

Return Name & Address:



200511090021
Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_05-0272

Applicant Name: David Hambright

Property Owner Name: John Hambright (as of (9/6/2005, AF 200509060152)

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

P#(s): 30909, 112717; 340912-0-010-0203, 340912-4-010-0700; Ptn of S 1/2 of the S 1/2, Sec. 12, Twp 34, Rge 9

Lot Size: approximately 7 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 _____ zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

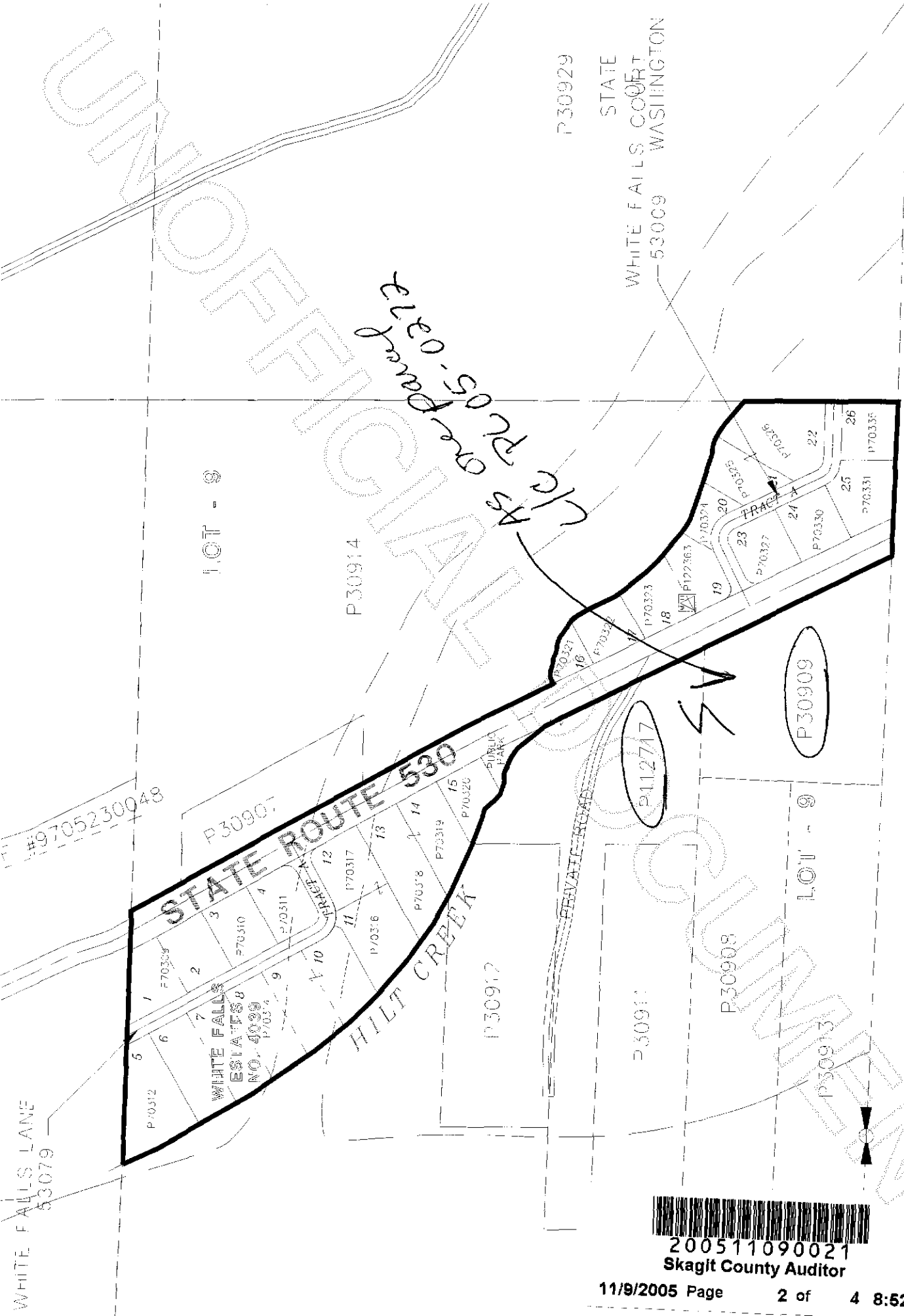
IS NOT, the minimum lot size required for the _____ zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vii)A and therefore IS eligible to be considered for development permits.

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: *Arac Roeder*

Date: 11/8/2005

See attached map for Lot of Record boundaries.



WHITE FALLS LANE
53079

#9705230048

LOT - 9

P30914

STATE ROUTE 530

WHITE FALLS
ESTATES
NO. 4099

HILTS CREEK

P30917

PRIVATE ROAD

P30929

STATE
WHITE FALLS COURT
53009 WASHINGTON

P112717

LOT - 9

P30909

P30908

P30913



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PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

OSCAR GRAHAM, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

BILL DOWE, CBO
Building Official

November 8, 2005

Mr. & Mrs. David Hambright
53074 Hwy 20
Rockport, WA 98283

RE: Lot of Record Certification PL05-0272
Parcel P30909 & 112717

Dear Mr. & Mrs. Hambright:

The determination for a Lot of Record is based on a review of the conveyance documents submitted, including, but not necessarily limited to: the legal description contained in each conveyance document; assessing when parcels came together; when parcels were separated; and what County regulations, if any, were in effect at the time of conveyance of any specific legal description.

The determination for Parcels P30909 and 112717 is as follows:

Parcels P30909 and 112717 are considered to be an illegal segregation and therefore not a Lot of Record in accordance with Skagit County Code 14.04.020, Definitions.

The history for this determination is as follows:

Parcels P 30907, P30912, 112717, 30911, 30908, 30909, 30913 and 30914 were all a single unit of property until 1985. In 1985, John Whillock started conveying portions of this total parcel.

Skagit County adopted a Short Subdivision Ordinance in 1971. By 1985, to divide a parcel property into 4 or less tracts, each tract less than 20 acres in size required a Short Subdivision. However, the zoning of the area in 1985 was Forestry. The Forestry designation had a minimum lot size of 20 acres. Thus, it is quite possible that a land division of this type would not have been allowed in 1985.



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During review of the Lot Certification Application, it was noted that several of the individual parcels have existing buildings. It was also noted that Permits were only obtained for the buildings on Parcel P30914.


During preparation of this letter it was noted that Parcels P30909 and 112717 have been conveyed to John Hambright. It should be noted that due to previous conversations there is considered to be knowledge that the subject property is an illegal segregation. Washington State Law requires that this type of information be conveyed to a buyer (disclosure). The current owner will not be able to obtain development permits, due to the illegal segregation situation, nor would he be able to obtain Innocent Purchaser status. In addition, neither will any of the other referenced parcels be able to obtain residential development permits due to the illegal segregation situation.

I apologize for the lengthy processing time. This office has received an inordinate number of applications and it seems as though each one is more complicated than the one before. Thank you for your patience.

Enclosed please find the originals of all documents submitted and an unrecorded copy of the Lot Certification. The original of the Lot Certification has been forwarded to the Skagit County Auditor's Office for recording. At such time as received by this office, the original Lot Certification and an invoice for recording will be mailed.

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

Sincerely,


Grace Roeder, Associate Planner
Planning & Community Development



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