

Return Name & Address:



200512210004

Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_05-0766

Applicant Name: _Henri Timmer_

Property Owner Name: _same_

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

P#(s): _P48560 & 118924 as one parcel; 360333-0-028-0004, 360333-0-001-0200; Ptn SW 1/4, Sec. 33, Twp. 36, Rge 2

Lot Size: _1 acres +/-

1. CONVEYANCE

X **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. SEE LETTER DATED 11/7/2005 FOR INNOCENT PURCHASER STATUS.

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. See attached letter.

2. DEVELOPMENT

X **IS NOT**, the minimum lot size required for the _Agricultural-Natural Resource Land zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vi) with an existing residence prior to July 1990, 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: Howe Roder

Date: _11/7/2005_

See attached map for Lot of Record boundaries.

SURVEY
AI 9701060071
V19 P41

LOT 2

P48530

P1189248998

P48560

U/C
PLOS-0706
Innocent Purchaser*

P48533

P48534

LOT 3



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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

Mrs. Jan Davis
5544 Smith Road
Bow, WA 98232

RE: Lot of Record Certifications:

PL05-0246, Parcel P48499
PL05-0515, Parcel P48497
PL05-0517, Parcel P48507

Dear Mrs. Davis:

The Staff have completed review of your "innocent Purchaser" request. It is the determination of this office that Innocent Purchaser status can be applied to Parcels P48499, Lot Certification PL05-0246; P48507, Lot Certification PL05-0517; as well as Parcel P48560, currently owned by Hans Timmer. The current zoning of these parcels is Agricultural-Natural Resource Land. In May 2005, Skagit County adopted a variety of amendments to the Skagit County Code that impacts development and uses for Agricultural-Natural Resource Land. A copy of those amendments is enclosed. These and all other applicable Skagit County regulations continue to be applicable to the subject parcels.

However, Innocent Purchaser status cannot be applied to Parcel P48497, Lot Certification PL05-0515. The reason is that Wayne Spiller has continued partial ownership in this parcel and it was Mr. Spiller that created the illegal segregation by conveying Parcel P48560 in 1993. Mr. Spiller has had extensive on-going involvement with this office and zoning regulations. Thus, based on this, it is the determination of this office that Innocent Purchaser cannot apply to Parcel P48497, Lot Certification PL05-0515. The method to correct this would be a Short Subdivision to complete the legal division of Parcels P48497 and P48560. A Short Subdivision may include agricultural covenants and/or easements. Please feel free to contact Marge Swint of this office for further information regarding a Short Subdivision.

1800 Continental Place • Mount Vernon, WA 98273 • Phone: (3

"Helping You Plan and Build Better"



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Mrs. Jan Davis
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It should also be noted, by Skagit County Code Section 14.18.000(9) Innocent Purchaser Status may only be granted one time.

Enclosed please find copies of the applicable unrecorded Revised Lot Certifications. The Revised Lot Certifications are the result of recognition of Innocent Purchaser status. The originals have been forwarded to the Skagit County Auditor for recording. At such time as the originals are received by this office, the originals and invoices for recording will be forwarded to you. Please submit a copy of this letter and a copy of the Revised Lot Certification with any future development permit applications.

Oscar & I would like to meet with you in order to more fully discuss the current situation and any possible future plans. Please contact this office in January to set a meeting date.

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

Sincerely


Grace Roeder, Associate Planner
Planning & Development Services

Gr
Enclosures

Cc: Hans Timmer
5548 Smith
Bow, WA 98232



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