



Clallam County

Department of Community Development

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LOT COMBINATION APPLICATION CHECKLIST

The purpose of a lot combination is to provide an economical way of combining two (2) or more properties into one buildable lot. Lot combinations are legally binding and will reflect in the title history of the lot or parcel, and are similar to zoning lot covenants which are utilized by other jurisdictions. The lot combination does not result in a change of legal description(s).

Process:

Upon submittal of the Lot Combination application, the Department of Community Development will review the request and determine consistency with Chapter 29.43 CCC. The project planner will notify you in writing of this decision within 120 days of the application being deemed complete with instruction how to submit for final. A check made out to the Clallam County Auditor will be required to record the final documents. Approved lot combinations must go through a 14-day comment period after they are approved, before they can be officially recorded with the Clallam County Auditor. Following the recording of your document(s), the original covenant will be mailed to you by the Auditor.

29.43.600 (2) Criteria for a lot combination.

- The lot combination does not create a parcel which results in the increase of a nonconformity of any lot or structure which does not currently meet the requirements of any applicable land use or environmental health regulation;
- The lot combination does not conflict with the land division alteration process set forth by this title.

A complete application for a lot covenant must include the following information:

- The original application
- Site plan of the proposal
- \$75 review fee
- Current deeds of the property verifying ownership and legal descriptions for all parcels
- Lot Covenant form (attached)

Final Review Fees

Auditors Office

Recording Fee

\$ 287.50 for map (if required)

Additional documents to be recorded

\$ 203.50 for 1st page plus \$1 per add'l page

LOT COMBINATION APPLICATION

LDV _____ - _____

APPLICANT INFORMATION – PARCEL A
 Name _____
 Mailing Address _____
 City _____ St. _____ Zip _____
 Phone Number _____ Business Phone _____
 Tax Parcel Number _____ Zoning _____ Current Land Use _____
 Size of Parcel Before Combination _____

APPLICANT INFORMATION – PARCEL B
 Name _____
 Mailing Address _____
 City _____ St. _____ Zip _____
 Phone Number _____ Business Phone _____
 Tax Parcel Number _____ Zoning _____ Current Land Use _____
 Size of Parcel Before Combination _____

Please attach additional pages if more than 2 lots are proposed.

AGENT INFORMATION (If applicable) I, _____, (applicant) do hereby authorize (agent) _____ to act on my behalf for this land division pursuant to Title 29, CCC.
 Mailing Address _____ City _____ St. _____ Zip _____
 Phone Number _____ Contact Person _____
 Owner Signatures _____

By making this application, you are hereby granting consent to the Clallam County Director of Community Development and his/her designee to enter and inspect the property, structure(s) or geophysical feature related thereto which is the subject of this application. Unless otherwise further granted, the consent to enter established by this application is terminated upon the final action on the application or resulting permit.

I certify, under penalty of perjury of the Laws of the State of Washington, that I am the owner or authorized agent* of the property that is the subject of this application.

Applicant _____	Date _____	Agent _____	Date _____
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SITE PLAN REQUIREMENT CHECKLIST

- North Arrow
- Scale (Minimum 1" = 20'; Maximum 1" = 200')
- Property Dimensions (including location of any monuments or markers as a result of a survey)
- Location, width, grade and names of all existing and proposed private or public roads, streets, right-of-ways, easements, or driveways (including length, width and type of surface).
- Location and dimension of existing and proposed structure(s), including decks, pads, and foundations.
- Location of existing and proposed septic tank(s), drainfield(s) and reserve area or sewer lines.
- Setbacks of all improvements from property lines, utility lines, easements, roads and distance between structures.
- The location of Natural Features (including rivers, creeks, streams, bluffs, slopes (both man-made or natural banks))
- Boundary of stream, wetland and landslide buffers (as defined by CCC 27.12)
- Location of floodplains, floodways and channel meander hazards (including elevations)