

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\_07-0952

Applicant Name: Danny Holcomb

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): \_48597; 360333-1-003-0001; within a Ptn of the NE ¼ of Sec 33, Twp. 36, Rge 3.

Lot approximately 20 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)(i) 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: *Paul Raede*

Date: 1/24/2008

See attached map for Lot of Record boundaries.



# PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR  
BILL DOWE, CBO, DEPUTY DIRECTOR

PATTI CHAMBERS  
Administrative Coordinator

TIM DEVRIES, CBO  
Building Official

January 24, 2008

Mr. & Mrs. Danny Holcomb  
5088 Chuckanut Drive  
Bow, WA 98232

RE: Lot of Record Certifications:

PL07-0952, P48597

PL07-1008, P48595

Dear Mr. & Mrs. Holcomb:

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.

This office has completed review of the Lot Certification Applications and based on information submitted the following determinations have been made:

Lot of Record Certification PL07-0952, Parcel P48597:

Lot Certification PL07-0952 is comprised of the legal description associated with Parcel P48597. The current zoning is Agricultural-Natural Resource Land. This zoning designation has a minimum lot size of 40 acres; the subject property is approximately 20 acres and thus considered substandard to the zoning designation.

It is indicated in Section 14.06.045(1)(b) Development:

....To be considered for development permits, the Lot of Record must either meet the minimum lot size requirements of the zoning district in which it is located, or, if the Lot of Record does not meet the minimum lot size requirements of the zoning district in which it is located (a "Substandard Lot of Record), it must meet one or more of the exemptions identified in SCC 14.16.850(4)(c).

It is indicated in Section 14.16.850(4)(e)(i) that only non-residential structures are allowed on substandard parcels located within the Agricultural-Natural Resource Land.

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January 24, 2008  
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This Lot of Record may be conveyed individually, or in combination with Parcel P48597 associated with Lot of Record, PL07-1008. However individually, this Lot of Record is not eligible for residential development.

Lot of Record Certification PL07-1008, Parcel P48597:

Lot Certification PL07-1008 is comprised of the legal description associated with Parcel P48597. The current zoning is Agricultural-Natural Resource Land. This zoning designation has a minimum lot size of 40 acres; the subject property is approximately 37 acres, however is considered a subdivisional 40 acre tract. There is also an existing residence located on the parcel. This parcel does comply with the required minimum lot size as well as Skagit County Code Exemption 14.16.850(4)(c)(vii)(A) and therefore is considered eligible to be considered for development permits.

Enclosed please find copies of unrecorded Lot of Record PL07-0952 and PL07-1008. The original Lot Certifications have been forwarded to the Skagit County Auditor's Office for recording. At such time as the originals are received by this office, the originals and invoices for additional recording fees will be forwarded.

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

Sincerely,

  
Grace Roeder, Senior Planner  
Planning & Development Services



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