

## Chris Cruse

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**From:** Chris Cruse  
**Sent:** Tuesday, June 27, 2023 9:40 AM  
**To:** FILE@crueandassoc.com  
**Subject:** Narrative - Sweetwater Short Plat

Narrative – 2 lot short plat of tax parcel numbers 558434 and 205736 to create a separate tax parcel around the existing residence at 1371 Charlton Road as allowed by KCC 16.12.040(1). These 2 parcels were combined for or by the Assessor at some point and simply want to split them back into 2 separate tax parcels in their same configuration. These parcels are currently zoned Ag-20. Proposed lot 1 is 59.19 acres with event facility and proposed lot 2 will be 10.09 acre with a residence that has an existing well and septic system. The 10.09 acre Lot 2 is based on the existing tax boundary and sized to include all existing structures and improvements as allowed under KCC 16.12.040(1)(A)(iii)(b) and (c). These parcels were developed under the Sweetwater Ranch CU-21-00002 permit. See the CU-21-00002 file for additional information and critical area reports. These parcels are already developed and no other improvements will be completed for this application. A 30' wide easement will be established on the existing driveway for access to Lot 2.

**Existing Descriptions:**

Portion of East Half of the Southeast Quarter of Section 19, T19N, 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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