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March 23, 2026

Development Hearing Officers and Facilitation Team  
City of Albuquerque

**Re: Justification to DHO for Determination from sidewalk width for Preliminary / Final  
Minor Subdivision Plat for Lots 1 thru 3, Adobe Mesa**

Greetings Development Hearing Officers and Facilitation Team Members:

Cartesian Surveys is acting as an agent for Thomas and Theresa Salas and we request preliminary / final plat review of our proposed subdivision to consolidate existing Lots 1 thru 3 of Adobe Mesa into two new lots by a minor subdivision plat.

The property is located at 1701 Cliffside Drive NW, at its northwest intersection with Kevin Court NW. The property is vacant and currently zoned as R-T (Residential - Townhomes).

These standards and all other comments were provided in a sketch plat review held on January 28, 2026 under project number PR-2026-000002, application number PA-2026-00008.

As part of this action, we are seeking a determination from the DHO to allow the existing 4 feet wide sidewalk along Steven Court NW to remain as-is. Our justification for the determination is provided below:

**Justification for DHO Determination for existing sidewalk width along Kevin Court NW**

We request a determination from the DPM for existing sidewalk width. There is existing 4-foot-wide sidewalk in good condition and which is in character for this developed area and meets ADA minimum standard width.

There is a wall to the west of our property against which any widened sidewalk would terminate against. There are also infrastructure improvements near the existing sidewalk which would need to be relocated if new sidewalk along Kevin Court was required.

So we feel leaving the sidewalk as-is does not materially run contrary to public safety, health, or welfare. For these reasons, we feel a determination allowing the existing sidewalk width to remain is warranted, and would allow for more flexibility development of these proposed lots.

Thank you for your consideration, Amber Palmer