



200707300016

Skagit County Auditor

7/30/2007 Page 1 of 4 9:44AM

Return Name & Address:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_07-0329

Applicant Name: Mark Premo

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): 22986; 340331-0-017-0001; within a Ptn of the NW 1/4 of the SE 1/4 of Sec. 31, Twp. 34, Rge 3.

Lot Size: approximately 23 acres

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 districts 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 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: David Roeder

Date: 6/14/2007

See attached map for Lot of Record boundaries.



PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

OSCAR GRAHAM, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

BILL DOWE, CBO
Building Official

June 15, 2007

Mark Premo
233 W. Manor
Anchorage, AK 99501

RE: Lot of Record Certification:

PL07-0329, Parcel P 22986

Dear Mr. Premo:

Thank you for your patience during the lengthy review of the above Lot of Record Certifications. The determination for a Lot of Record is based on review of the conveyance documents submitted, including, but not necessarily limited to: the legal description contained in each conveyance document, including all contiguous property ownership; 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.

This office has completed review of the above noted application and based on information submitted the following determination has been made:

Lot of Record Certification PL07-0329, Parcel P22986:

Lot Certification PL07-0329 is comprised of Parcel P22986. This determination is based on review of legal descriptions of property as conveyed. The subject property is a total of approximately 12 acres and is currently vacant. The current zoning is Agricultural-Natural Resource Land. This zoning designation has a minimum lot size of 40 acres, at approximately 12 acres this Lot of Record is considered substandard to the required minimum lot size.

Based on the Lot Certification amendments to the Zoning Ordinance in 2005, this Lot of Record may be conveyed; however this Lot of Record is not eligible for residential development.



Mark Premo
June 15, 2007
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In order for an individual 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. Although, the subject property is not eligible for residential development, it may be eligible for agricultural development as outlined in Skagit County Code 14.16.400 and 14.16.850(4)(e)(i).

Enclosed please find copies of all documents submitted for review; copy of unrecorded Lot of Record PL07-0329; and a copy of each cited Skagit County Code Section. The original Lot Certification has been forwarded to the Skagit County Auditor's Office for recording. At such time as the original is received by this office, it will be forwarded.

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

Sincerely,


Grace Roeder, Associate Planner
Planning & Development Services

Gr
Enclosures



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