

Return Name & Address:



200908210019  
Skagit County Auditor

8/21/2009 Page 1 of 4 9:53AM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL\_09-0356

Applicant Name: \_ Jay Gillman

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): \_33276; 350231-1-019-0009; within a Ptn of the NE ¼ of the NE ¼ of Sec. 31, Twp. 35, Rge 2 E., Skagit County, Washington.

Lot Size: \_approximately 8.8 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**

X **IS**, the minimum lot size required for the Rural Intermediate 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)(i) and therefore IS eligible to be considered for development permits.

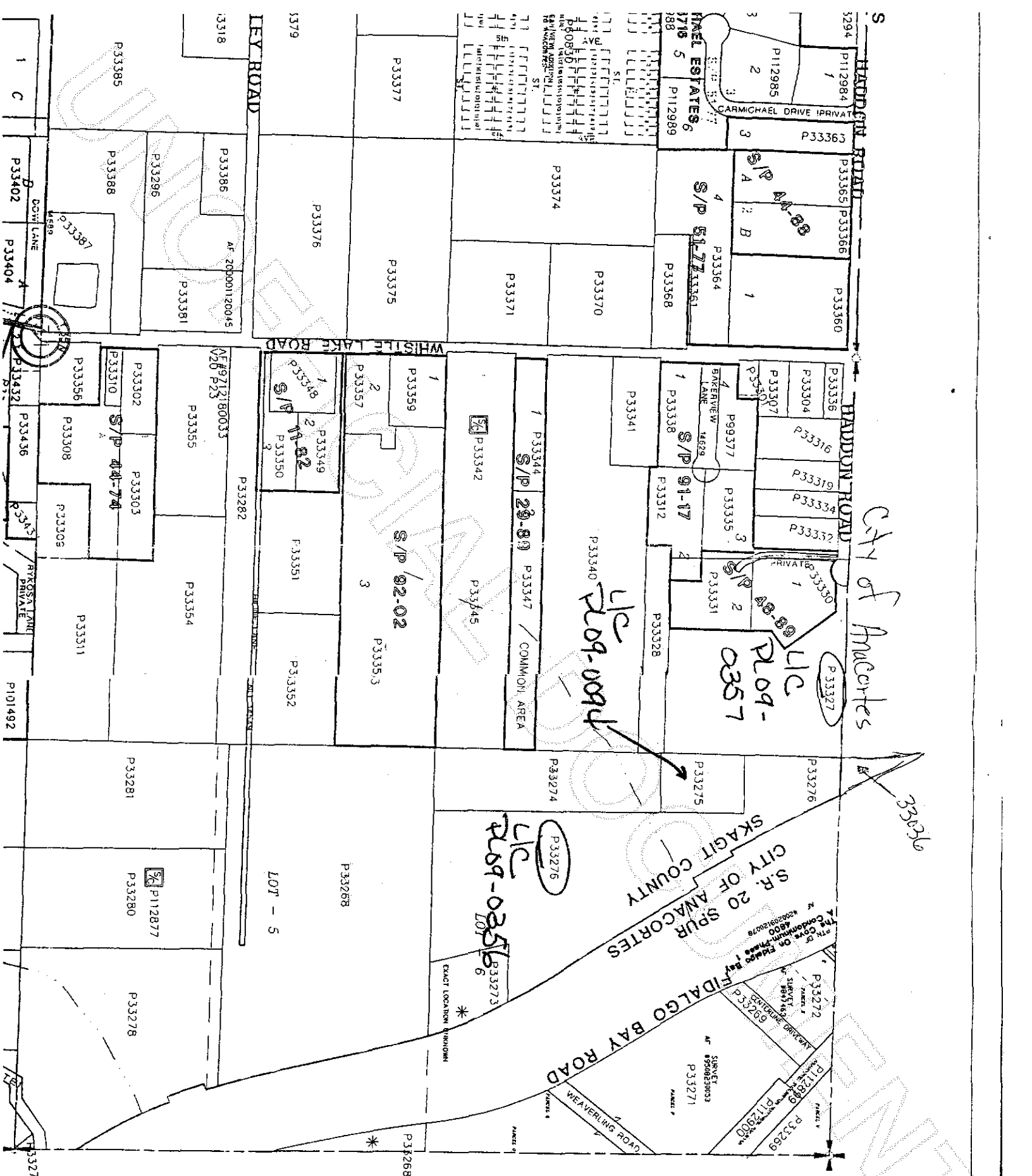
**IS NOT**, the minimum lot size required for the \_\_\_\_\_ zoning district in which the lot is located, does not meet an exemption listed in SCC 14.16.850(4)(c) and therefore IS NOT eligible to be considered for certain residential development permits.

Authorized Signature: \_\_\_\_\_

*Good Roeder*

Date: \_8/18/2009\_

See attached map for Lot of Record boundaries.



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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

August 18, 2009

Mr. & Mrs. Jay Gillman  
6755 Hilene Lane  
Anacortes, WA 98221

RE: Lot Certifications:

PL09-0094  
Parcel P33275

PL09-0356  
Parcel P33276

PL09-0357  
Parcel P33327

Dear Mr. & Mrs. Gillman:

I would first like to sincerely apologize for the lengthy processing time of the above noted Lot of Record applications. As a general rule, applications are processed in numerical order as a result of that 2008 applications have only recently been completed. Due to the complexity of the legal descriptions, it will be necessary to charge one additional regular application fee and the third application charged the Administrative Lot Certification fee. Enclosed please find invoices for the additional applications and/or recording fees.

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:

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

Temporary Physical Location: 1700 -

Phone: (360) 336-941



200908210019

Skagit County Auditor

"Helping You Plan and

8/21/2009 Page

3 of 4 9:53AM

Mr. & Mrs. Jay Gillman  
August 18, 2009  
Page Two

Lot of Record Certification PL09-0094, Parcel P33275:

Lot Certification PL09-0094 is comprised of the legal description associated with Parcel P33275. The current zoning is Rural Intermediate. This zoning designation has a minimum lot size of 2.5 acres; the subject property is approximately 1.2 acres and thus considered substandard to the zoning designation. The subject property is vacant and does not appear to comply with any of the allowable exemptions as noted in Section 14.16.850(4)(c), Lot Certification of the Skagit County Code.

This Lot of Record may be conveyed individually, or in combination with parcels associated with Lot of Record, PL09-0356 or PL09-0357. However individually, this Lot of Record is not eligible for residential development.

Lot of Record Certification PL09-0356, Parcel P33276:

Lot Certification PL09-0356 is comprised of the legal description associated with Parcel P33276. The current zoning is Rural Intermediate. This zoning designation has a minimum lot size of 2.5 acres; the subject property is approximately 8.8 acres in size. This parcel is eligible for residential development and may be eligible for land division.

Lot of Record Certification PL09-0357, Parcel P33327:

Lot Certification PL09-0357 is comprised of the legal description associated with Parcel P33327. The current zoning is Rural Intermediate. This zoning designation has a minimum lot size of 2.5 acres; the subject property is approximately 5.8 acres in size. This parcel is eligible for residential development and may be eligible for land division.

Enclosed please find copies of unrecorded Lot of Record PL09-0094, -0356, and -0357. 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 will be forwarded.

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

Sincerely,

  
Grace Roeder, Senior Planner  
Planning & Development Services



200908210019  
Skagit County Auditor

8/21/2009 Page

4 of

4 9:53AM