

Return Name & Address:



200605030165  
Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL06-0142

Applicant Name: \_ Julie Rockafellow, etal

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): \_27701, 27858; 340423-4-009-0002, 340426-1-0003; within a Ptn of SE ¼ of the SE ¼ of Sec. 23, and a Ptn of the NE ¼ of the NE 1/4, Sec. 26, all in Twp 34, Rge 4; as one parcel.

Lot Size: \_approximately 3 ac, with existing residence.

**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**

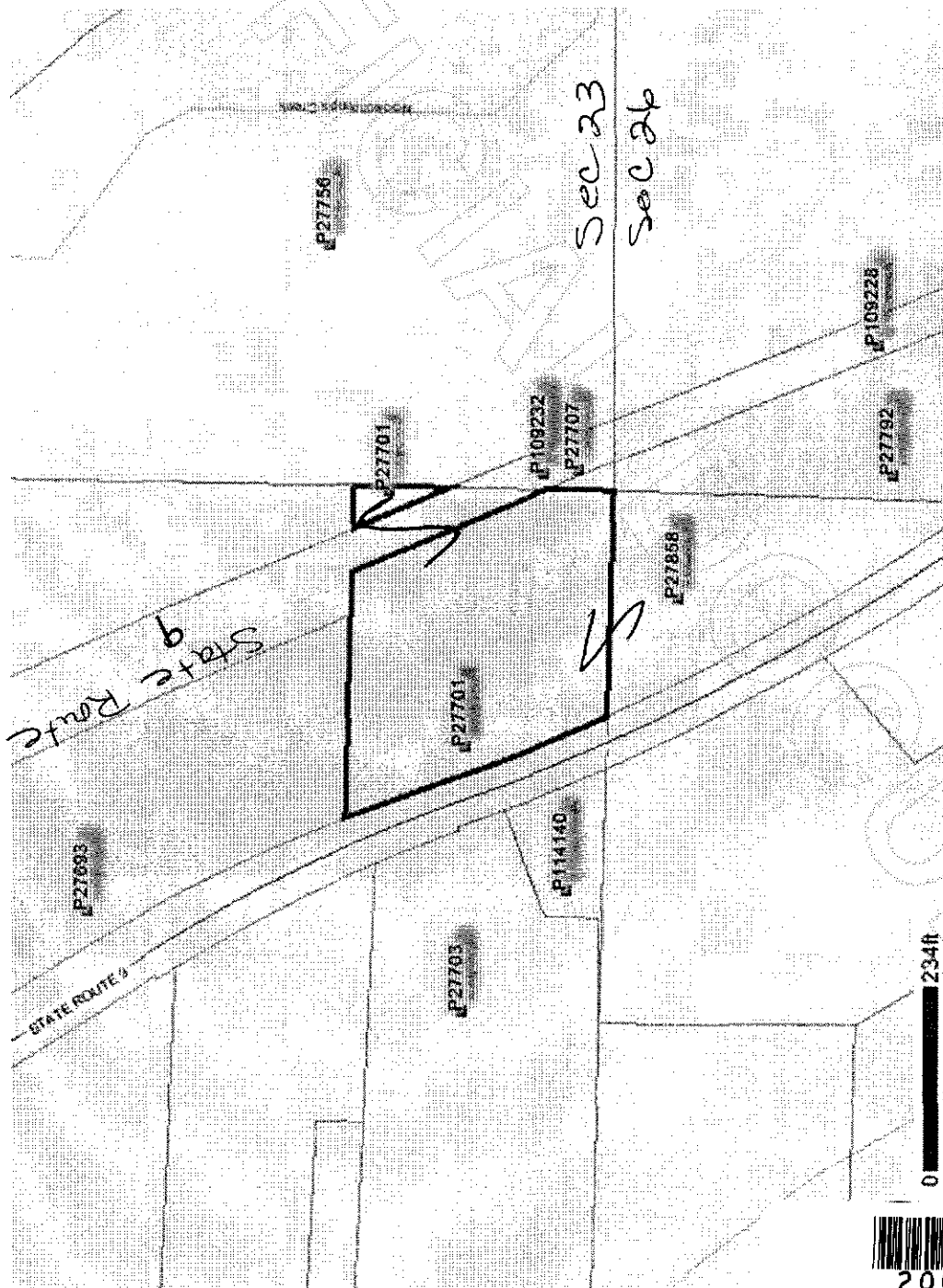
**IS**, the minimum lot size required for the \_\_\_\_\_ zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

☒ **IS NOT**, the minimum lot size required for the Rural Reserve/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)(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: *Howe Roeder* Date: 5/1/2006

See attached map.



P 27701 - Sec 23, TWP 34, R9.4  
P 27858 - Sec 26, TWP 34, R9.4  
As one parcel.



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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

May 1, 2006

Julie Rockafellow  
26004 Minkler Road  
Sedro Woolley, WA 98284

RE: Lot of Record Application PL06-0142  
Parcel P27701

Dear Ms. Rockafellow:

Thank you for your patience during the lengthy review time of this application. There have been an extremely large number of applications submitted, which then affects the processing time for all applications.

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 determination:

Parcel P27701 is not an individual Lot of Record. The legal description associated with this Parcel Number has been continuously conveyed with a legal description located to the south in Section 26, Township 34, Range 4, under Parcel Number P 27858. Thus, the "Lot of Record Certification" will include Parcels P 27701 and P27858 as a total unit.

In researching the Assessor's Database, it appears that there is an existing residence located on P27858. The existing residence would be considered the one residence allowed on the total acreage.



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Enclosed please find an unrecorded copy of the Lot Certification that includes both Parcel Numbers representing a total unit. The original of Lot Certification PL06-0142 has been forwarded to the Skagit County Auditor's Office for recording. At such time as the recorded Lot Certification PL06-0142 is received by this office, the original and an invoice for recording will be forwarded.

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

Sincerely,

  
Grace Roeder, Associate Planner  
Planning & Community Development

Gr  
Enclosures



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