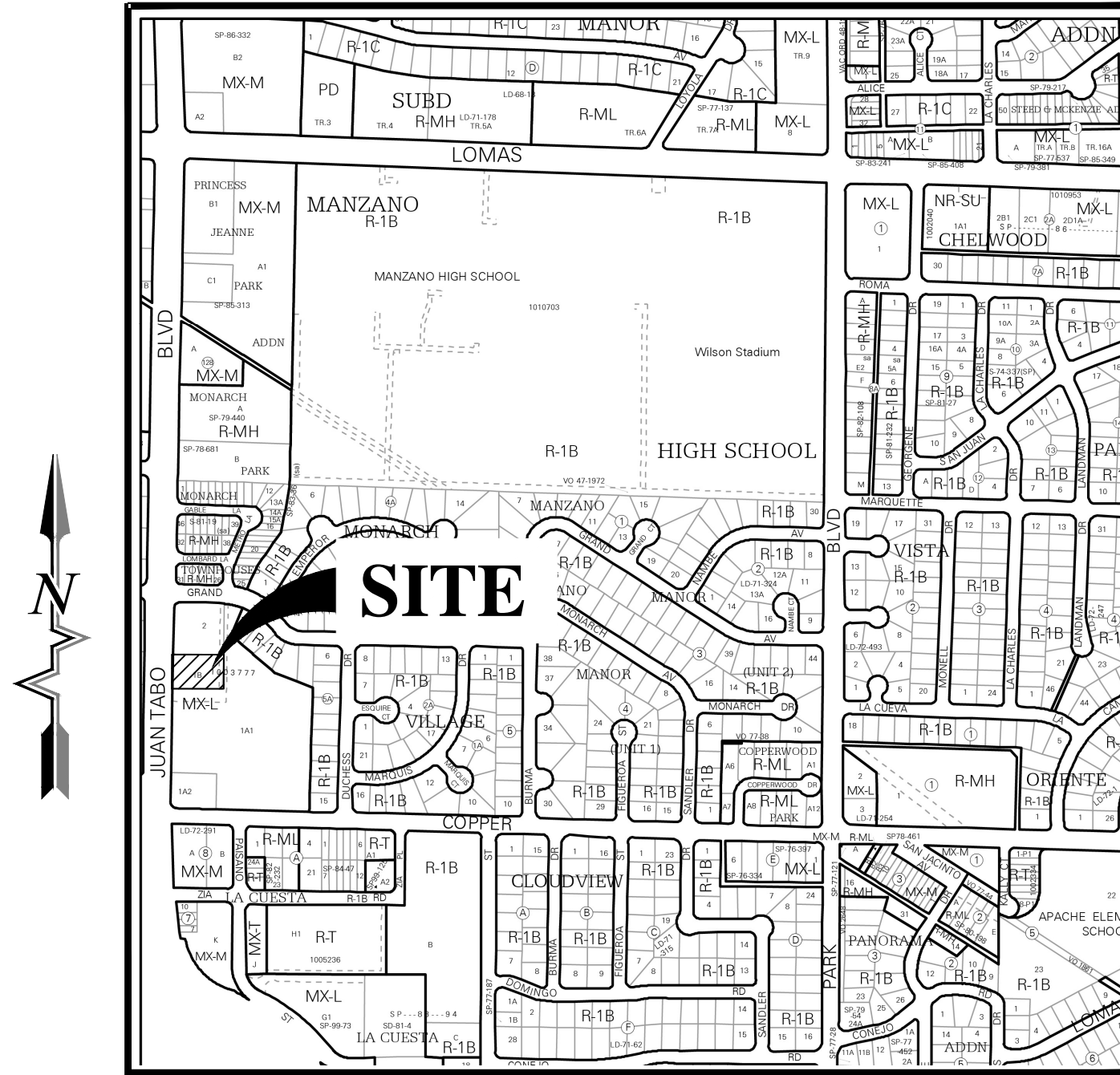
TRACT C-1, BLOCK 125, PRINCESS JEANNE PARK ADDITION  
 WITHIN SECTION 22, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M.,  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 FEBRUARY, 2026

## BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY SHOWN HEREON ARE NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS, DISTANCES AND COORDINATES ARE MODIFIED (SURFACE) NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE 3002, NAD83, NAVD88, FROM A.C.S BENCHMARK "3\_J22 1979" REFERENCE FRAME: MODIFIED NAD83(2011) (EPOCH:2010.0000) VERTICAL DATUM: NAVD88 (GEOID18) ORIGIN OF SCALE: N=1486921.23 E=1563821.70 (N35°05'11.88124" W106°30'21.73370") ELEVATION USED FOR SCALE: 5667.46 GRID TO GROUND SCALE FACTOR: 1.0003612635 CONVERGENCE: -0° 08' 49.83" ALL DISTANCES ARE GROUND DISTANCES, UNITS ARE U.S. SURVEY FEET

## SURVEY NOTES

- ONLY THE RECORD DOCUMENTS NOTED HEREON WERE PROVIDED TO OR DISCOVERED BY SURVEYOR. NO ABSTRACT, CURRENT TITLE COMMITMENT NOR OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED TO SURVEYOR
- THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY. APPARENT PROPERTY CORNERS, EASEMENT LINES, RIGHT-OF-WAY LINES, OR PROPERTY LINES AS SHOWN ARE DERIVED FROM RECORD SURVEY PLATS, RIGHT-OF-WAY MAPS, OR DEEDS REFERENCED HEREON AND ARE NOT GUARANTEED OR TO BE RELIED ON FOR THE ESTABLISHMENT OF EASEMENT OR PROPERTY LINES
- THIS EXHIBIT IS NOT A BOUNDARY SURVEY AND MAY NOT REVEAL ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREAS, OR OTHER MATTERS THAT WOULD BE DISCLOSED BY AN ACCURATE SURVEY.



VICINITY MAP  
 NOT TO SCALE

## LEGAL DESCRIPTION

TRACT LETTERED "C-1" IN BLOCK NUMBERED ONE HUNDRED TWENTY-FIVE (125) OF PRINCESS JEANNE PARK ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED, "A REPLAT OF TRACTS "A" & "B", BLOCK 125 OF PRINCESS JEANNE PARK ADDITION, NOW COMPRISING TRACTS "A-1", "B-1" & "C-1" WITHIN SEC. 22, T. 10 N., R. 4 E., N.M.P.M., ALBUQUERQUE, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 25, 1985 IN PLAT BOOK C27, PAGE 182.

## NOTES

- PARCEL ADDRESS: 840 JUAN TABO BLVD. NE, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO 87123
- FLOOD ZONE: SUBJECT PROPERTY LOCATED IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA MAP NO. 35001C0359G, EFFECTIVE DATE SEPTEMBER 26, 2008.
- GROSS LAND AREA: GROSS LAND AREA FOR TRACT C-1 IS 32,745.99 S.F. ± (0.75 AC. ±)
- CURRENT ZONING: MX-M, MODERATE INTENSITY ZONE DISTRICT
- BENCHMARK: A.C.S. BENCHMARK STAMPED "3\_J22 1979", ELEVATION 5667.46 FEET

## SURVEYOR'S CERTIFICATION

I, JAYSON NATERA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 27749, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC AND AS-BUILT SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION BASED ON ACTUAL SURVEY ON THE GROUND AS DESCRIBED HEREIN, THAT I AM RESPONSIBLE FOR THIS SURVEY, AND THAT THE SURVEY AND REPORT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY. APPARENT PROPERTY CORNERS, RIGHT-OF-WAY LINES, OR PROPERTY LINES AS SHOWN ARE DERIVED FROM RECORD SURVEY PLATS, RIGHT-OF-WAY MAPS, OR DEEDS REFERENCED HEREON AND ARE NOT GUARANTEED OR TO BE RELIED ON FOR THE ESTABLISHMENT OF PROPERTY LINES.

JAYSON 



DATE 02/27/2026

Rev #	Date	Description	By

**SMA**  
 Souder, Miller & Associates  
 Engineering • Environmental • Geomatics  
 Serving the Southwest & Rocky Mountains  
 5454 Venice Avenue NE, Suite D  
 Albuquerque, NM 87113  
 Phone: (505) 293-0942 Fax: (505) 293-3430  
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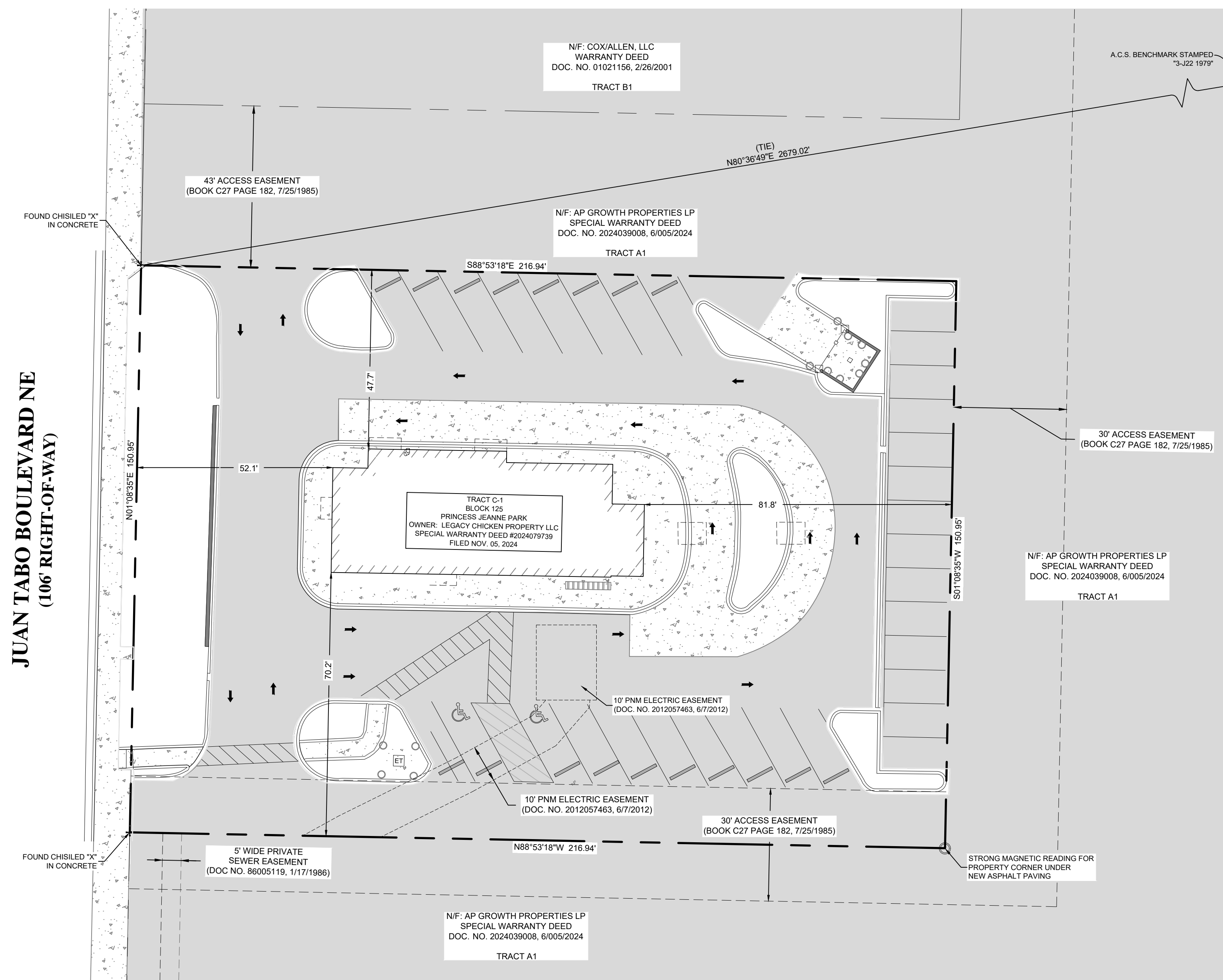
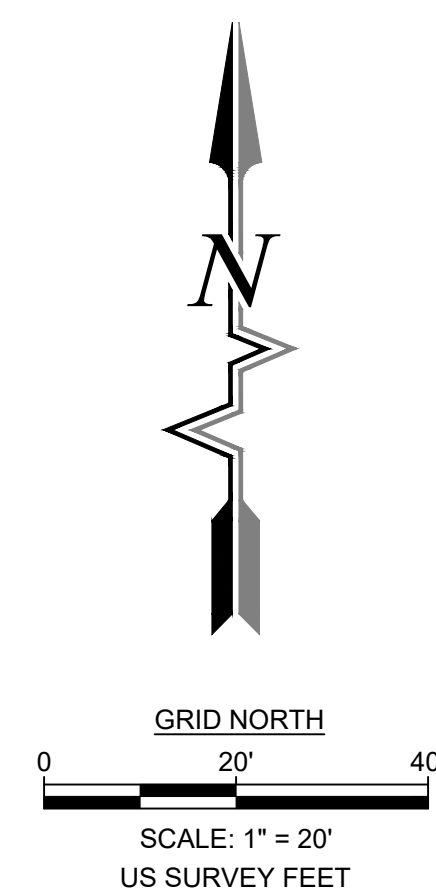
ALBUQUERQUE, NEW MEXICO  
**AS-BUILT SURVEY**  
 TRACT C-1, BLOCK 125, PRINCESS JEANNE PARK ADDITION  
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 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2024

Fieldwork DG	Drawn ECM	Checked JSN
Date: February 2026		
Scale: -----		
Project No: 9432731		
Sheet: 1 OF 4		

# EXISTING BOUNDARY AND EASEMENTS

TRACT C-1, BLOCK 125, PRINCESS JEANNE PARK ADDITION  
 WITHIN SECTION 22, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M.,  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 FEBRUARY, 2026

- LEGEND AND ABBREVIATIONS**
- + = FOUND CHISELED "X" IN CONCRETE
  - = BOLLARD
  - = LIGHT POLE
  - ⊗ = SEWER CLEANOUT
  - ⊗ = GREASE TRAP LID
  - ⊗ = WATER SHUTOFF
  - ⊗ = HANDICAP PARKING
  - ET = ELECTRIC TRANSFORMER
  - E = ELECTRIC BOX
  - TCPE = TRAFFIC CONTROL PULL BOX
  - ⊗ = TELCOM PEDESTAL
  - ⊗ = MOTORCYCLE PARKING
  - ⊗ = HANDICAP PARKING
  - ⊗ = SIGN
  - ⊗ = FIRE HYDRANT
  - ⊗ = CONCRETE CURB STOPS
  - TOW = TOP OF WALL
  - INV = INVERT ELEVATION
  - FF = FINISH FLOOR ELEVATION, TRUNCATED FROM 5500'
  - = RETAINING WALL
  - = IRON ROD GATE
  - = UNDERGROUND GAS LINE
  - = UNDERGROUND WATER LINE
  - = STORM DRAIN LINE
  - = SANITARY SEWER LINE
  - = CURB & GUTTER
  - = SUBJECT PROPERTY LINE
  - = ADJOINING PROPERTY LINE
  - = EASEMENT LINE
  - = RECORD BEARING AND DISTANCE
  - = MAJOR CONTOUR LINE, 5' INTERVAL
  - = MINOR CONTOUR LINE, 1' INTERVAL
  - = CONCRETE
  - = ASPHALT ROADWAY
  - = BUILDING



Rev #	Date	Description	By

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ALBUQUERQUE, NEW MEXICO

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Fieldwork DG	Drawn ECM	Checked JSN
Date: February 2026		
Scale: Horiz: 1" = 20'		
Project No: 9432731		
Sheet: 2 OF 4		



# EXISTING SITE UTILITIES

TRACT C-1, BLOCK 125, PRINCESS JEANNE PARK ADDITION  
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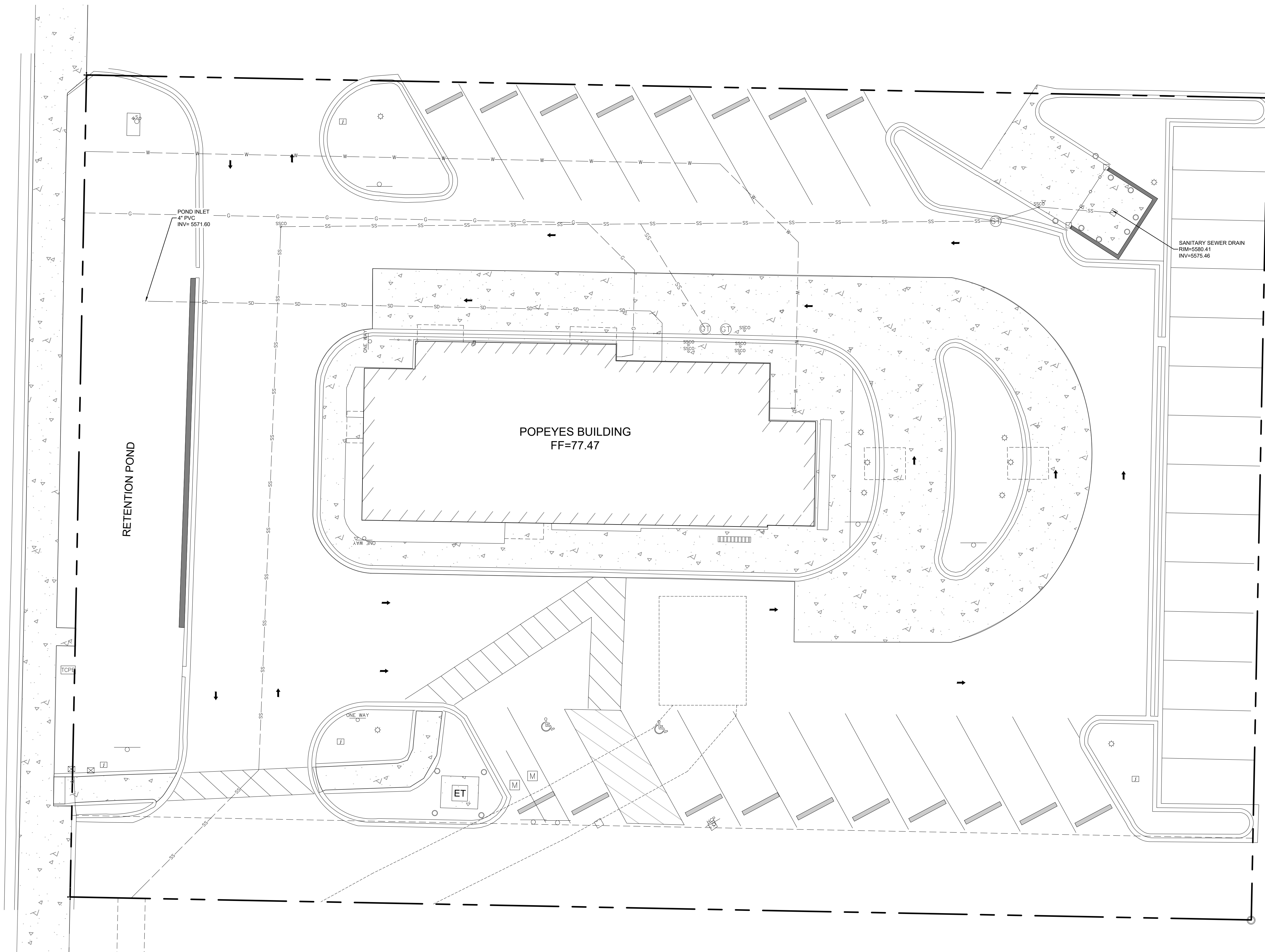
**UTILITY INFORMATION:**  
 UTILITIES SHOWN ON THIS DRAWING SHOWN HEREON HAVE BEEN LOCATED BASED ON CONTRACTOR AND ENGINEER AS-BUILT MARKUP. NM811 LOCATE TICKET WAS NOT REQUESTED NOR SUBMITTED. SOUDER, MILLER AND ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN ON THIS DRAWING

**LEGEND AND ABBREVIATIONS**

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- =CONCRETE
- =ASPHALT ROADWAY
- =BUILDING



GRID NORTH  
 0 10' 20'  
 SCALE: 1" = 10'  
 US SURVEY FEET



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