

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

July 17, 2025

David B. Thompson, P.E.  
Thompson Engineering  
P.O Box 65760  
Albuquerque, NM 87193

**Re: Solare Collegiate Charter School/ PHASE 3.1**  
**8801 Gibson Blvd. SW**  
**30-Day Temporary Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's Stamp dated 09-16-24 (M09-D031A)  
Certification dated 07-08-2025  
Trans#2025-00184

Dear Mr. Thompson,

Based upon the information provided in your submittal received 07-10-25, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

1. Remove the fence to ensure the pathway is accessible for both staff and students.



Once these corrections are complete, email pictures to [malnajar@cabq.gov](mailto:malnajar@cabq.gov) for release of Final CO.

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

*Marwa Al-najjar*

Marwa Al-najjar  
Associate Engineer, Planning Dept.  
Development Review Services

PO Box 1293

Albuquerque

NM 87103

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

July 10, 2025

City of Albuquerque  
Transportation Department

We are submitting a request for a Temporary Certificated of Occupancy for the Solare Charter School located at 8801 Gibson Boulevard, SW. This is a phased project. The current phase (Phase 3.1) is the construction of a four-classroom building addition that is attached to the building along Gibson Boulevard.

There are two additional phases (Phase 3.2 and Phase 3.3) that are still under construction and should be completed by the end of the year.

The reason for the Temporary request is that the General Contractor is still utilizing the gap to the west of the building to access the phase still under construction. It will be the General Contractors responsibility to ensure that student safety will be maintained throughout the construction period.

The classroom addition is not completed and ready for students to occupy for the fall semester. Can you please review the attached plan and let us know if you need any additional information.

Respectfully:

David A Aube

Digitally signed by David A Aube  
DN: C=US,  
E=daube@studioswarch.com,  
O=Studio Southwest Architects,  
OU=Civil Department, CN=David  
A Aube  
Date: 2025.07.10 13:50:36-06'00'

Dave Aube

505-463-4503

Assisting Thompson Engineering with the project.

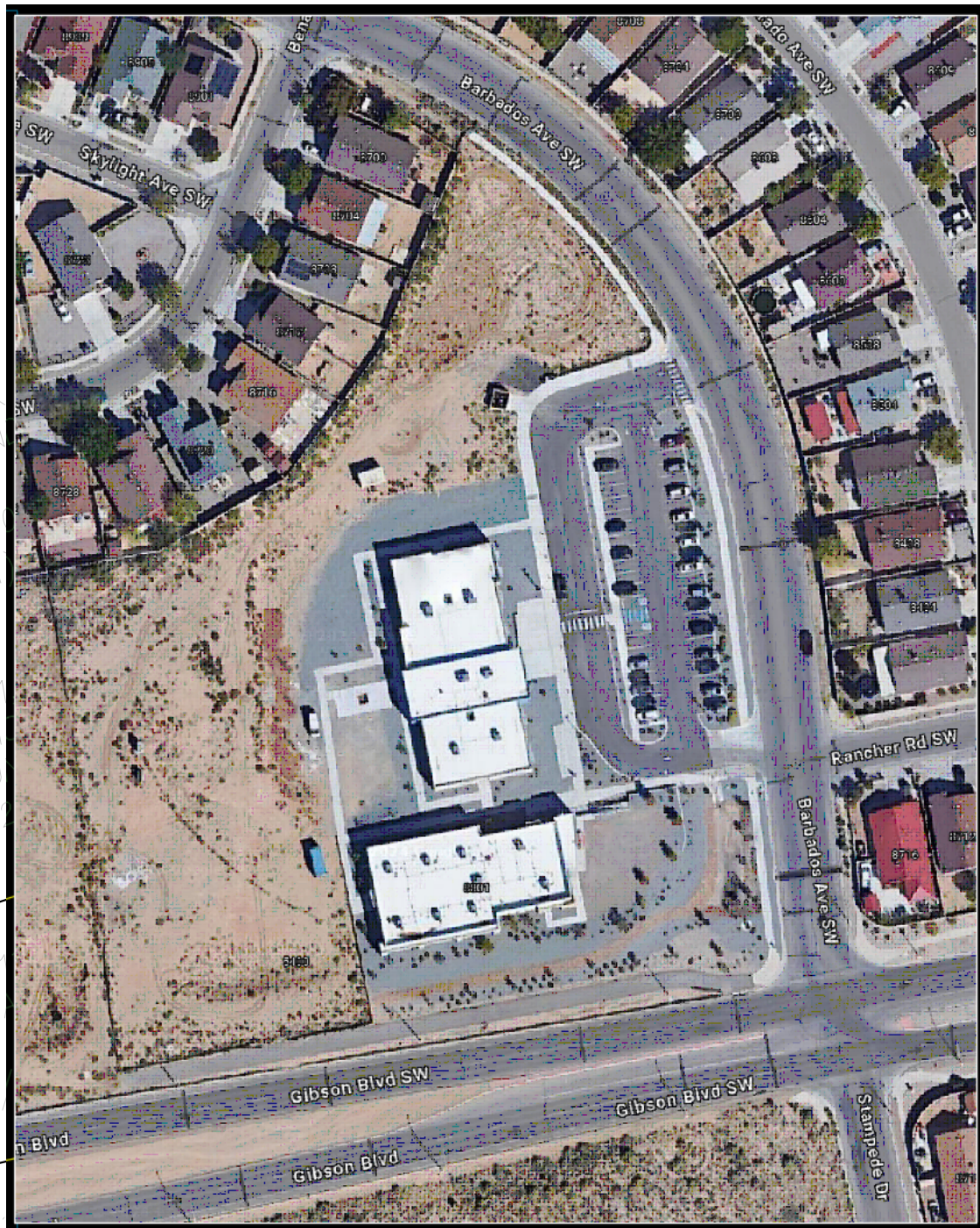
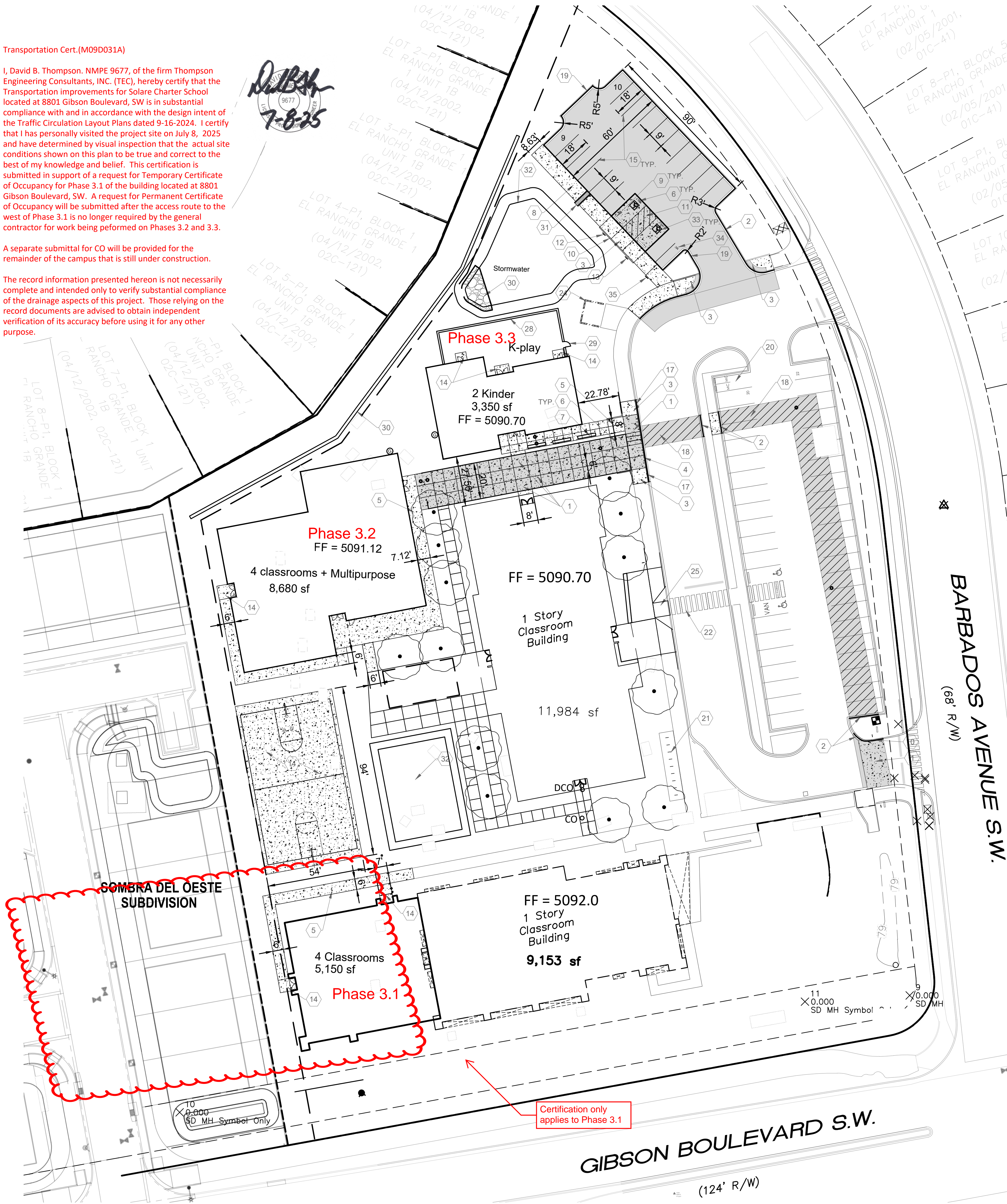


Transportation Cert.(M09D031A)

I, David B. Thompson. NMPE 9677, of the firm Thompson Engineering Consultants, INC. (TEC), hereby certify that the Transportation Improvements for Solare Charter School located at 8801 Gibson Boulevard, SW is in substantial compliance with and in accordance with the design intent of the Traffic Circulation Layout Plans dated 9-16-2024. I certify that I have personally visited the project site on July 8, 2025 and have determined by visual inspection that the actual site conditions shown on this plan to be true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Temporary Certificate of Occupancy for Phase 3.1 of the building located at 8801 Gibson Boulevard, SW. A request for Permanent Certificate of Occupancy will be submitted after the access route to the west of Phase 3.1 is no longer required by the general contractor for work being performed on Phases 3.2 and 3.3.

A separate submittal for CO will be provided for the remainder of the campus that is still under construction.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the drainage aspects of this project. Those relying on the record documents are advised to obtain independent verification of its accuracy before using it for any other purpose.



AERIAL OF EXISTING CONDITIONS

TRAFFIC CIRCULATION  
LAYOUT APPROVED  
Sertil A. Kanbar 9/18/24

### LEGEND

	PROPERTY LINE
	EASEMENT
	MAJOR ACCESS DRIVES ASPHALT PAVEMENT PER DETAIL D1/C501
	PARKING LOT ASPHALT PAVEMENT PER DETAIL D1/C501
	CONCRETE SIDEWALK PER DETAIL B4/C501
	CONCRETE PAVEMENT PER DETAIL D4/C501

### PARKING CALCULATIONS

EXISTING BUILDINGS (PHASES 1 AND 2) 1-STORY SCHOOL: (16 CLASSROOMS)  
EDUCATION AT 2 SPACES/CLASSROOM= 32 SPACES REQUIRED

PROPOSED BUILDINGS (PHASE 3A AND 3B)  
PHASE 3A, 1 STORY 4 CLASSROOMS  
PHASE 3B, 1-STORY MULTIPURPOSE AND 7 CLASSROOMS  
EDUCATION AT 2 SPACES/CLASSROOM=22 SPACES REQUIRED

TOTAL 54 PARKING SPACES REQUIRED.

PARKING PROVIDED

61 STANDARD SPACES PROVIDED  
4 ADA ACCESSIBLE SPACES PROVIDED

3 MOTORCYCLE SPACES REQUIRED, 3 MOTORCYCLE SPACES PROVIDED  
16 BICYCLE SPACES REQUIRED, 18 BICYCLE SPACES PROVIDED

### GENERAL SHEET NOTES

- CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS TO REMAIN INCLUDING, BUT NOT LIMITED TO, BUILDINGS, PAVING, CURBS, SITE WALLS, FOUNDATIONS AND UTILITIES. EXISTING FOUNDATIONS SHALL MAINTAIN THEIR ORIGINAL STRUCTURAL INTEGRITY AS THEY WERE DESIGNED.
- GENERAL CONTRACTOR SHALL PATCH, REPAIR AND/OR REPLACE ITEMS TO REMAIN THAT HAVE BEEN DAMAGED DURING CONSTRUCTION, TO THE OWNER'S SATISFACTION AND AT NO COST TO THE OWNER.
- CONTRACTOR SHALL ENSURE THAT UTILITY SERVICE TO EXISTING BUILDINGS TO REMAIN SHALL BE OPERATIONAL DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFETY MEASURES TO PROTECT PEDESTRIANS AND VEHICLES DURING CONSTRUCTION.
- CONTRACTOR IS TO VERIFY ALL EXISTING UTILITY LOCATIONS BEFORE EXCAVATION.
- ALL SITE PLAN DIMENSIONS ARE IN DECIMAL UNITS.
- SIDEWALK JOINTS SHALL FOLLOW PATTERN AS SHOWN ON SITE PLAN.
- CONSTRUCTION AREA INCLUDED TREES AND PLANTS TO REMAIN.
- SOLARE CHARTER SCHOOL SHALL HAVE A STAFF MEMBER PRESENT DURING DROP-OFF AND PICK UP TIMES TO HELP STUDENTS SAFELY CROSS THE DRIVE AISLE WHEN DOUBLE STAKING IS IMPLEMENTED WITHIN THE DRIVE AISLE.
- STAFF AT SOLARE CHARTER SCHOOL SHOULD GET FAMILIARIZED WITH THE EPA IDLE-FREE SCHOOLS TOOL-KIT TO MINIMIZE ANY IDLING OF VEHICLES.
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER

### SHEET KEYED NOTES

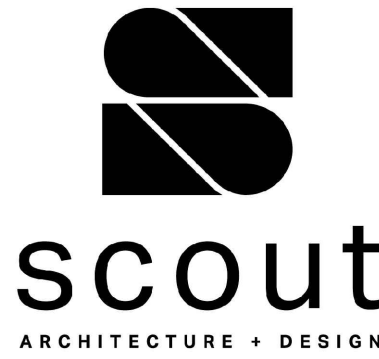
- CONCRETE PAVEMENT PER DETAIL D4/C501.
- STANDARD CURB AND GUTTER PER DETAIL A5/C501.
- CONCRETE CURB ACCESS RAMP PER DETAIL A1/C502.
- LAYDOWN DEPRESSED CURB AND GUTTER PER DETAIL A5/C501.
- CONCRETE SIDEWALK PER DETAIL B4/C501.
- 12" TALL WHITE LETTERS.
- CONCRETE BENCH PER DETAIL A3/C501.
- TURNDOWN EDGE ON SIDEWALK PER DETAIL E4/C501.
- CONCRETE PARKING BLOCK PER DETAIL F2/C501.
- HEADER CURB PER DETAIL A5/C501.
- ADA RESERVED PARKING STALL, PER DETAIL A3/C502.
- ADA RESERVED PARKING SIGN PER DETAIL D2/C502.
- ADA VAN ACCESSIBLE RESERVED SIGN PER DETAIL D2/C502.
- CONCRETE STOOP PER DETAIL C1/C501.
- 4" WIDE WHITE TRAFFIC PARKING.
- PAINT CURB RED WITH 6" TALL WHITE LETTERS READING "NO PARKING FIRE LANE".
- PAINT CURB YELLOW WHERE HEIGHT IS BETWEEN 4" AND 6" TALL.
- ASPHALT PAVEMENT PER DETAIL D1/C501.
- DEPRESSED CURB AND GUTTER PER DETAIL A5/C501.
- EXISTING MOTORCYCLE PARKING SPACE WITH SIGN AND 12" TALL "MC" LETTERS.
- EXISTING BICYCLE RACKS (CAPACITY 18).
- EXISTING PAINTED CROSSWALK.
- EXISTING CURB ACCESS RAMP.
- EXISTING REFUSE ENCLOSURE, WITH GATES.
- EXISTING CURB ACCESS RAMP.
- PROPOSED STORMWATER POND. SEE GRADING PLANS.
- BASKETBALL COURT.
- MASONRY SCREEN WALL.
- 3' WIDE PERSONNEL GATE.
- 4" TALL MAXIMUM SEGMENTED BLOCK RETAINING WALL PER DETAIL A2/C-501.
- CONCRETE SIDEWALK CULVERT PER DETAIL E3/C-501.
- STORMWATER POND. SEE GRADING PLANS.
- RESERVED PARKING SYMBOL PER DETAIL C6/C-502.
- 12" WHITE LETTERS "MC" TO IDENTIFY MOTORCYCLE PARKING.
- MOTORCYCLE PARKING ONLY SIGN..

### M-09-Z ZONE ATLAS PAGE



Thompson  
Engineering  
Consultants, Inc.  
tec@yahoo.com

P.O. BOX 65760 ALBUQUERQUE, NM 87193  
PHONE: (505) 271-2199 FAX: (505) 830-9246



ARCHITECT/ENGINEER



SOLARE COLLEGIATE  
CHARTER SCHOOL

8801 GIBSON BLVD SW  
ALBUQUERQUE, NM 87121

### CONSTRUCTION DOCUMENTS

REVISION DATE

DATE 9-12-24

PROJECT NO

### TRAFFIC CIRCULATION LAYOUT

SHEET NO.

TCL-1