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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL\_08-0725

Applicant Name: John Zitkovich

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): 43578; 350809-0-047-0007; within a Ptn of the NE 1/4 of Sec. 9, Twp 35, Rge 8.

Lot Size: approximately 4.9 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 Urban Reserve Residential, associated with the Urban Growth Area of Concrete, zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vii)A 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: Grace Rode

Date: 4/16/2009

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

April 16, 2009

Mr. & Mrs. John Zitkovich  
P.O. BOX 118  
Concrete, WA 98237

Re: Lot of Record Certifications:

PL08-0599  
P43543

PL08-0724  
P43552

PL08-0725  
P43578

PL08-0726  
P43548

Dear Mr. & Mrs. Zitkovich:

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 PL08-0599, Parcel P43543:

Lot Certification PL08-0599 is comprised of the legal description associated with Parcel P43543. This parcel is first described as a single unit of property under Auditor File # 148320, February 5, 1921.

The current zoning is Urban Reserve Residential, which is associated with the Urban Growth area to the Town of Concrete. This zoning designation has a minimum lot size of 5 acres; the subject

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

*Temporary Physical Location: 1700 E. Coli*

*Phone: (360) 336-9410 • Fax: (360) 336-9411*



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property is assessed at approximately 4 acres and is considered substandard to the zoning designation.

There is an existing residence located on this parcel. This parcel complies with Skagit County Code Exemption 14.16.850(4)(c)(vii)(A) and therefore is eligible to be considered for development permits.

Lot of Record Certification PL08-0724, Parcel P43552:

Lot Certification PL08-0724 is comprised of the legal description associated with Parcel P43552. This parcel is first described as a single unit of property under Auditor File # 254054, August 23, 1932.

The current zoning is Urban Reserve Residential, which is associated with the Urban Growth area to the Town of Concrete. This zoning designation has a minimum lot size of 5 acres; the subject property is assessed at approximately 2 acres and is considered substandard to the zoning designation.

Due to the subject property being vacant and substandard as well as under contiguous ownership with Parcel P43543 and P43578, it would be necessary to aggregate or combine P43552 with either of the contiguous parcels for development purposes.

Lot of Record Certification PL08-0725, Parcel P43578:

Lot Certification PL08-0725 is comprised of the legal description associated with Parcel P43578. This parcel was retained under the Vanderhoof ownership from the conveyance involving P43548, AF 282541, July 13, 1936.

The current zoning is Urban Reserve Residential, which is associated with the Urban Growth area to the Town of Concrete. This zoning designation has a minimum lot size of 5 acres; the subject property is assessed at approximately 4.9 acres and considered substandard to the zoning designation. However, it is possible that calculations to the centerline of Grassmere Road would increase the lot size to 5 acres, thus complying with the required minimum lot size.

Lot of Record Certification PL08-0726, Parcel P43548:

Lot Certification PL08-0726 is comprised of the legal description associated with Parcel P43548. This parcel was retained under the Vanderhoof ownership from the conveyance involving P43578, AF 282541, July 13, 1936.

In 1939, Parcels P43548 & 43578 were acquired by the Bank of Concrete.

In July 1940, Parcels P43548 & 43578 were acquired by Cugini.

In August 1940 Parcel P43548 was conveyed to Cisternino. At this point, Parcel P43578 was retained by Cugini, thus becoming a single parcel and a "lot of record".



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It is at the August 1940 date that Parcel P43578 is determined to be a "lot of record".

Parcel P43578 is then retained by Cugini until 1981, when Parcels P43578, 43552, 43548 and 43547 are conveyed to the Cugini children.

The current zoning is Urban Reserve Residential, which is associated with the Urban Growth area to the Town of Concrete. This zoning designation has a minimum lot size of 5 acres; the subject property, Parcel P43548, is assessed at approximately .12 acre and considered substandard to the zoning designation.

Due to the subject property being vacant and substandard as well as under contiguous ownership with Parcel P43578, it would be necessary to aggregate or combine P43548 with P43578 for development purposes.

Enclosed please find copies of unrecorded Lot of Record PL08-0599, -0724, -0725, and -0726. All of 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 application fees and recording fees will be forwarded. Due to the lengthy review time, it will be necessary to assess a \$ 50 review fee for each of Lot Certifications, PL08-0724, -0725, and -0726. If you have any questions, please feel free to contact this office.

Sincerely,

  
Grace Roeder, Senior Planner  
Planning & Development Services

Gr  
Enclosures



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