



ACTION ITEM REPORT

Item Title: Consideration and ACTION to approve an application for conditional use permit to allow a duplex to locate at 512 Canal St. (Lot #88977) zoned Single Family District.

Recommendation:

This area is located on Canal Street just east of Mesquite Street across from Lopez-Riggins Elementary. The area has never been developed due to the sewer not being extended on that side of the street. It would need to be extended.

There is an irrigation easement in the rear that will always affect these properties. The canal has been placed underground but the easement cannot change as there needs to be sufficient room for maintenance and repair as needed. The drawing indicates there is sufficient room for a duplex. The property owner will have to extend sewer at their expense and then get reimbursed as the other lots connect, which once the sewer line is in I expect it to be soon. The area is zoned single family but due to the school it would seem natural to allow duplexes in this immediate area only (along Canal Street on the north side from Mesquite Street to the old Fresno Street Right of way which is where the school property ends.

I recommend approval.