

Return Name & Address:



201111040047
Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES
LOT OF RECORD CERTIFICATION

File Number: PL__11-0371__

Applicant Name: __Ken Bates__

Property Owner Name: __William Lee Johnson

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s):

P#(s): _102910; 340111-3-0100; within a Ptn of NW ¼ the SW¼ of Sec. 11, Twp. 34, Rge 1.

Lot Size: _approximately 3 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)(i) and therefore IS eligible to be considered for development permits.

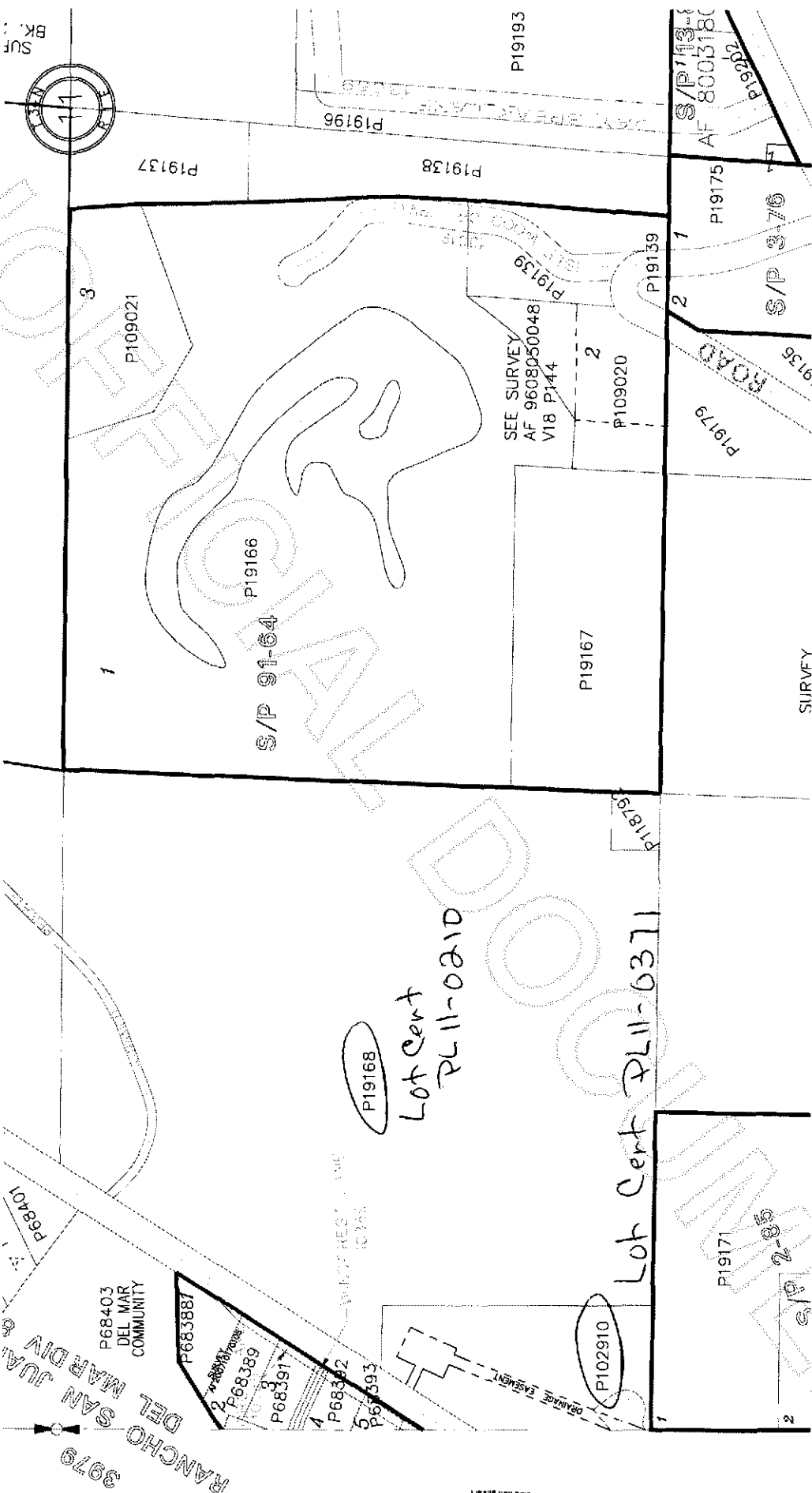
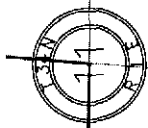
Authorized Signature: Andrew Roeder

Date: __11/3/2011__

See attached map for Lot of Record boundaries.

UNOFFICIAL COPY

SUF
BK :



RANCHO SAN JUAN DEL MARDIV 3979
P68403 DEL MAR COMMUNITY
P68387
P68389
P68391
P68392
P68393
WATER RESTRICTION

P19168
Lot Cent
PL 11-0210

P102910
Lot Cent PL 11-0371



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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

November 3, 2011

Ken Bates
3920 W. 6th Street
Anacortes, WA 98221

RE: Lot Certification Application PL11-0371
Parcel P 102910

Dear Mr. & Mrs. Bates:

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 PL11-0371, Parcel P102910:

Lot Certification PL11-0371 is comprised of the legal description associated with Parcel P102910. The legal description associated with this parcel was an "exception" (not to be included) in the conveyance document Auditor File # 9305130141 (May 13, 1993). Enclosed please find a copy of this conveyance, with the "exception" highlighted. The subject property was conveyed to Mr. Lee Johnson under Auditor File # 9410180002 (October 18, 1994).

The entire Northwest ¼ of the Southwest ¼ (except the Plat of Del Mar #8) had been continuously conveyed as a single unit of property until San Juan Fidalgo Holding Company conveyed "only a portion" and "excepted out" this legal description. This action was not in compliance with Skagit County Subdivision regulations in effect in 1993. Thus, the parcel is considered an "illegal segregation".

Based on the foregoing statements, Lot Certification PL11-0371 is denied. In accordance with Skagit County Code 14.06 a Lot Certification is considered a Level I application. Also in accordance with Skagit County Code 14.06110(7):

1800 Continental Place • Mount Vernon, WA 98273 • Phone: (360) 336-0410 • Fax: (360) 336-0415

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Mr. & Mrs. Ken Bates
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A Level I decision may be appealed to the Hearing Examiner by the applicant or by parties who have commented on the proposal by filing a written Notice of Appeal, together with the applicable appeal fee, with the Administrative Official within 14 days of the date the Notice of Decision was issued. If a Notice of Decision is not required, because the decision is exempt pursuant to SCC 14.06.200(1), then any appeal shall be filed within 14 days of the date the Administrative Official makes the decision. Enclosed is a copy of SCC 14.06.110 for reference.

The current Appeal Application Fee is \$ 1,000 plus \$200 for two required published Notices. The processing time would be approximately 10 to 12 weeks.

As an alternative to an Appeal, it may be possible to consider a land division. The basis for a land division would be due to the zoning designations of the subject property and the adjacent property. The zoning of the subject property is Rural Intermediate. The zoning of the adjacent property is Rural Resource-Natural Resource Land. Thus, it may be possible to consider a land division "on the zoning boundary line". If land division would be a consideration, it is suggested that a Pre-Development meeting be scheduled to discuss the land division possibilities.

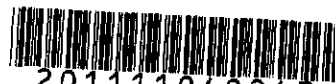
Enclosed please find an unrecorded copy of the Lot Certification; a copy of SCC 14.06; an Appeal Application and a copy of the referenced conveyance document. The original of the Lot Certification has been forwarded to the Skagit County Auditor for recording. At such time as the recorded original is received by this office it will be forwarded to you. If you have any questions, please feel free to contact this office.

Sincerely,


Grace Roeder, Senior Planner
Skagit County Planning & Development Services

Enclosures

Cc: Lee Johnson
P.O. Box 98
Clear Lake, WA 98235



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