

Return Name & Address:



200809160083

Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_08-0471

Applicant Name: Stephen Schuh

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): 22014, 22017; 340315-2-005-0001, 340315-2-008-0008; within a Ptn of the N 1/2 of the S 1/2 of the NW 1/4 of Sec. 15, Twp. 34, Rge 3. As one parcel.

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.

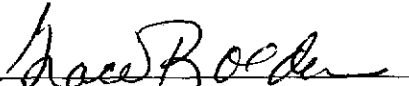
IS NOT, a Lot of Record as defined in SCC 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.18.000(9) and RCW 58.17.210 and therefore IS NOT eligible for conveyance or development.

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 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: 

Date: 9/15/2008

See attached map for Lot of Record boundaries.

P22013

P22012

P22019

SEE SURVEY
AF #9510030013

P2201

P22011

P22010

P22015

P22014

P22014 > As one parcel
22017
✓

P22017

P22016

S/C

P101632

P22018

P22021

PTN B

S/P 14-76

PTN B

P22022

P22020

PTN S/P 14-76

1/4 INTEREST
P220261/2 INTEREST
P220211/4 INTEREST
P22025

P22027



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PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

BILL DOWE, CBO, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

TIM DEVRIES, CBO
Building Official

September 15, 2008

Bruce Lisser
Lisser & Associates, PLLC
P.O. Box 1109
Mount Vernon, WA 98273

RE: Lot of Record Certification:

PL08-0471, Stephen Schuh
Parcels: P22014 & 22017

Dear Bruce:

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 Application and based on information submitted the following determination has been made:

Lot of Record Certification PL08-0471, Parcels P22014 & 22017, as a total unit:

Lot Certification PL08-0471 is comprised of the legal descriptions associated with Parcels P22014 & 22017 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.

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).

Mailing Address: 1800 Continental Place • Mount Vernon, WA 98273

Temporary Physical Location: 1700 E. College Way, Mount Vernon

Phone: (360) 336-9410 • Fax

"Helping You Plan and Build



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Bruce Lisser
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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.

Based on Section 14.16.850(4)(e)(i) this Lot of Record is not eligible for residential development.

Enclosed please find a copy of unrecorded Lot of Record PL08-0417. 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, the original 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: Stephen Schuh



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