

Return Name & Address:



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Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_06-0426

Applicant Name: _ David Moe

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): _22768; 340326-1-002-0003; Ptn of the NE ¼ of the NE ¼ of Sec. 26, Twp. 34, Rge 3

Lot Size: _approximately 19 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.

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

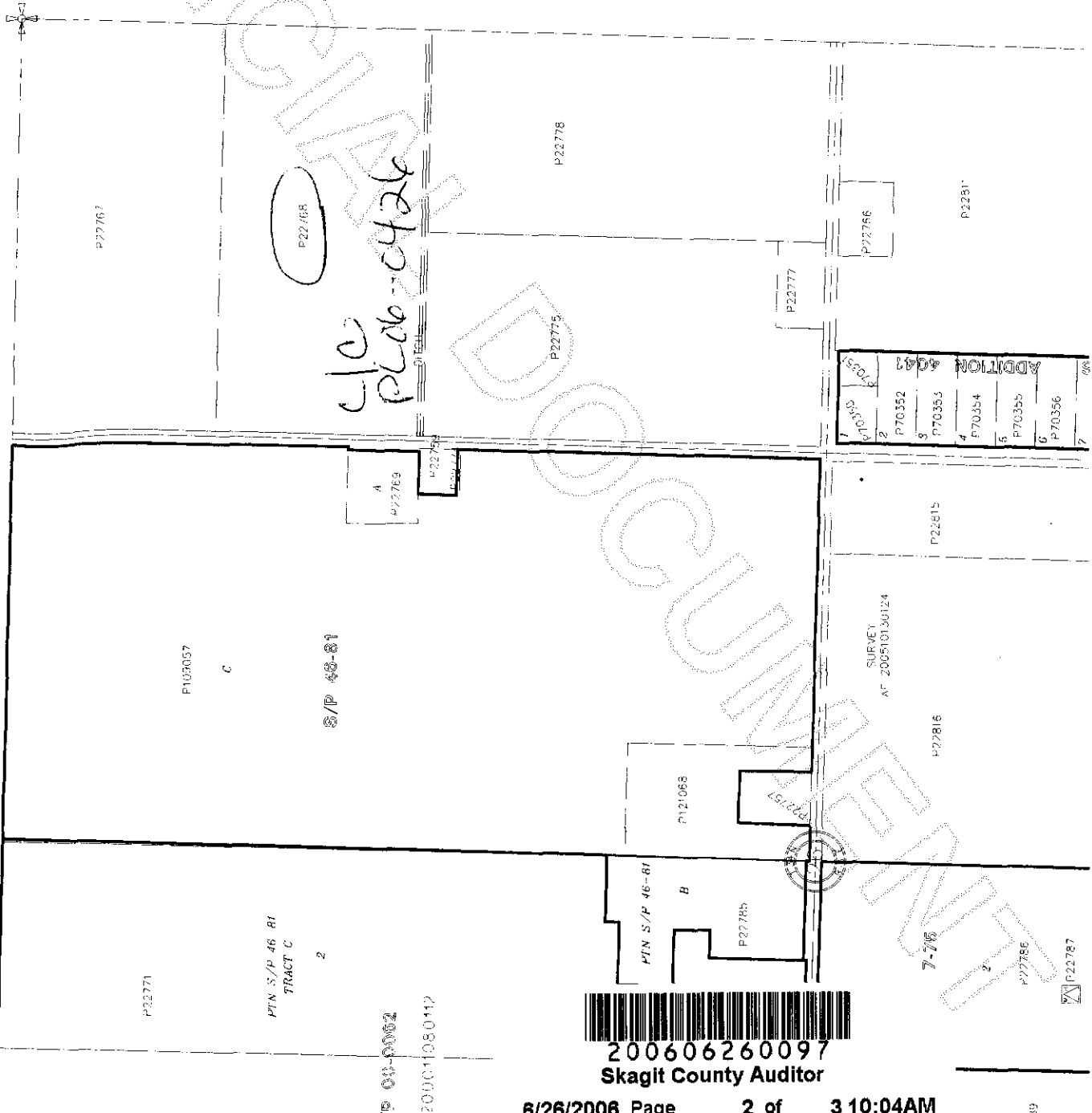
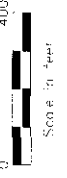
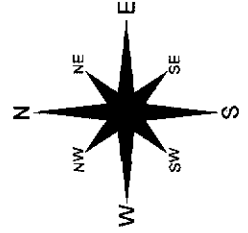
X **IS NOT**, the minimum lot size required for the Agricultural-Natural Resource Land zoning district in which the lot is located, does not meet an exemption listed in SCC 14.16.850(4)(c) and therefore IS NOT eligible to be considered for certain development permits.

Authorized Signature: *Greg Roder* Date: 6/20/2006
See attached map.

SKAGIT COUNTY

5	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

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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

June 20, 2006

David Moe
16969 Jungquist Road
Mount Vernon, WA 98273

RE: Lot of Record Certification PL06-0426
Parcel P22768

Dear Mr. Moe:

Thank you for your patience during the lengthy review time of this application.

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

Parcel P 22768 is considered a Lot of Record. The subject property is zoned 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, this Lot of Record may be conveyed individually; 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 copies of all documents submitted for review; a copy of the unrecorded Lot of Record Certification; and a copy of the Amendments affecting this property. The original Lot Certification has been forwarded to the Skagit County Auditor's Office for recording. The original will be forwarded upon receipt from the Auditor.

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

Sincerely,


Grace Roeder, Associate Planner
Planning & Development Services

