

### **Laskelle Preliminary Short Plat Narrative**

The purpose of this short plat is to remove the existing house (located on proposed Lot 1) and create a second lot in the northerly half of the existing property.

Proposed Lot 2 will be serviced by a 15' wide ingress, egress and utilities easement that runs along the west line of the proposed Lot 1. This easement will encompass 2,005 square feet of area.

Per LMC 19-35-010(C)(4)(a) any future residence on Lot 2 shall have fire suppression sprinklers installed.

The overall area of the parent parcel is 17,234 sq ft which meets the minimum threshold for the current zoning of the RS-8 in this area to subdivide into 2 parcels.

$17,234 / 2 = 8,617 > 8,400$  min lot size.