

## Narrative - Davenport Short Plat of TPN 556136 at 700 Charlton Road

Chris Cruse <chris@cruseandassoc.com>

Tue 4/23/2024 7:43 AM

To:FILE@crueandassoc.com <FILE@crueandassoc.com>

Narrative – 2 lot short plat of tax parcel number 556136 to create a small lot around an existing residence at 700 Charlton Road as allowed by KCC 16.12.040(1). This parcel is currently zoned Ag-20. The proposed 2.08 acre Lot 10A has an existing residence at 700 Charlton Road with individual septic system and individual well to be shared with proposed lot 10B. The 2.08 acres around the exiting structure is allowed under KCC 16.12.040(1)(iii)(b) and (c) to meet zoning setbacks and current lines of use.

The proposed 2.05 acre Lot 10B is currently used as open range with no improvements. No additional or new development is planned for this property but future use will allow for a residence with a shared well and individual septic system as permitted by Kittitas County, see application map for additional information.

### Existing Descriptions:

Lot 10 of the Rustic Acres Plat, Being a portion of Section 32, T19N, R19E, WM, see title report for full descriptions.

### Proposed Descriptions:

Lots 10A and 10B 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

RECEIVED  
APR 23 2024

Kittitas County CDS