

## Narrative – Hull Short Plat of TPN 855636 at 820 Bare Road

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Narrative – This short plat application is to split TPN 855636 (48.00 assessed acres) into 3 parcels of 8.15 acres allowed under KCC 16.12.040(1) and 20.00 and 20.05 acres as allowed under the current AG-20 zoning code (similar to what was allowed for SPF-24-00001). Proposed Lot 3 at 820 Bare Road has an existing home, well, drain field and the proposed boundary matches existing irrigation and current lines of use as allowed by KCC 16.12.040(1)(iii)(b) and (c). Proposed lots 1 and 2 do not have any improvements and are currently used as pasture for grazing. Lots 2 and 3 will share the existing well and Lot 1 will drill a well prior to final approval with mitigation certificates all as permitted by county. All lots will use the proposed 30' easement for access off the end of Bare Road, see map. This parcel is currently zoned AG-20 and any new development of these lots will be reviewed and permitted as required by county code. See mapping for full details.

### Existing Descriptions:

A portion of Section 28, T17N, R20E, WM, see title report for full descriptions.

### Proposed Descriptions:

Lots 1, 2, and 3 of the short plat to be recorded after review and authorization to record has been granted by the planner.

Thanks,  
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