

Return Name & Address:



200603270197

Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_06-0289

Applicant Name: _ David Bromels

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): _16997, 16933; 330420-2-006-0003, 330420-0-007-0006; within a Ptn of the NW 1/4 of the NW 1/4 and a Ptn of the SW 1/4 of the NW 1/4 all in Sec. 20, Twp 33, Rge 4. As one parcel .

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: Greg Rooden Date: 3/27/2006

See attached map.



PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

OSCAR GRAHAM, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

BILL DOWE, CBO
Building Official

March 27, 2006

David Bromels
43951 Eagle View Ct
Concrete, WA 98237

RE: Lot of Record Certification PL06-0289
Parcels P16997 & 16933

Dear Mr. Bromels:

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:

Lot of Record Certification PL06-0289:

Lot of Record PL06-0289 is comprised of Parcels P16997 and 16933 as a total unit. These parcels, as a legal description, have been continuously conveyed as one parcel. The current zoning is Agricultural-Natural Resource Land. This zoning designation has a minimum lot size of 40 acres, at approximately 19 acres this Lot of Record is considered substandard in size to the zoning designation. Based on the Lot Certification amendments to the Zoning Ordinance adopted May 20, 2005, this Lot of Record may be conveyed. However this Lot of Record is not eligible for residential development.

In order for a parcel 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 a copy of unrecorded Lot of Record PL06-0289. The original 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

1800 Continental Place ♦ Mount Vernon, WA 98273 ♦ Phon

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forwarded. A copy of the Lot Certification amendments to the Zoning Ordinance adopted May 20, 2005 was provided at the meeting in the Planning & Development Services office on March 23, 2006.

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

Sincerely,


Grace Roeder, Associate Planner
Planning & Development Services

Gr
Enclosure



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