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200806230171  
Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL\_07-1020

Applicant Name: Jerry Nelson

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): P16077, 16080; 330324-4-004-0008, 330324-4-006-0006; within a Ptn of the W 1/2 of the SE 1/4 Sec. 24, Twp 33, Rge 3.

Lot Size: approximately 39 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 district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c) and therefore IS eligible to be considered for development permits.

**IS NOT** the minimum lot size for the Agricultural-Natural Resource Land and **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:

Date: 6/20/2008

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

June 20, 2008

Mr. & Mrs. Jerry Nelson  
21590 Mann Road  
Mount Vernon, WA 98273

RE: Lot of Record Certifications:

PL07-1019  
Parcels P16086

PL07-1020  
Parcel P16077 & 16080

Dear Mr. & Mrs. Nelson:

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 PL07-1019, Parcel P16086:

Lot Certification PL07-1019 is comprised of the legal description associated with Parcel P16086. The current zoning is Agricultural-Natural Resource Land. This zoning designation has a minimum lot size of 40 acres; the subject property is currently assessed at approximately one acre with an existing residence. At one acre, the parcel is considered substandard in size to the required minimum lot size. This parcel does comply with Skagit County Code Exemption 14.16.850(4)(c)(vii)(A), regarding an existing residence and therefore is considered eligible for development permits.

Lot of Record Certification PL07-1020, Parcels P16077 & 16080, as a total unit:

Lot Certification PL07-1020 is comprised of the legal descriptions associated with Parcels P16077 & 16080 as a total unit. The current zoning is Agricultural-Natural Resource Land. This zoning designation has a minimum lot size of 40 acres; the subject property is approximately 39 acres, and is considered substandard in size to the required minimum lot size.

1800 Continental Place • Mount Vernon, WA 98273 • Phone: (360) 336-0410 • Fax: (360) 336-0112

*"Helping You Plan and Build Better"*



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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.

This Lot of Record may be conveyed individually, or in combination with the parcel associated with Lot of Record, PL07-1019. However individually, this Lot of Record is not eligible for residential development.

Enclosed please find copies of unrecorded Lot of Record PL07-1019 and PL07-1020. 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 application 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



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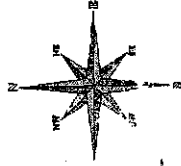
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**ATTENTION**

THIS MAP CONTAINS A PARCEL ACCOUNT THAT HAS BEEN PLACED WITH THE BEST AVAILABLE INFORMATION. THE EXACT LOCATION OF THIS PARCEL IS UNKNOWN.



**USAGE WARNING**  
 This map was produced with the intention of providing a general understanding of the geography in this area. This map is intended to be used for purposes other than precise measurements.

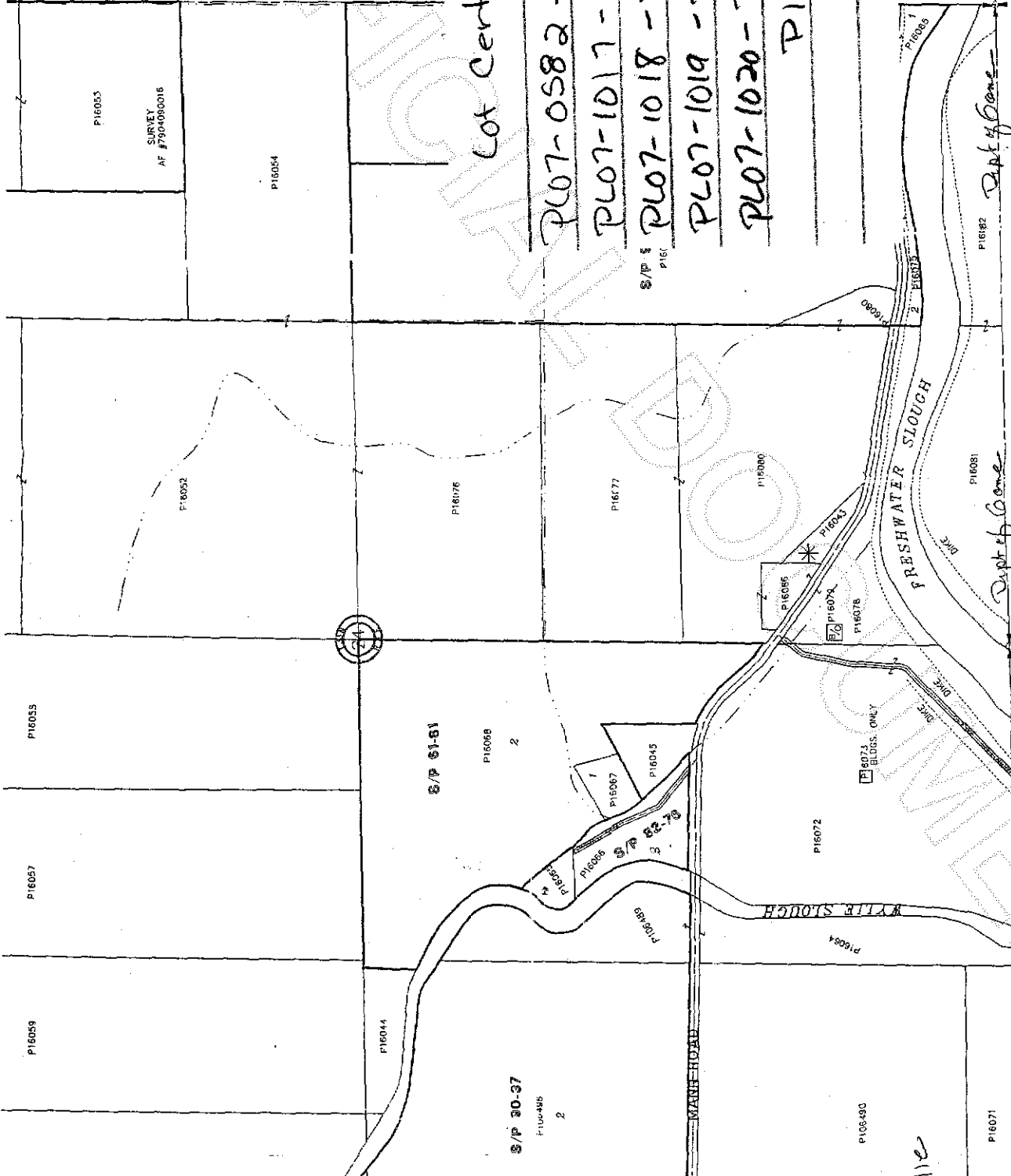
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1/31/95	KAS
4/24/98	KFM
6/24/99	KFM

PRODUCED BY SKAGIT CITY MAPPING SERVICES

Section 24  
 T 33N R 3E

*Lot Certifications*

- P1607-0582 - P16078
- P1607-1017 - P16072
- P1607-1018 - P16110
- P1607-1019 - P16086
- P1607-1020 - P16077
- P16080



Skagit County Auditor



SKAGIT COUNTY

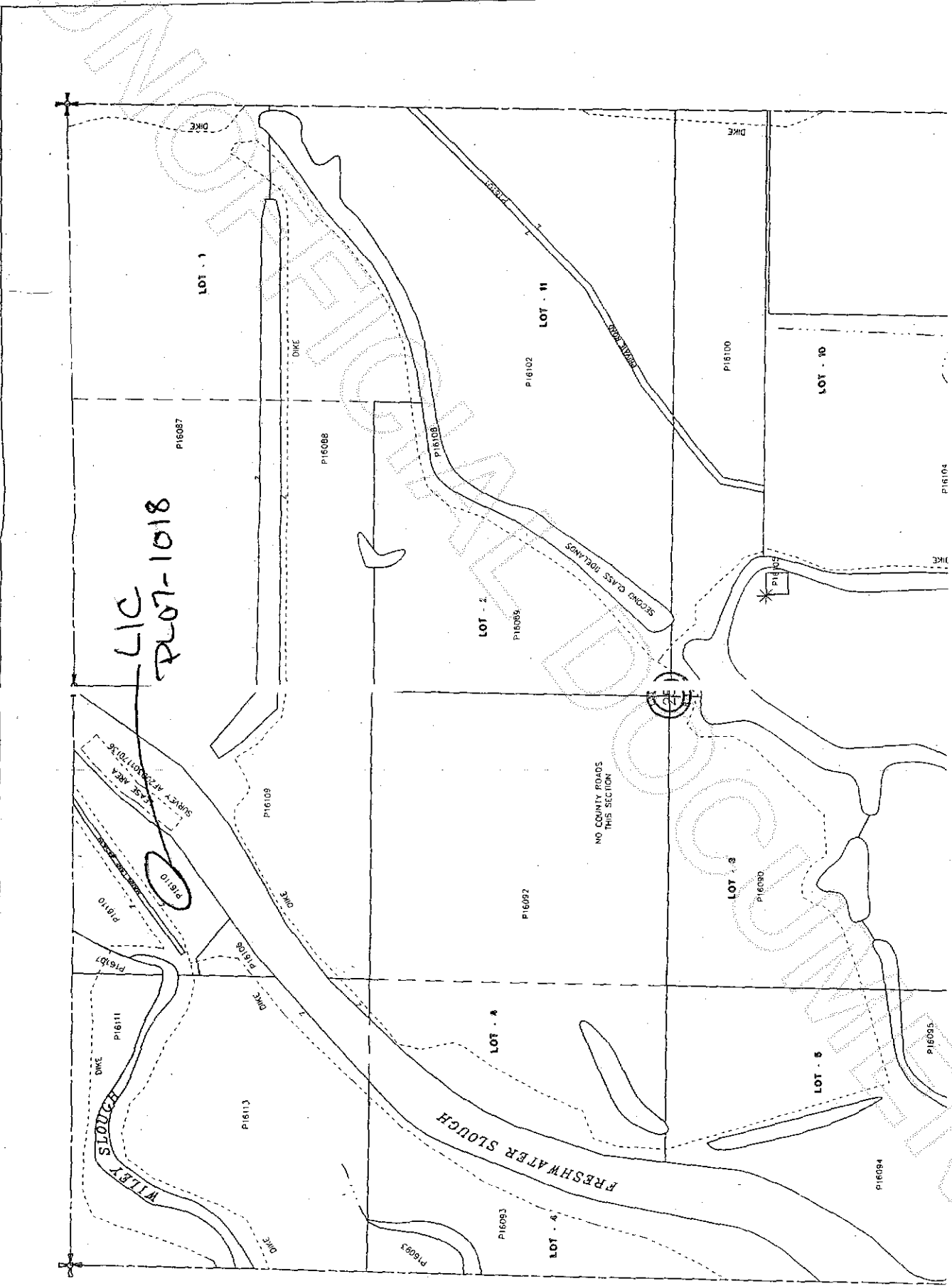
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T 33

THIS MAP CONveys THE BEST AVAILABLE EXACT LOCATIONS ARE UNKNOWN.

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These maps are



LIC 17  
PLOT-1018

NO COUNTY ROAD IN THIS SECTION

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