

Return Name & Address:



200512210001
Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_05-0657 REVISED

Applicant Name: Misty Swayne

Property Owner Name: Luciguela E. King-Smith

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

P#(s): 42065; 350630-3-004-0102; Ptn of NW 1/4 of the SW 1/4, Sec. 30, Twp 35, Rge 6

Lot Size: approximately 13 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 Rural Resource Natural Resource Land zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(viii)(C) 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: *How Roden*

Date: 12/20/2005

See attached map for Lot of Record boundaries.

WALBERG ROAD

P42061

P42091

P42095

P42092

P42085

6.429c

LOT - 2

P42084

P42077

P101637

P42094

P42088

P42087

P42062

P42093

P112521

P42

P42089

LC
PLOS-0657- Revised
12/20/2005

P101645

P42065

P42068

P42102

SURVEY
VOL 3 PG 108

LOT - 3

P42109

SOUTH

SKAGIT

P42110

P42066

SURVEY
BK 16 PG 135

P42064

P42098

P42099

SURVEY THIS LINE VOL. 5 PG. 110

P42069

LOT - 4

P42100

P42101

ABANDONED PUGET SOUND AND

P42111

P116914



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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

December 20, 2005

Misty Swayne
18308 26th Dr. SE
Bothell, WA 98012

RE: Lot of Record Certification PL05-0657 REVISED
Parcel P42065

Dear Ms. Swayne:

Ms. King-Smith submitted the Declaration of Innocent Purchaser and related narrative statement in November. Thank you for your patience during the review of the related information. Recent amendments to the Zoning Code relating to Lot Certification, development of certified lots as well as innocent purchaser required additional review. Based on the documents submitted the following determination has been made:

It is the determination of this office that Innocent Purchaser status can be applied to Parcel P42065. In addition, application for residential development may be pursued. All other Skagit County regulations continue to be applicable to the subject parcel.

It should be noted, in accordance with Skagit County Code Section 14.18.000(9), Innocent Purchaser Status may only be granted one time.

Enclosed please find a copy of the unrecorded Revised 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 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 & Development Services

Enclosures

Cc: Luciguela E. King-Smith

1800 Continental Place • Mount Vernon, WA 98273 • Phone:

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