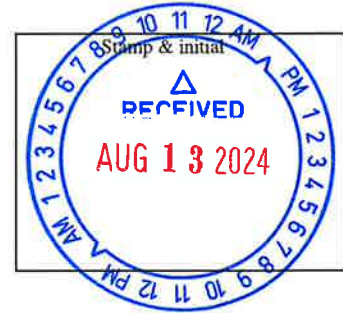


119 West First Street Cle
 Elum, WA 98922
 Telephone · (509) 674-2262
 Fax · (509) 674-4097
 www.cityofcleelum.com



BOUNDARY LINE ADJUSTMENT

*“Boundary line adjustment” is the modification of the size or alignment of adjacent parcels by the relocation of a shared boundary line(s) recognized by the city where no additional parcels are created. A boundary line adjustment also includes an extinguishing of an existing parcel that results in a merger of multiple parcels into a single parcel. See **CEMC 16.40** for all provisions. Boundary line adjustments are subject to Type I application review processes set forth in CEMC 17.100. See **CEMC 16.40** for more information.*

OFFICAL USE ONLY	
File #:	BIA - 2024-004
Staff Person:	V. Amick
Fee Total:	\$600.00
Associated Permit File #:	

Applicant	
Name: BULLFROG FLATS, LLC Contact: Michelle Branley	
Mailing Address: 18300 Redmond Way, Suite 120, Redmond, WA 98052	
Email: admin@bluefern.com	Phone Number: 425.629.3854
Contact Person	
Name: BULLFROG FLATS, LLC Contact: Michelle Branley	
Mailing Address: 18300 Redmond Way, Suite 120, Redmond, WA 98052	
Email: admin@bluefern.com	Phone Number: 425.629.3854
Property Owner #1	
Same as applicant <input type="checkbox"/>	
Name: SUN 47 NORTH, LLC	Parcel Number: See attached Parcel list for all included properties
Mailing Address: 27777 Franklin Road Suite 300, Southfield, MI 48034	
Email: braffoul@suncommunities.com	Phone Number: 248.208.2606
Property Owner #2	
Same as property owner #1 <input checked="" type="checkbox"/>	
Name:	Parcel Number:
Mailing Address:	
Email:	Phone Number:

Boundary Line Adjustment Application Requirements	
1.	Written authorization from all property owners;
2.	Kittitas County's Assessors tax identification number for the parcels;
3.	The existing and proposed legal descriptions for the parcels, prepared by a licensed professional engineer or professional land surveyor;
4.	The existing and proposed acreage of the parcels involved;
5.	A copy of the assessor's quarter section map clearly identifying the parcels subject to the application;
6.	A survey or graphic representation of the proposed adjustment. A survey may be required at the discretion of the director if the proposed adjustment is complex;
7.	A site plan should include the following:
	Drawn in ink on a sheet of eighteen (18) by twenty-four paper;
	Scale, north arrow, date;
	The dimensions of the current and proposed parcels;
	The current boundary line drawn with a dashed line and the proposed boundary line; drawn with a solid line;
	All sub parcels labeled (A,B,C or 1,2,3 etc.);
	All buildings and their distances from current and proposed parcel boundaries
9.	A fee that is stated in the City of Cle Elum's fee schedule
Boundary Line Adjustment Decision Criteria:	
Boundary line adjustments shall be approved if the subject parcels are existing legal lots of record and the proposed adjustment is consistent with the minimum lot size requirements of the zoning ordinance. Existing nonconforming lots may be adjusted if the degree of nonconformity is not increased by the adjustment. Boundary line adjustment may not cause the violation of any ordinance standards such as setbacks, maximum lot coverage or density.	
Authorization	
I <u>William Raffoul</u> (print name) Hereby analogue that I have filled out this form truthfully and to the best of my knowledge. I hereby submit this application for a boundary line adjustment.	
I further affirm that I am the owner of record of the area proposed for the above-identified land use action or, if not the owner, attached here within is written permission from the owner(s) authorizing my actions on his/her/their behalf	
Property Owner 1 Signature <i>Bill Raffoul</i>	Date: 08/12/24
Property Owner 2 Signature	Date

Filing of Documents: The Exemption, if approved, does not in itself accomplish a change in the property's delineation. You are responsible for filing the City approval with the County Assessor's Office and filing the appropriate legal instruments (deed or other instrument) with the County Auditor's Office to record the property transfer.

EXISTING CONDITION

Name on ALTA	Parcel ID	Area per ALTA (acres)
Lot 1	953154	35.000
Lot 2	953155	7.986
Lot 3	953156	7.748
Lot 4	953169	9.999
Tract A	953158	1.231
Tract B	953159	0.772
Tract C	953160	0.479
Tract D	953170	1.994
Tract E	953162	3.197
Tract RW-1	953172	4.628
Tract RW-2	953164	0.900
Tract RW-3	953174	2.124
Parcel 3	955367	38.971
Parcel 5	18705	26.348
Lot 1B	11075	42.574
Lot 2B	11076	47.756
lot 1E	11924	24.873
Lot 1F	11925	38.279
Lot 3	11113	22.473
Lot 4	544235	85.030
Lot 1C	11916	9.236
Lot 2A	12034	59.761
Tract B	11078	445.336
Tract C	18707	2.205
TOTAL SITE AREA		918.900










2022-BLA_Final1

Final Audit Report

2024-08-12

Created:	2024-08-12
By:	Diane Nelson (dsn@coredesigninc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAPyR_XBW8V0esUwZmEvUGSz857wSS60_G

"2022-BLA_Final1" History

-  Document created by Diane Nelson (dsn@coredesigninc.com)
2024-08-12 - 8:46:57 PM GMT
-  Document emailed to Bill Raffoul (wraffoul@sumcommunities.com) for signature
2024-08-12 - 8:47:07 PM GMT
-  Email sent to Bill Raffoul (wraffoul@sumcommunities.com) bounced and could not be delivered
2024-08-12 - 8:48:41 PM GMT
-  Diane Nelson (dsn@coredesigninc.com) replaced signer Bill Raffoul (wraffoul@sumcommunities.com) with Bill Rouffoul (wraffoul@suncommunities.com)
2024-08-12 - 9:35:37 PM GMT
-  Document emailed to Bill Rouffoul (wraffoul@suncommunities.com) for signature
2024-08-12 - 9:35:37 PM GMT
-  Email sent to Bill Raffoul (wraffoul@sumcommunities.com) bounced and could not be delivered
2024-08-12 - 9:35:42 PM GMT
-  Email viewed by Bill Rouffoul (wraffoul@suncommunities.com)
2024-08-12 - 9:43:55 PM GMT
-  Document e-signed by Bill Rouffoul (wraffoul@suncommunities.com)
Signature Date: 2024-08-12 - 9:44:59 PM GMT - Time Source: server
-  Agreement completed.
2024-08-12 - 9:44:59 PM GMT