

March 22, 2016

To: City of Albuquerque's  
Development Review Board

From: Julian Serna  
Shannon Lopez

The following request is in regards to a vacant piece of property on Kinley Avenue, Northwest, between 5<sup>th</sup> and 6<sup>th</sup> Streets. The site encompasses four legal lots of record of which the legal description is Lots 17, 18, 19, and 20, Block 3, Romero Addition, City of Albuquerque. The site is also located within the City of Albuquerque's Sawmill/Wells Park Sector Development Plan.

The request is to erase two lot lines within the site as a whole in order to create two legal lots of record. The property currently is 0.3268 acres in size. With the elimination of the two lot lines, the newly created lots will each be 0.1634 gross acres in size.

The site is surrounded by residential uses on the north, west, south, and east and also with a few SU-1 special uses located within the area. To my knowledge, the site has never been developed.

As the site is located within the Sawmill/Wells Park Sector Development Plan, the zoning for the site is encompassed under the S-R zone. One of the reasons the S-R zone was established was to, "Maintain the existing small scale residential character of the Sawmill/Wells Park's existing neighborhoods." In order to develop the site in accordance with the existing Plan for the area, the site is limited in that it would be hard, if not impossible, to meet setback standards as delineated within the S-R zone. Eliminating two of the interior lot lines will allow the site to be developed in accordance with the existing zoning for the area.

Thank you for your consideration.

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Julian Serna