

Chris Cruse

From: Chris Cruse
Sent: Friday, November 08, 2024 9:29 AM
To: 'FILE@cruseandassoc.com'
Subject: Narrative - Schmitt Short Plat of TPN 800233



Kittitas County CDS

Narrative – 2 lot short plat of tax parcel number 800233 to create a small lot around an existing residence at 4871 Tjossem Road as allowed by KCC 16.12.040(1). This parcel is currently zoned Com-Ag.

The proposed 2.07 acre Lot 1 has a manufactured home with individual septic system and shares the existing well with home on proposed lot 2. Lot 1 also contains a shop and well house.

The proposed 3.51 acre Lot 2 has the primary residence at 4871 Tjossem Road with individual septic system and shares the existing well on proposed lot 1. The 3.51 acres around the existing structure is allowed under KCC 16.12.040(1)(iii)(b) to match the existing field and irrigation systems.

No additional or new development is planned for this property as each proposed lot has a residential structure. Both proposed lots have existing driveways onto Tjossem Road.

See application map for additional information.

Existing Descriptions:

A portion of Section 16, T17N, R19E, WM, see title report for full descriptions.

Proposed Descriptions:

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

Thanks,
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