

Return Name & Address:

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL\_06-0665

Applicant Name: \_ Young-Soo Kim \_\_\_\_\_

Property Owner Name: Marcus McCulloch

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

P#(s): \_49074; 360407-4-001-00081; within a Ptn of the NW ¼ of the SE ¼ of Sec 7 Twp. 36, Rge 4.

Lot Size: \_approximately 1.4 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.

*X 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.

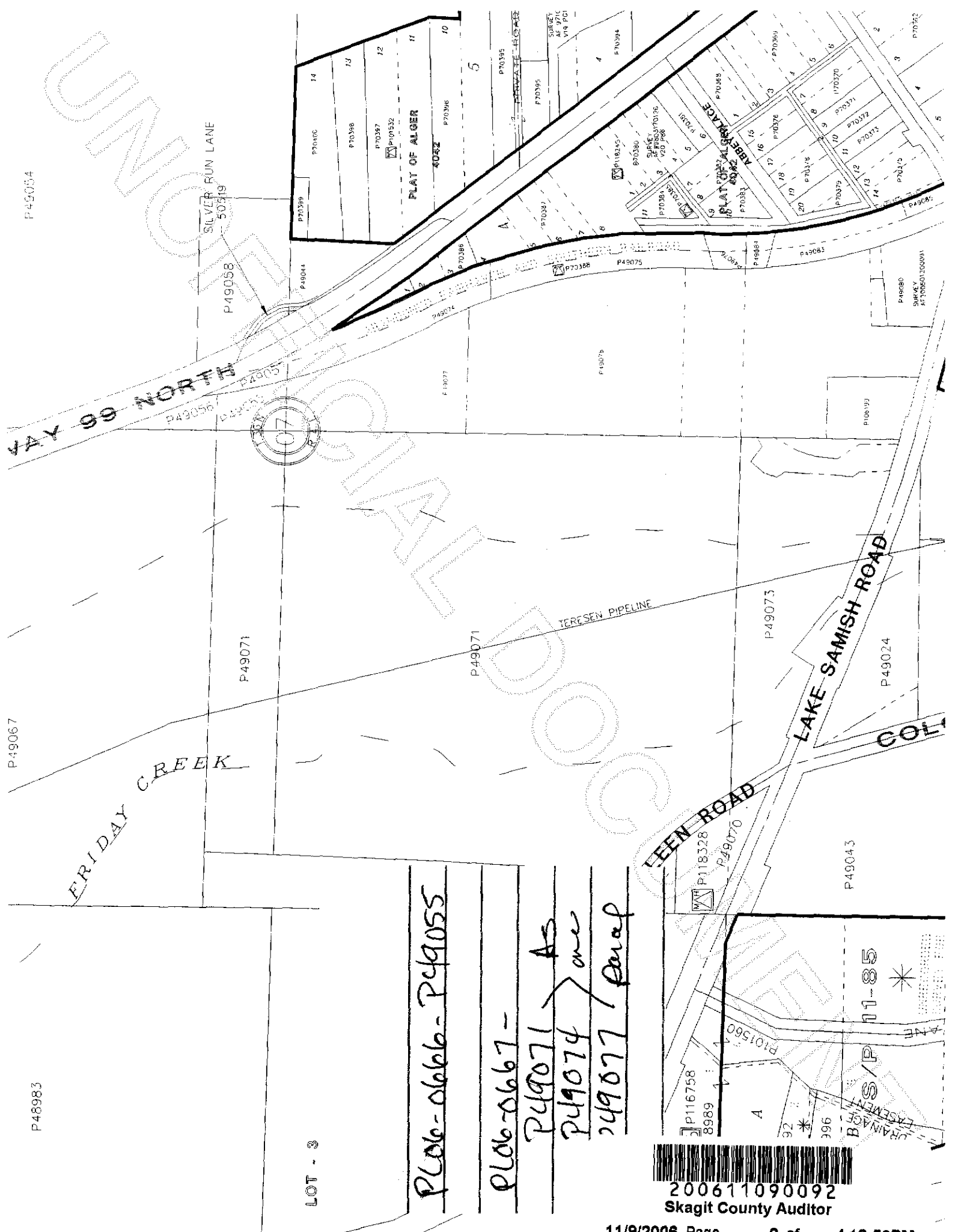
*IS NOT*, the minimum lot size required for the \_\_\_\_\_ zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(viii)(C) therefore IS eligible to be considered for development permits.

*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 any development permits.

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

*Greg Roeder*  
See attached map.

Date: 11/6/2006 \_\_\_\_\_



LOT - 3

P49066 - P49055  
P49071 AS  
P49074 one  
P49077 Parcel



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# PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

OSCAR GRAHAM, DEPUTY DIRECTOR

PATTI CHAMBERS  
Administrative Coordinator

BILL DOWE, CBO  
Building Official

November 6, 2006

Young-Soo Kim  
Summit Engineering & Surveyors, Inc.  
2218 Old Highway 99 South Road  
Mount Vernon, WA 98273

RE: Lot of Record Certifications:

PL06-0665, P49074  
PL06-0666, P49055  
PL06-0667, P49071, 49074, & 49077

Dear Young-Soo:

Thank you very much for your patience during the lengthy review of the above noted applications. The review of the applications has been completed. Based on the information submitted the determinations are as follow:

Parcel P49074, PL06-0665:

Parcel P49074 is actually Railroad Right-of-Way. Railroad Right-of-way is not considered a "lot of record. Thus, this application is considered void/denied.

Parcel P49074 has been combined with Lot Certification PL06-0667.

Parcel P49055, PL06-0666:

Parcel P49055 is considered a Lot of Record. This parcel is approximately 0.39 acres and is currently zoned Agricultural-Natural Resource Land. Agricultural-Natural Resource Land has a minimum lot size of 40 acres. Although, this parcel is recognized as a "lot of record", being substandard to the zoning, it is not eligible for individual residential development and is eligible either for "conveyance" or may be combined through the Boundary Line Adjustment process with Parcels P49071, 49074 and 49071 for development.

1800 Continental Place • Mount Vernon, WA 98273

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Parcels P49071, P49074, and P49077, PL06-0667:

These three parcels comprise one total unit for one "lot of record". There is a combined zoning of Agricultural-Natural Resource Land (P49071) and Rural Village Residential (P49074 & 49077).

The subject property is approximately 43 acres in size and there is an existing residence located on the property.

At this time, there is an ability to divide on the zoning boundary line and still retain eligibility for residential development. However, as you are aware, this current process is under review by the Planning Commission to delete the eligibility for development if a resulting parcel is substandard to the zoning designation. Please feel free to contact Marge Swint regarding proposed land division.

Enclosed please find copies of all documents submitted for review; copies of unrecorded Lot of Record PL06-0665, PL06-0666, and PL06-0667. The originals of these have been forwarded to the Skagit County Auditor's Office for recording. At such time as they are received by this office, the originals and invoices for additional recording fees will be forwarded. Also enclosed is a copy of the Lot Certification amendments to the Zoning Ordinance adopted May 20, 2005.

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

Sincerely,

  
Grace Roeder, Associate Planner  
Planning & Development Services

Cc: Marcus McCulloch  
19818 Serene Lane  
Sedro Woolley, WA 98284



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