

Cruse & Associates

From: "Cruse & Associates" <cruseandassoc@kvalley.com>
Date: Monday, September 10, 2018 8:28 AM
To: "FILE"
Subject: Keno Agricultural Short Plat

Narrative – 4 lot agricultural short plat with open space as allowed under KCC 16.09. This application as submitted meets KCC 16.09.025 (7)(c)(ii) by creating smaller parcels that match the existing sprinkler system to conserve water. This application also meets KCC 16.09.025 (7)(c)(iii) and (v) to allow for financial options to ensure a viable farm to continue on Parcel 4. Lots 1-4 will allow for residential development with individual and/or shared wells and onsite sewage systems as allowed by EH. Access to lots 2-4 and OS (open space) will be in the 60' easement across lot 1 with 30' easement to lot 2 and open space, see map. Lot 1 will access directly from Lyons Road. Lot OS (Open Space) will continue to be used for agricultural activities and not be in common ownership with lots 1-4 as allowed by KCC 16.09.040(2), see note on face of map. All future development of these proposed lots will meet applicable building and zoning codes. See application map for full details.

Thanks,
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