

**State of Minnesota
County of Watonwan**

RESOLUTION NO. 11.26.07

**RESOLUTION APROVING LOT COMBINATION FOR ESMERALDA A.
OROZCO MARROQUIN AT 1110 AND 1112 2ND AVENUE SOUTH**

WHEREAS, Esmeralda A. Orozco Marroquin, property owner, has submitted a Lot Combination Application dated October 23, 2026, requesting the combination of two adjoining residential parcels located at 1110 and 1112 2nd Avenue South, St. James, Minnesota; and

WHEREAS, the properties proposed for combination are identified as follows:

- **Parcel No. 20.179.0380:** 1110 2nd Avenue South, consisting of approximately 21,651 square feet; and
- **Parcel No. 20.179.0390:** 1112 2nd Avenue South, consisting of approximately 4,352 square feet; and

WHEREAS, he proposed combination would result in one tax parcel containing approximately 26,003 square feet; and

WHEREAS, both properties are located within the Low-Density Residential (R-1) Zoning District and are under common ownership; and

WHEREAS, the purpose of the request is to consolidate the two adjoining properties into one parcel for property-tax administration purposes, without changing the existing zoning classification or land use; and

WHEREAS, Minnesota Statutes § 272.46, subdivision 2, provides for the combination of legal descriptions of contiguous parcels under common ownership for property-tax purposes, subject to applicable statutory requirements; and

WHEREAS, the proposed lot combination does not involve new construction, subdivision of property, creation of an additional building site, or a change in land use; and

WHEREAS, the St. James Planning Commission reviewed the proposed lot combination and recommended approval to the City Council at its meeting held on October 26, 2026; and

WHEREAS, the City Council finds that the proposed combination is consistent with the City's zoning regulations and is appropriate for property tax administration purposes.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF ST. JAMES, WATONWAN COUNTY, MINNESOTA, as follows:

Section 1. Approval of Lot Combination. The City Council hereby approves the request submitted by Esmeralda A. Orozco Marroquin to combine the following parcels for property-tax purposes:

- Parcel No. 20.179.0380 – 1110 2nd Avenue South
- Parcel No. 20.179.0390 – 1112 2nd Avenue South

Section 2. Conditions of Approval. The approval shall be subject to the following conditions:

1. Confirmation that both parcels are contiguous and under common ownership.
2. Verification that the proposed combination does not create a zoning violation or adversely affect any existing easement, access, or other applicable property restrictions.
3. The property owner shall coordinate with the Watonwan County Auditor to complete the required tax parcel combination process.
4. The combination shall be for property-tax administration purposes only and shall not constitute approval of a replat, vacation or elimination of recorded property lines, or future development.
5. Any subsequent property division, construction, or land-use changes shall comply with applicable City ordinances and approval requirements.

Section 3. County Coordination. The City Manager or designee is hereby authorized to provide a certified copy of this resolution to the Watonwan County Recorder and any other appropriate county office to facilitate processing of the requested tax parcel combination.

Section 4. Limitations of Approval. This resolution constitutes municipal approval of the requested tax parcel combination only. Final processing shall remain subject to applicable statutory requirements and the procedures of Watonwan County.

Adopted by the City Council this 4th day of November 2026.

Christopher Whitehead, Mayor

Attest:

Kristin Hurley, City Clerk - Treasurer