

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_07-1011

Applicant Name: Vidette Raab

Property Owner Name: Raab Family Trust

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s):

P#(s): 40828, 101668; 350608-1-005-0008, 350609-2-004-0100; within a Ptn of the SE ¼ of the NE ¼ within Sec. 8, and a Ptn of the SW ¼ of the NW ¼, lying West of Jones Creek within Sec. 9 all within Twp. 35, Rge 6. All as one parcel.

Lot Size: approximately 29 acres of Rural Reserve and 15 acres of Secondary Forestry

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 Rural Reserve zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

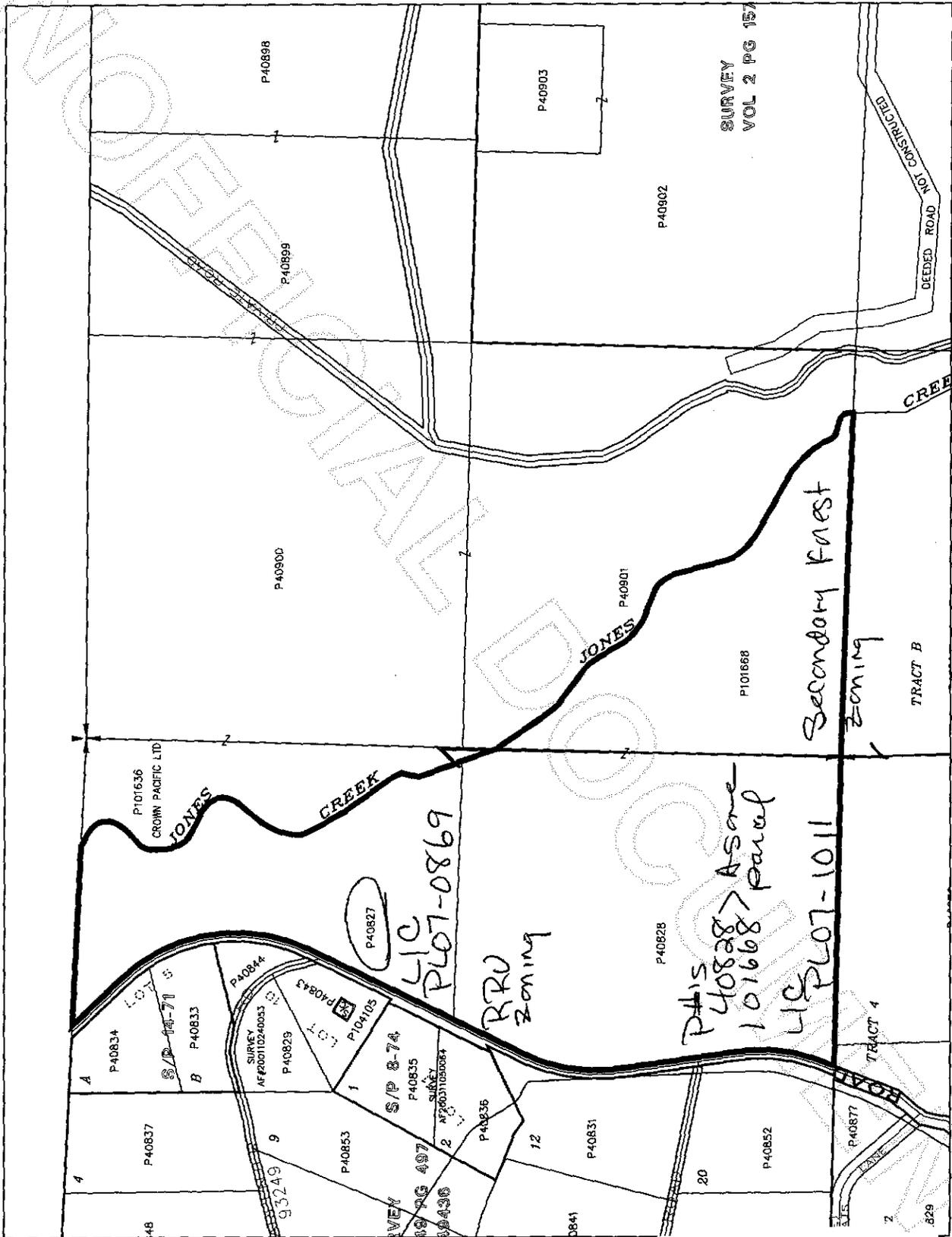
IS NOT, the minimum lot size required for the Secondary Forestry-Natural Resource Land zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(viii)(C) and therefore IS eligible to be considered for development permits.

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: *David Roeder*

Date: 2/11/2008

See attached map for Lot of Record boundaries.



SURVEY
VOL 2 PG 157

RRU
Zoning

Secondary Forest
Zoning

THIS
40828 > AS one
101668 parcel

LIC
PLOT-1011

LIC
PLOT-0869





PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

BILL DOWE, CBO, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

TIM DEVRIES, CBO
Building Official

February 11, 2008

Vidette Raab
1500 Donovan Ave.
Bellingham, WA 98225

RE: Lot of Record Certifications:

PL07-0869, Parcel P40827

PL07-1011, Parcels P40828 and P101668

Dear Ms. Raab:

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 PL07-0869, Parcel P40827:

Lot Certification PL07-0869 is comprised of the legal description associated with Parcel P40827. The current zoning is Rural Reserve. This zoning designation has a minimum lot size of 10 acres; the subject property is approximately 20 acres and therefore is considered eligible to be considered for development permits.

Lot of Record Certification PL07-1011, Parcels P40828 and P101668 as one parcel:

Lot Certification PL07-1011 is comprised of the legal description associated with Parcels P40828 and P101668 as a single unit. The current zoning is Rural Reserve and Secondary Forestry. P40828 is zoned Rural Reserve and is approximately 29 acres in size. As noted previously, Rural Reserve has a minimum lot size of 10 acres, thus P40828 is considered eligible for development permits.

Parcel P101668 is zoned Secondary Forestry and is approximately 15 acres in size. Secondary Forestry has a minimum lot size of 20 acres. Thus Parcel P101668 is considered substandard in

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size to the Secondary Forestry zoning designation. However P101668 does comply with Skagit County Code Exemption 14.16.850(4)(c)(viii)(C) and therefore is considered eligible to be considered for development permits.

It should be noted that the Skagit County Code Section 14.18.700 was amended in October 2007 in regard to consideration for development of parcels with multiple zoning designations. At such time as development is considered for Parcels P40828 and 101668, it will be necessary to declare which zoning designation will be utilized and then the appropriate development standards will be applied. It will also be necessary to confine all development to the selected zoning designation/parcel. A land division will not be allowed on the zoning boundary line in order to create two parcels, as the attachment of P101668 to P40828 created by Nielson Brothers and Crown Pacific is considered a Boundary Line Adjustment and as a permanent attachment of the two Parcels.

Enclosed please find copies of the unrecorded Lot Certifications. 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 applications and recording fees will be forwarded.

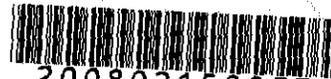
If you have any questions, please feel free to contact this office.

Sincerely,


Grace Roeder, Senior Planner
Planning & Development Services

Enclosures

Cc: Dave McLaughlin
Skagit Surveyors
806 Metcalf
Sedro Woolley, WA 98284



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