

November 4, 2026

**ITEM:** New Business – Resolution 11.26.07: Approving Lot Combination for Esmeralda A. Orozco Marroquin at 1110 and 1112 2<sup>nd</sup> Avenue South

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**BACKGROUND:** The City of St. James received a Lot Combination Application from Esmeralda A. Orozco Marroquin requesting approval to combine two adjoining residential parcels located at 1110 and 1112 2nd Avenue South.

The properties are identified as Parcel No. 20.179.0380 (1110 2nd Avenue South) and Parcel No. 20.179.0390 (1112 2nd Avenue South). Both parcels are under common ownership and located within the Low-Density Residential (R-1) Zoning District. The proposed combination would result in one tax parcel containing approximately 26,003 square feet.

The purpose of the request is to consolidate the two properties for property-tax administration purposes. No changes to the existing zoning classification, land use, or development of the properties are proposed.

The Planning Commission reviewed the application at its October 26, 2026, meeting and recommended approval to the City Council.

The proposed resolution approves the lot combination subject to verification of common ownership, compliance with applicable zoning requirements, and coordination with Watonwan County to complete the tax parcel combination process.

Approval of the resolution does not constitute approval of a replat, elimination of recorded property lines, or authorization for future development.

**STAFF RECOMMENDATION:** Approve/Deny Resolution.