

Return Name & Address:



200603270195
Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_06-0291

Applicant Name: _ Mike Egbers

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): _22833; 340327-2-002-0000; within a Ptn of the NW 1/4 of the NW 1/4 in Sec. 27, Twp 34, Rge 3.

Lot Size: _approximately 19 ac.

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

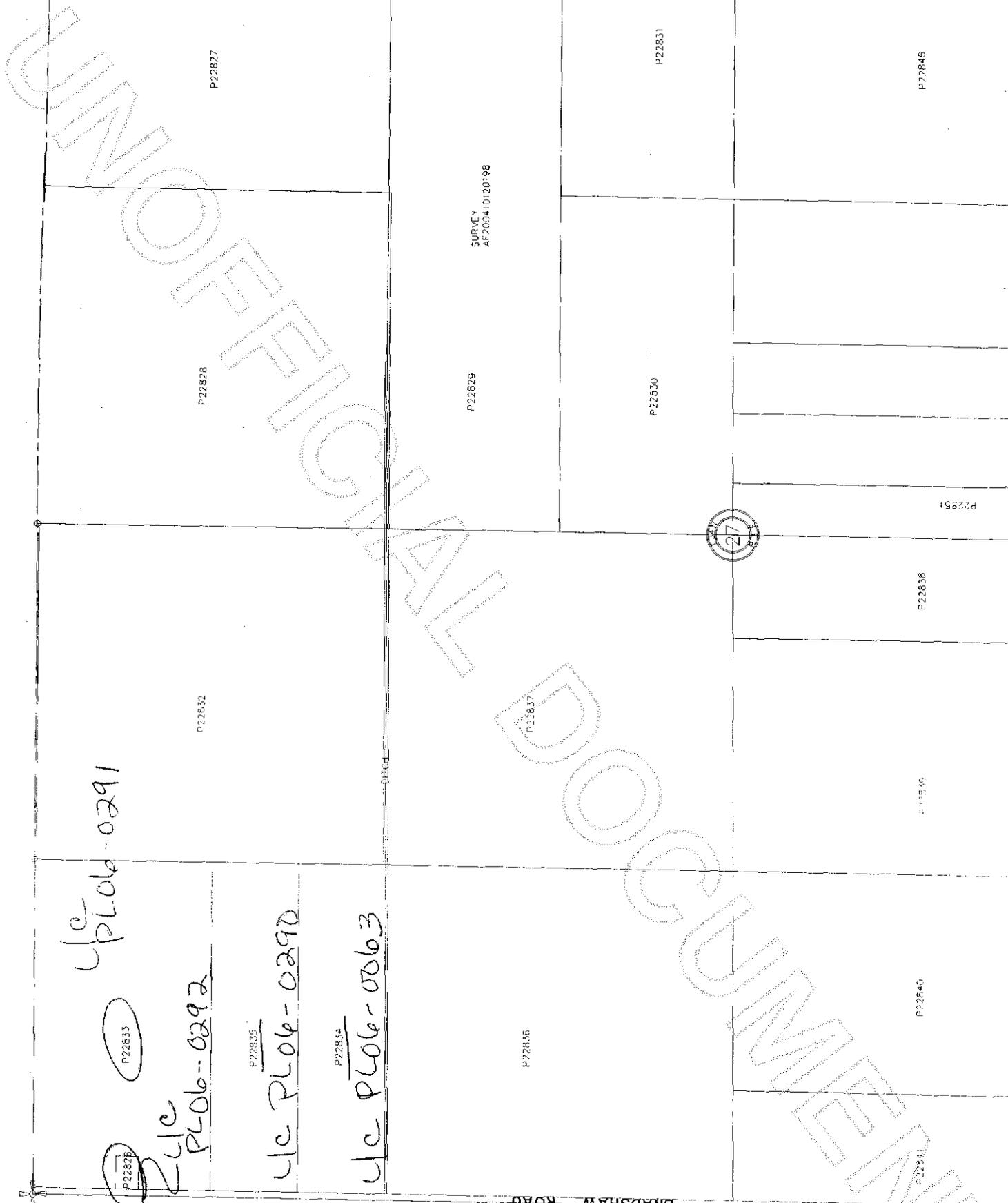
IS, the minimum lot size required for the _____ zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

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)(viii) and therefore IS eligible to be considered for development permits

IS NOT, the minimum lot size required for the Agricultural-Natural Resource Land 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: H. W. Roeder Date: 3/27/2006

See attached map.



1600-0291

P22833

24c P22828

P22835

24c P22834

P22834

24c P22837

BRADSHAW ROAD



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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

March 27, 2006

Mike Egbers
14748 Bradshaw Road
Mount Vernon, WA 98273

RE: Lot of Record Certification PL06-0063
Parcels P22834

Lot of Record Certification PL06-0290
Parcel P22835

Lot of Record Certification PL06-0291
Parcel P22833

Lot of Record Certification PL06-0292
Parcel P22826

Dear Mr. Egbers:

Thank you for your patience during the lengthy review time of these applications. There have been an extremely large number of applications submitted as well as important Lot of Record Certification amendments to the Zoning Ordinance were adopted May 20, 2005.

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.

Review of the documents submitted has resulted in the following determinations:

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Lot of Record Certification PL06-0063, Parcel P 22834:

Parcel P22834, is considered a Lot of Record. The current zoning is Agricultural-Natural Resource Land. This zoning designation has a minimum lot size of 40 acres, at approximately 9.8 acres this Lot of Record is considered substandard in size to the zoning designation. Based on the Lot Certification amendments to the Zoning Ordinance, this Lot of Record may be conveyed individually, or in any combination with Lots of Record, PL06-0290, -0291, -0292 or the entire parcel may be combined as a total unit, for approximately 40 acres. A combining of all four parcels would allow one residential development right. However, individually, this Lot of Record is not eligible for residential development.

Lot of Record PL06-0290, Parcel P22835 (new):

Parcel P22835 is approximately 9.8 acres in size. Based on information submitted P22835 would also be considered a Lot of Record. Again, the zoning is Agricultural-Natural Resource Land. Parcel P22835, at approximately 9.8 acres is considered substandard to the zoning designation. Again, based on the Lot Certification amendments to the Zoning Ordinance, this parcel may be conveyed individually or in combination with any of the above noted Lots of Record. However, individually, this parcel is also not eligible for residential development.

Lot of Record PL06-0291, Parcel P22833 (new):

Parcel P22833 is approximately 19 acres in size. Based on information submitted P22833 would also be considered a Lot of Record. Again, the zoning is Agricultural-Natural Resource Land. Parcel P22833, at approximately 19 acres is considered substandard to the zoning designation. Again, based on the Lot Certification amendments to the Zoning Ordinance, this parcel may be conveyed individually or in combination with any of the above noted Lots of Record. However, individually, this parcel is also not eligible for residential development.



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Lot of Record PL06-0292, Parcel P22826 (new):

Parcel P22826 is approximately .29 acres in size. Based on information submitted P22826 would also be considered a Lot of Record. Again, the zoning is Agricultural-Natural Resource Land. Parcel P22826, at approximately .29 acres is considered substandard to the zoning designation. Again, based on the Lot Certification amendments to the Zoning Ordinance, this parcel may be conveyed individually or in combination with any of the above noted Lots of Record. However, individually, this parcel is also not eligible for residential development.

In order for a parcel that is determined to be a Lot of Record and located in the Agricultural-Natural Resource Land designation to be eligible for residential development, it must either have been designated a Lot of Record prior to May 20, 2005 or be a minimum of 40 acres. The amendments did not incorporate any variances to these items.

Enclosed please find copies of all documents submitted for review; copies of unrecorded Lots of Record PL06-0063, PL06-0290, PL06-0291, PL06-0292. The originals of these Lots of Record Certifications have been forwarded to the Skagit County Auditor's Office for recording. At such time as they are received by this office, the originals and invoices for recording and fees for Lot of Record review for the new Lot of Record Certifications will be forwarded. Also enclosed is a copy of the Lot Certification amendments to the Zoning Ordinance adopted May 20, 2005.

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

Sincerely,


Grace Roeder, Associate Planner
Planning & Development Services

Gr
Enclosures

