

**Lot Combination
Application Form**

The revised code of Washington (RCW) Section 58.14.040 (6) allows for adjusting the boundary line between contiguous properties provided that:

1. No additional parcels, sites, tracts, or lots are created; and
2. No parcels are established which has insufficient area or setbacks as required by zoning or other regulations.

In order to insure that a Lot Combination meets these requirements, it must be reviewed by the City of Bonney Lake Planning and Community Development Department. Once approved, it must be recorded with the Pierce County Auditor.

FOR CITY USE ONLY	PROJECT NAME:
Submitted	

DOCUMENTS (4 COPIES):

	1. A completed master land use application.			
	2. The filing fee required pursuant to Bonney Lake Municipal Code (BLMC) Chapter 3.68.			
	3. Site Plan, drawn to scale, displaying the following: <table border="1" style="margin-left: 20px;"> <tr> <td>a. Date and North arrow</td> </tr> <tr> <td>b. An accurate, scaled drawing of the existing parcels, depicting the location of all roads, easements, structures, and other features. The drawing must clearly show property dimensions, distances from all structures to property lines, and the user of any structures.</td> </tr> <tr> <td>c. An accurate, scaled drawing of the revised parcels, depicting the location of all roads, easements, structures, and other features. The drawing must clearly show property dimensions, distances from all structures to property lines, and the user of any structures with the lots labeled Parcel A, Parcel B, etc.</td> </tr> </table>	a. Date and North arrow	b. An accurate, scaled drawing of the existing parcels, depicting the location of all roads, easements, structures, and other features. The drawing must clearly show property dimensions, distances from all structures to property lines, and the user of any structures.	c. An accurate, scaled drawing of the revised parcels, depicting the location of all roads, easements, structures, and other features. The drawing must clearly show property dimensions, distances from all structures to property lines, and the user of any structures with the lots labeled Parcel A, Parcel B, etc.
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	4. Complete and accurate legal descriptions (including any recorded easements along with recording number) of the existing (original) parcels.			
	5. Complete and accurate legal descriptions (including any recorded easements along with recording number) of the revised parcels.			
	6. The formal Declaration of Lot Combination, including notarized acknowledgements and signatures of all involved property owners. Available online			
	7. Deeds, deeds of trust, or mortgage releases if ownership is being transferred.			

Once drafted, the original proposed Lot Combination (including items 1-7) plus four (4) copies should be submitted to the City of Bonney Lake, Planning and Community Development Department.

When approved the applicant(s) are responsible for recording the Declaration of Lot Combination with the Pierce County Auditor, along with a completed excise tax affidavit and any necessary deeds, deeds of trust, or mortgage releases. ***Two (2) copies of the recorded documents shall be returned to the City of Bonney Lake, Planning and Community Development Department to assure property segregation of the revised parcels.***

NOTE: Applicants may wish to obtain a title report and have the Declaration reviewed by a licensed land surveyor and/or title officer to ensure that all deeds, legal descriptions, and maps are correct and accurate. The accuracy of the Declaration and the associated deeds is the responsibility of the applicant. The City of Bonney Lake assumes no liability for any errors or complications that arise there from.

Additional information may be required by the City. The applicant will be notified in writing if additional information is necessary.

I certify that I have provided all the necessary information as requested above.

Applicant Signature

Date