

Narrative - McIntosh Short Plat of TPNs 15102 and 866033

Chris Cruse <chris@cruseandassoc.com>

Tue 6/25/2024 8:42 AM

To:FILE@cruseandassoc.com <FILE@cruseandassoc.com>

Narrative – 4 lot short plat of tax parcel numbers 15102 and 866033 to create small lots around the existing residences at 7820 and 7822 Hwy 97 as allowed by KCC 16.12.040(1). These parcels are currently zoned Ag-20. The proposed 10.26 acre lot 1A will include the existing residence at 7820 Hwy 97 with individual septic system and approved Group A water system. The proposed 6.35 acre lot 2A will include the existing residence at 7822 Hwy 97 with individual septic system and use the Group A water system. The boundaries of proposed lots 1A and 2A following the logical division for AG use and irrigation are allowed by KCC 16.12.040(1)(iii)(b). All lots share a common access point onto Hwy 97 in Easement Q shown on the short plat map. No additional or new development is planned for these properties, see application map for additional information.

Existing Descriptions:

Lots 1 and 2 in Book 46 of Surveys at Pages 57-59, see title report for full descriptions.

Proposed Descriptions:

Lots 1A, 1B, 2A and 2B of the short plat to be recorded after review and authorization to record has been granted by the planner.

Thanks,
Chris Cruse P.L.S.
Cruse and Associates
217 East 4th Ave.
P.O. Box 959
Ellensburg, WA 98926
(509) 962-8242 Office
chris@cruseandassoc.com