

**Cruse & Associates**

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**From:** "Cruse & Associates" <cruseandassoc@kvalley.com>  
**Date:** Thursday, May 14, 2020 11:43 AM  
**To:** "FILE"  
**Subject:** Narrative - Downs Boundary Line Adjustment

Narrative – 2 lot boundary line adjustment of tax parcel numbers 914835 and 274835 (mbsw 604835) that will adjust the boundaries to allow TPN 914835 access to Teanaway Road that can be constructed to meet current county road code. Due to the steep terrain from Teanaway Road along the existing frontage of TPN 914835 a driveway can not be constructed to meet current road code for a maximum 15% grade. Both parcels are currently zoned Forest and Range. TPN 274835 (mbsw 604835) has a residential home and AG buildings with a septic drain field and well approximately 350' north of the proposed boundary. TPN 914835 is undeveloped forest lands. The proposed boundary will meet all setbacks and requirements under current zoning code. See application maps for full details.

**Existing Descriptions:**

TPN 274835 (mbsw 604835) - Portion of SW Quarter of Section 13, T 20 N, R 16 E, WM, that lies north of Teanaway Road. See title report for full description.

TPN 914835 - Portion of SW Quarter of SE Quarter of Section 13, T 20 N, R 16 E, WM, that lies north of Teanaway Road. See title report for full description.

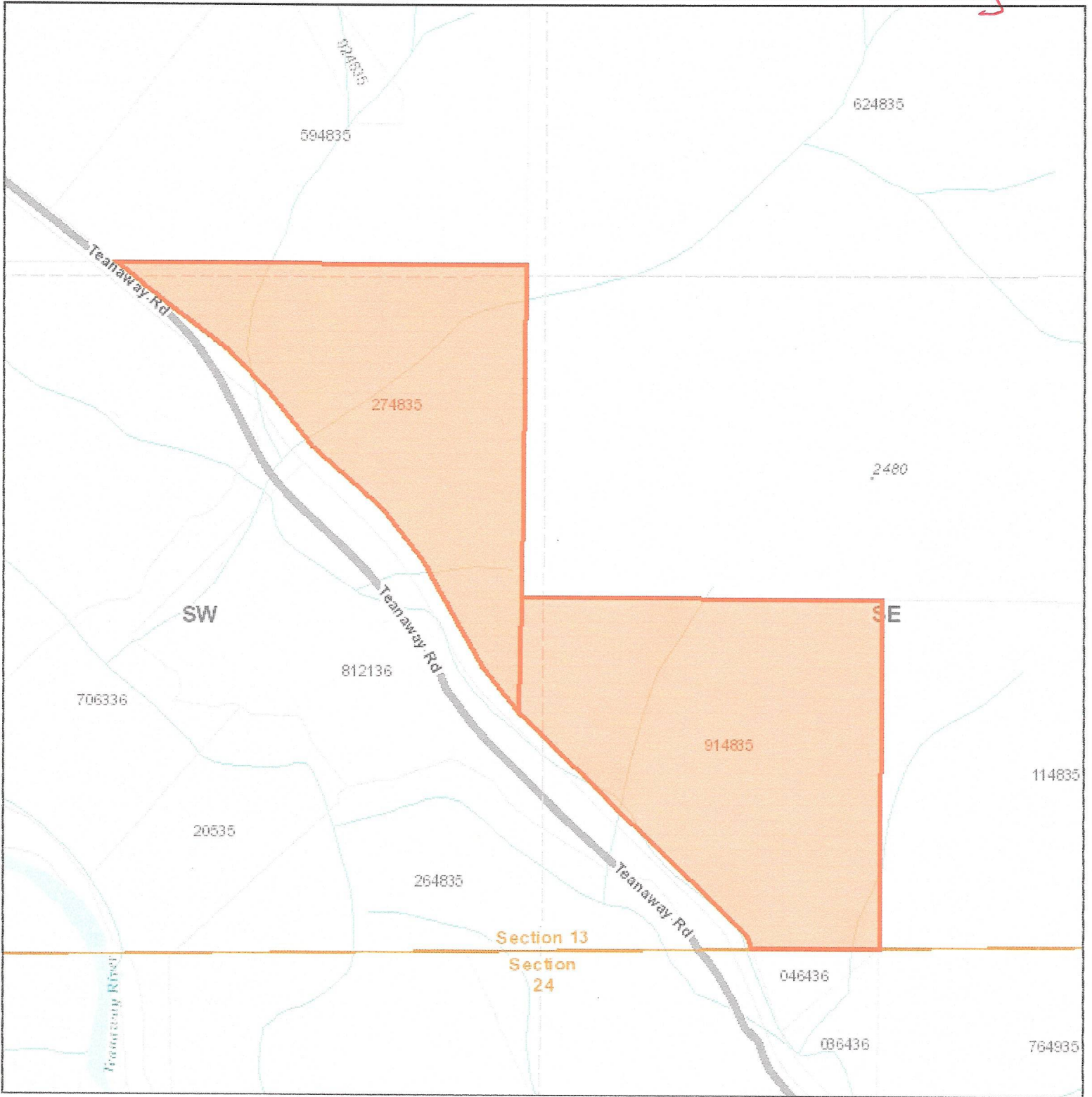
**Proposed Descriptions:**

Parcels A and B of the survey to be recorded after initial BLA application review and authorization to record has been granted by the planner.

Thanks,  
Chris Cruse P.L.S.  
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# Kittitas County COMPAS Map

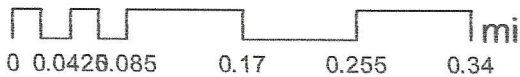
Existing



Date: 5/8/2020

1 inch = 752 feet  
Relative Scale 1:9,028

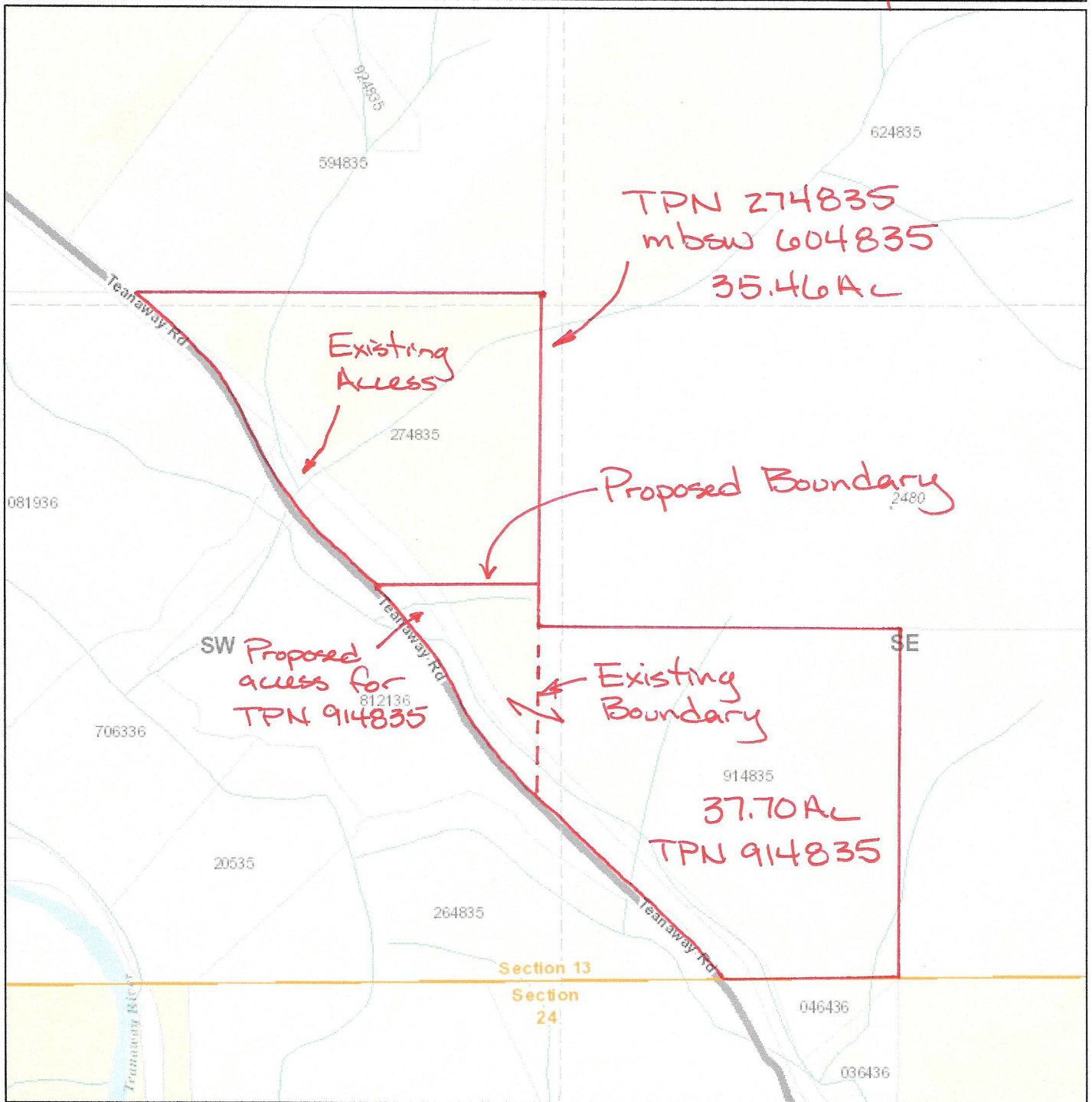
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# Kittitas County COMPAS Map

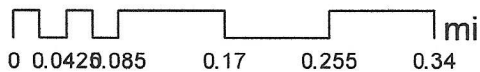
Proposed



Date: 5/8/2020

1 inch = 752 feet  
Relative Scale 1:9,028

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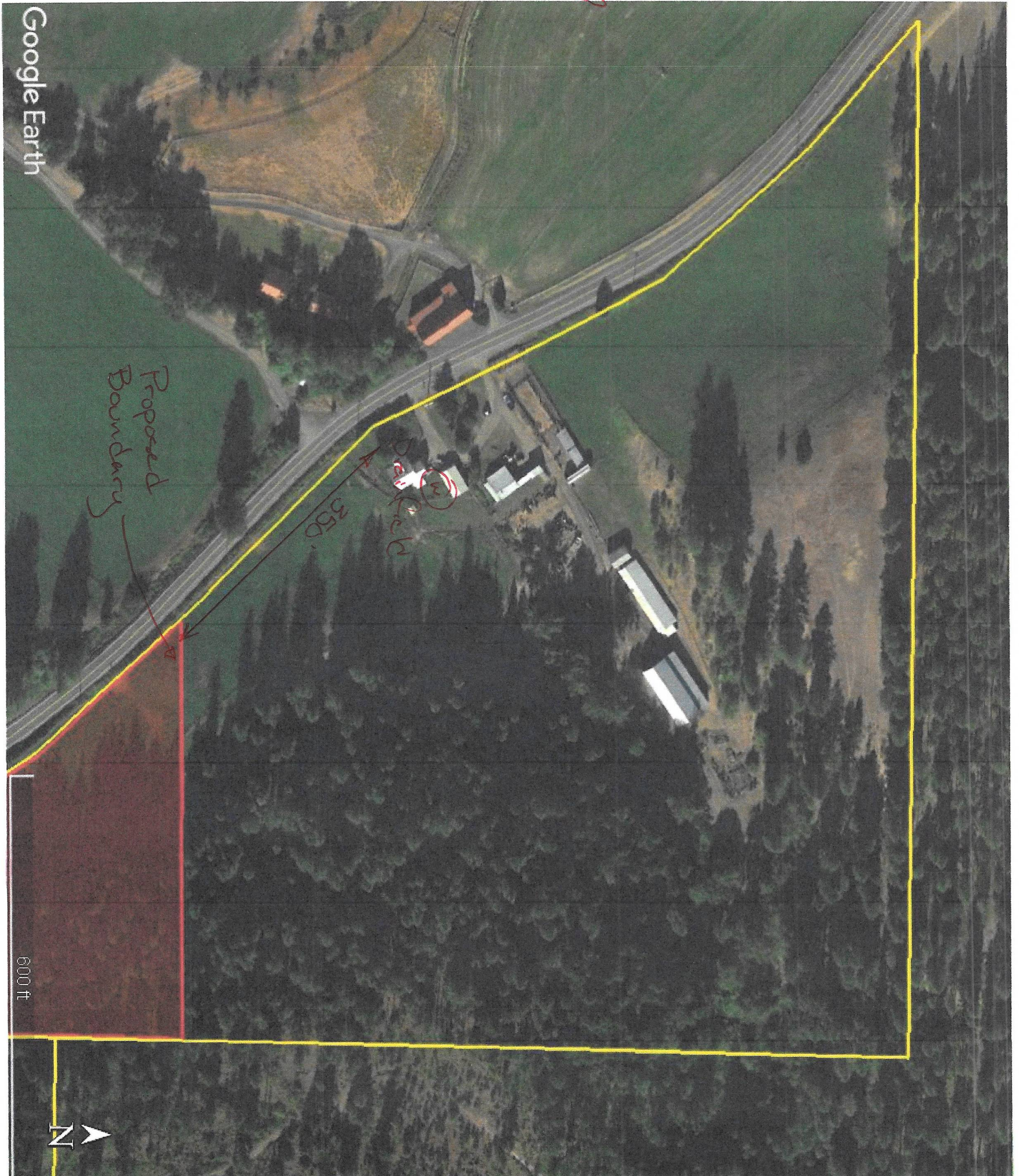




Well and septic drainfield  
±350' NW of proposed boundary

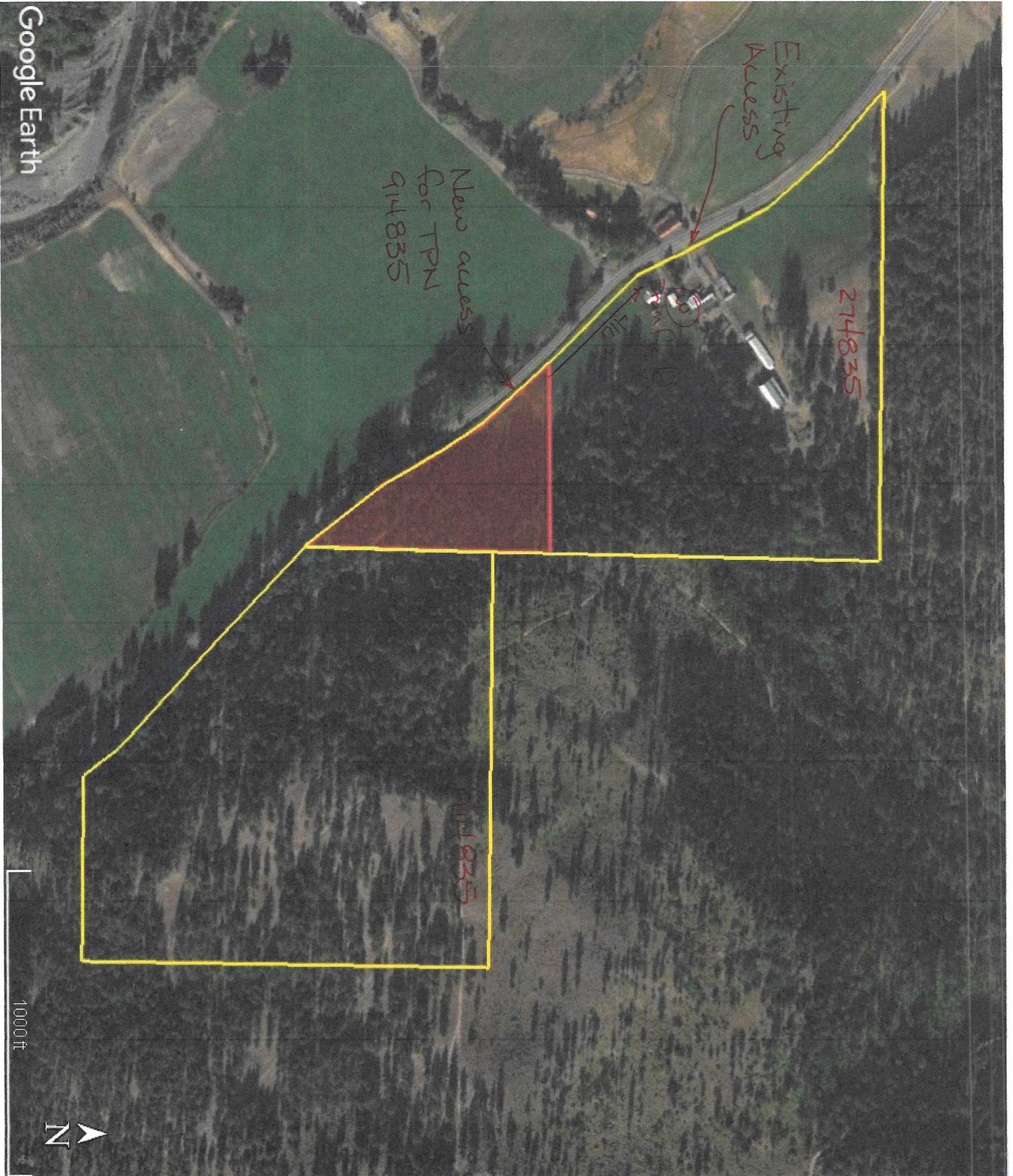
Site Plan

→ Z →





Site Plan



Google Earth

Existing Access

New access for TPN 914835

From P.C.U.

274835

914835

1000ft

