

Return Name & Address:



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Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_05-0645

Applicant Name: Barbara Gibbons

Property Owner Name: Mrs. Arthur Johnson

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s):

P#(s): 34431, 34435; 350317-2-001-0002; 350317-2-005-0008 as a total unit. E ½, E ½, NW ¼, Sec. 17, Twp. 35, Rge.3

Lot Size: approximately 40 acres

1. CONVEYANCE

- ☒ **IS**, a Lot of Record as defined in Skagit County Code (SCC) 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.18.000(9) and RCW 58.17.210 and therefore IS eligible for conveyance.
- ☐ **IS NOT**, a Lot of Record as defined in SCC 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.18.000(9) and RCW 58.17.210 and therefore IS NOT eligible for conveyance or development.

2. DEVELOPMENT

- ☒ **IS**, the minimum lot size required for the Agricultural-Natural Resource Land zoning district in which the lot is located and therefore IS eligible to be considered for development permits.
- IS NOT**, the minimum lot size required for the _____ zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vii)A and therefore IS eligible to be considered for development permits.
- ☐ **IS NOT**, the minimum lot size required for the _____ zoning district in which the lot is located, does not meet an exemption listed in SCC 14.16.850(4)(c) and therefore IS NOT eligible to be considered for certain development permits.

Authorized Signature: Harold Roeder

Date: 9/17/2005

See attached map for Lot of Record boundaries.



PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

OSCAR GRAHAM, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

BILL DOWE, CBO
Building Official

September 19, 2005

Mr. & Mrs. James Gibbons
13614 Boe Road
Bow, WA 98232

RE: PL05-0082, Parcel P33942
PL05-0643, Parcel P33939
PL05-0644, Parcels P34424, 34425 & 34427, as one parcel
PL05-0645, Parcels P34431 & 34435 as one parcel

Dear Mr. & Mrs. Gibbons:

Thank you for your patience during the lengthy process time of these applications. As you are aware, there was a substantial amount of review associated with these applications. The following determinations are based on review of the information submitted:

PL05-0082, Parcel 33942, Section 8, Twp. 35, Rge. 3:

Parcel P33942 is an individual Lot of Record in compliance with Skagit County Code as amended May 20, 2005. There is one development right associated with this parcel.

PL05-0643, Parcel 33939, Section 8, Twp. 35, Rge. 3:

Parcel P33939 is an individual Lot of Record in compliance with Skagit County Code as amended May 20, 2005. There is one development right associated with this parcel.

PL05-0644, Parcels 34424, 34425, & 34427, Section 17, Twp. 35, Rge. 3:

As you are aware, Parcel P34425 has been determined to have been created out of compliance with Skagit County Code. In order to "correct" the situation, this

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office is considering Parcel P34425 as part of this Lot of Record Certification in conjunction with Parcels P34424 and 34427. Thus, Lot of Record Certification PL05-0644 is comprised of all three parcels and considered as one total unit. As a "unit" these three parcels have been continuously described as the West ½ of the West 1/2 of the Northeast ¼ of Section 17, Twp. 35, Rge 3.

PL05-0645, Parcels P34431 and 34435, Sec. 17, Twp. 35, Rge. 3

During review of the conveyance documents as submitted, it has been noted that these two parcels have been conveyed as a single unit and continuously described as the East ½ of the East 1/2 of the Northwest 1/4. Thus, Lot of Record Certification PL05-0645 is comprised of Parcels P34431 and 34435 and considered as one total unit. There is one development right associated with this "unit".

It should be noted that the Assessor's data base indicates that there are two residences on Lot of Record Certification PL05-0644. Due to Parcel P34425 having been created out of compliance with Skagit County Code, the placement of the residence associated with this parcel is also considered out of compliance with Skagit County Code. There may be subdivision or boundary line adjustment options available to separate these two residences, in order for each residence to be associated with its own "lot of record". Please feel free to contact this office to investigate those options.

Enclosed please find all documents submitted for review as well as unrecorded copies of the above noted Certifications. The originals have been forwarded to the Skagit County Auditor for recording. Upon receipt, the originals as well as invoices for recording will be forwarded for payment.

If you have any questions, please feel free to contact this office.

Sincerely,


Grace Roeder, Associate Planner
Planning & Development Services

Enclosures



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OCL Sec 17-35-3