

Chris Cruse <chris@cruseandassoc.com>

Tue 10/3/2023 8:49 AM

To:file@cruseandassoc.com <FILE@cruseandassoc.com>

Narrative – 2 lot short plat of tax parcel number 330733 to create a small lot around an existing manufactured home at 31 Thrall Road as allowed by KCC 16.12.040(1). This parcel is currently zoned Ag-20. The proposed 7.49 acre lot 1 has an existing residence at 31 Thrall Road with a shared well and septic system with access to Boylston Road in an established easement. The proposed 2.51 acre lot 2 also has an existing residence (manufactured home) with shared well and septic system with direct access to Boylston Road in an established easement. No additional or new development is planned for these properties, see application map for additional information. The driveway was held as the proposed division of this property as it physically splits the usable agricultural ground and is allowed by KCC 16.12.040(1)(ii)

Existing Descriptions:

Portion of Section 16, T17N, R20E, WM, see title report for full descriptions.

Proposed Descriptions:

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

Thanks,

Chris Cruse P.L.S.

Cruse and Associates

217 East 4th Ave.

P.O. Box 959

Ellensburg, WA 98926

(509) 962-8242 Office

chris@cruseandassoc.com

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