



200402030009

Skagit County Auditor

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After recording return document to:  
SKAGIT COUNTY  
PLANNING AND PERMIT CENTER  
200 West Washington Street  
Mount Vernon, WA 98273

### AMENDED CLAIM OF PUBLIC NUISANCE LIEN

NOTICE IS HEREBY GIVEN that Skagit County hereby amends its Special Assessment Lien for civil penalties under Skagit County Code Chapter 14.44, with a priority lien position under Skagit County Code Chapter 14.44.160(4), which was recorded on November 13, 2003, as document #200311130033, against the following described premises situated in Skagit County, Washington, to wit:

Lots 1 and 2, "CONN-LIND ADDITION," according to the plat recorded in Volume 7 of Plats, page 25, records of Skagit County, Washington.

PROPERTY ADDRESS: 17768 State Route 536, Mount Vernon, WA 98273  
TAX ID # 3884-000-002-0003 & 3884-000-001-0004 PARCEL # P64485 & P64484

The owner/reputed owner of which is Jin Kyung Joo & Jin Hee-Sook Chung, 2619 N. 27<sup>th</sup> Street, Mount Vernon, WA 98273.

The alleged Skagit County Code violations committed by the above party were as follows:

SCC14.02.040, Mount Vernon Municipal Code Section 17.93.404 – The subject property is within the Urban Growth Area (UGA) and is therefore subject to the zoning as adopted by the City of Mount Vernon. In this case, the adopted zoning is Commercial/Limited Industrial District (C-L), which requires a Type II landscape barrier between commercially zoned and residentially zoned property. The violation(s) noted above are cited in conjunction with adopted Ordinance 16942 and associated Interlocal Agreement between Skagit County and the City of Mount Vernon.

Said amended lien is claimed as security for performance of that certain settlement agreement dated January 29, 2004, in the reduced sums described in said settlement agreement, a copy of which is attached and incorporated by reference.

I hereby declare under penalty of perjury under the laws of the State of Washington that I believe that the amount of the lien and the violations alleged are just, true and correct.

Dated: February 2, 2003

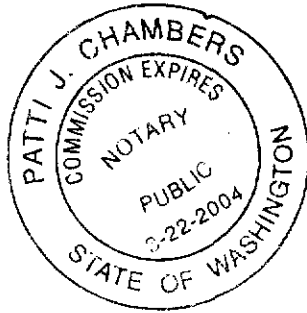
SKAGIT COUNTY  
PLANNING AND PERMIT CENTER

BY *Carolyn Spies*  
Carolyn Spies  
Code Enforcement Officer

STATE OF WASHINGTON )  
  ) ss.  
COUNTY OF SKAGIT )

I certify that I know of have satisfactory evidence that Carolyn Spies is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged that he/she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: February 2, 2004



*Patti J. Chambers*  
(Signature)  
Patti J. Chambers  
Print Name  
My appointment expires 3/22/04



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**SETTLEMENT AGREEMENT**

Kyung Joo Jin and Hee Sook Chung Jin, ("Violators"), and Skagit County, a municipal corporation, ("the County") hereby agree as follows:

On September 13, 2000, the Skagit County Planning and Permit Center issued and served on Violator a Notice And Order To Abate Public Nuisance, a true and correct copy of which is attached hereto as "Attachment A" and incorporated by reference herein; and

On November 12, 2003, the County recorded a Special Assessment Lien against said real property, a copy of which is attached hereto as "Attachment B" and incorporated by reference herein; and

Violator and the County desire to settle this dispute on the following terms and conditions:

Skagit County agrees to reduce said civil penalties to the total sum of \$5,000.00 provided Violator fully performs Violator's obligations under this Settlement Agreement.

Upon the full performance of Violator's obligations under this Settlement Agreement, Skagit County also agrees to release said special assessment lien.

In consideration for this reduction in the amount of civil penalties, Violator agrees to pay the remaining balance of \$5,000.00 in payments at the rate of \$50.00 per month on the 15<sup>th</sup> day of each month, beginning February 15, 2004, until the remaining balance

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is paid in full. Said payments shall be paid to "Skagit County Planning and Permit Center", and mailed or delivered to 200 W. Washington Street, Mount Vernon, WA 98273.

Violator corrected the violation to the reasonable satisfaction of the Skagit County Planning & Permit Center by January 23, 2004.

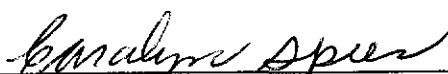
Violator also agrees that if any of the above-listed payments is over 30 days late, the above-listed total settlement amount shall be doubled, and thereafter Violator shall be given credit for payments actually made under this Settlement Agreement, the new increased balance of said civil penalties shall all be due and payable immediately, and shall bear interest at the rate of 12% per annum from the date the late/missed payment was due, and the County may exercise all remedies available to it to collect the new increased balance of said civil penalties, foreclose on said special assessment lien, obtain a court order for the foreclosure sale of said real property and an attachment of wages, if any, of Violator.

Dated: January 29, 2004

  
\_\_\_\_\_  
Kyung Joo Jin

  
\_\_\_\_\_  
Hee Sook Chung Jin

SKAGIT COUNTY

BY   
\_\_\_\_\_  
Code Enforcement Officer  
Planning & Permit Center

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STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that Kyung Joo Jin is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 1/29/04

*C. Pollino*  
(Signature)  
Christopher J. Pollino  
Print Name  
My appointment expires: 3/6/04

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that Hee Sook Chung Jin is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 1/29/04

*C. Pollino*  
(Signature)  
Christopher J. Pollino  
Print Name  
My appointment expires: 3/6/04



UNOFFICIAL DOCUMENT



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**Attachment A**



# PLANNING AND PERMIT CENTER

*TOM KARSH, DIRECTOR*

GARY R. CHRISTENSEN, AICP  
Assistant Director  
Community Planning

KENDRA SMITH, ASLA  
Assistant Director  
Community Development

COREY SCHMIDT, CBO  
Assistant Director  
Permit Center/Building Official

## NOTICE AND ORDER TO ABATE A PUBLIC NUISANCE

September 13, 2000

CERTIFIED MAIL

Kyung Joo Jin  
He Sook Chung Jin  
2619 N. 27<sup>th</sup> Street  
Mt. Vernon, WA 98273

**CASE NUMBER:** CE00-00092

**SUBJECT:** Property located at 177<sup>68</sup> SR 536, Mt. Vernon, WA

**DESCRIPTION:** Assessor's Parcel Number 3884-000-001-0004, P#64485

Pursuant to Title 14 of the Skagit County Code (SCC) and Title 17 of the Mt. Vernon Municipal Code (MVMC), Code Enforcement Officer Jon Schmidt inspected the above-referenced property on June 6, 2000. The inspection was in response to a complaint received by the Skagit County Planning and Permit Center. The inspection noted violations of Mount Vernon Municipal Code (MVMC), which constitute a public nuisance as defined by SCC, Section 14.44.010.

### The violation(s) noted are as follows:

1. The subject property is within the Urban Growth Area (UGA) and is therefore subject to the zoning as adopted by the City of Mount Vernon. In this case, the adopted zoning is C-L, Commercial/Limited Industrial District, which requires a Type II landscape barrier between commercially zoned and residentially zoned property pursuant to MVMC, Section 17.93.040.

The violation(s) noted above are cited in conjunction with the adopted Ordinance 16941 and associated Interlocal Agreement between Skagit County and the City of Mount Vernon.

### The action(s) necessary to correct the violation(s) noted above are:

1. Install a six (6) foot tall sight-screening fence and landscaping as required in building permit #98-0892 to be in compliance with code requirements within thirty (30) days.

If you fail to comply with this notice in abating all violations as required, within the time allotted, the Director may take the necessary action to cause the corrections to be made. All costs incurred from such actions will be assessed against you and the property and filed as a lien against the property. This matter may also be referred to the Prosecuting enforcement action.



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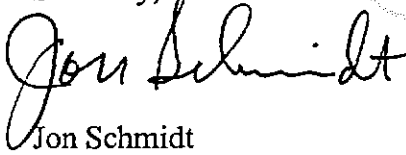
Skagit County Auditor

NOTE: Skagit County Code, SCC 14.44.030(2), authorizes a civil penalty in the amount of one hundred dollars (\$100.00) per day be charged for each day that such violation continues after the required compliance date. Civil penalties assessed are collected as a special assessment lien and are subordinate to all other liens.

This notice and order will become final 15 days after service, unless any person aggrieved by this notice and order files a written appeal with the Skagit County Hearing Examiner pursuant to SCC 14.44.120.

If you have any questions regarding this notice, please contact the undersigned at (360) 336-9410.

Sincerely,



Jon Schmidt  
Code Enforcement Officer

cc. Rick Cisar, City of Mt. Vernon



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Z 273 318 891

US Postal Service  
**Receipt for Certified Mail**  
No Insurance Coverage Provided.  
Do not use for International Mail. (See reverse)

PS Form 3800, April 1995

Sent to		JIN
Street & Number		
Post Office, State, & ZIP Code		
Postage	\$	
Certified Fee		
Special Delivery Fee		
Restricted Delivery Fee		
Return Receipt Showing to Whom & Date Delivered		
Return Receipt Showing to Whom, Date, & Addressee's Address		
TOTAL Postage & Fees	\$	
Postmark or Date	9-13-00	

**COMPLETE THIS SECTION ON DELIVERY**

A. Received by (Please Print Clearly) Soyung Jin B. Date of Delivery 9/14/00

C. Signature Soyung Jin  Agent  Addressee

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Kyung Joo Jin  
HE SOOK CHUNG JIN  
2619 N. 27th ST  
MT. VERNON, WA  
98273

3. Service Type  Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes  No

2. Article Number (Copy from service label)

Z 273 318 891

PS Form 3811, July 1999

Domestic Return Receipt

102595-90-M-1789



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Attachment B

After recording return document to:  
SKAGIT COUNTY  
PLANNING AND PERMIT CENTER  
200 West Washington Street  
Mount Vernon, WA 98273



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Skagit County Auditor

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### CLAIM OF SPECIAL ASSESSMENT LIEN

NOTICE IS HEREBY GIVEN that Skagit County has and claims a special assessment lien for civil penalties under Skagit County Code Chapter 14.44 against the following described premises situated in Skagit County, Washington, to wit:

Lots 1 and 2, "CONN-LIND ADDITION," according to the plat recorded in Volume 7 of Plats, page 25, records of Skagit County, Washington.

PROPERTY ADDRESS: 17768 State Route 536, Mount Vernon, WA 98273  
TAX ID # 3884-000-002-0003 & 3884-000-001-0004 PARCEL # P64485 & P64484

The owner/reputed owner of which is Jin Kyung Joo & Jin Hee-Sook Chung, 2619 N. 27<sup>th</sup> Street, Mount Vernon, WA 98273.

Said lien is claimed for the civil penalties of \$100 per day for the dates of November 4, 2001 through November 4, 2003, for the total sum of \$72,000 as of the date of this lien, plus interest at the rate of 12% per annum, plus any future civil penalties, interest and costs which may accrue against said premises.

I hereby declare under penalty of perjury under the laws of the State of Washington that I believe that the amount of the lien and the violations alleged are just, true and correct.

Dated: November 12, 2003

SKAGIT COUNTY  
PLANNING AND PERMIT CENTER

BY Carolyn Spies  
Carolyn Spies  
Code Enforcement Officer



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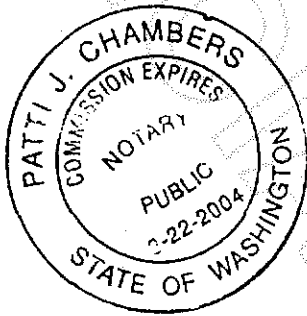
STATE OF WASHINGTON )  
 ) ss  
COUNTY OF SKAGIT )


I certify that I know or have satisfactory evidence that Carolyn Spies is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.


DATED: November 12, 2003



Notary Public  
Residing in Mount Vernon  
My commission expires: 3/22/04  
Patti J. Chambers  
(Printed Name)



  
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