

Return Name & Address:



200806230176

Skagit County Auditor

6/23/2008 Page 1 of 4 1:37PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_07-1016

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): P15954; 330317-0-006-0003; within a Ptn of the S 1/2 of the S 1/2 of the NE 1/4 of Sec. 17, Twp 33, Rge 3.

Lot Size: approximately 35 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) and therefore IS eligible to be considered for development permits.

X **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: *Howe Roeder*

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:

PL07-1015
Parcels P15960, 15955

PL07-1016
Parcel P15954

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 PL07-1015, Parcels P15955 and 15960 as a total unit:

Lot Certification PL07-1015 is comprised of the legal descriptions associated with Parcels P15955 and 15960 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 56 acres with an existing residence. This parcel complies with the required minimum lot size and is considered eligible for development permits.

Lot of Record Certification PL07-1016, Parcel P15954:

Lot Certification PL07-1016 is comprised of the legal description associated with Parcel P15954. The current zoning is Agricultural-Natural Resource Land. This zoning designation has a minimum lot size of 40 acres; the subject property is approximately 35 acres, and is considered substandard in size to the required minimum lot size.



Mr. & Mrs. Jerry Nelson
June 20, 2008
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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 parcels associated with Lot of Record, PL07-1015. However individually, this Lot of Record is not eligible for residential development.

Enclosed please find copies of unrecorded Lot of Record PL07-1015 and PL07-1016. 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



200806230176

Skagit County Auditor

SKAGIT

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7	8	9
18	17	16
19	20	21
30	29	28
31	32	33

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* **ATTN**
THIS MAP CONTAINS A
RECORD OF THE
BEST AVAILABLE
EACF LOCATION OF
IS UNKNOWN.



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Skagit County Auditor