

**Cruse & Associates**

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**From:** "Cruse & Associates" <cruseandassoc@kvalley.com>  
**Date:** Tuesday, December 20, 2022 8:52 AM  
**To:** "FILE"  
**Subject:** Narrative - Forgey Short Plat of TPN 670133 at 2690 Denmark Road

Narrative – 2 lot short plat of tax parcel number 670133 to create a small lot around the existing residence as allowed by KCC 16.12.040(1). This parcel is currently zoned Commercial Ag. The proposed 5.36 acre lot A with residence has an existing well and septic system with direct access to Denmark Road. The 5.36 acre lot based on the existing irrigation and sized to include all existing structures is allowed under KCC 16.12.040(1)(A)(iii)(b) and (c). The remaining 14.64 acre Lot B is undeveloped and used for agriculture. Any future development of Lot B will meet all county code and will apply for a separate access to Denmark Road. Lot B will share the well with Lot A as approved by the Health Department.

**Existing Descriptions:**

Portion of Section 23, T17N, R19E, WM, see title report for full descriptions.

**Proposed Descriptions:**

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

Thanks,  
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