

Return Name & Address:



200801150013

Skagit County Auditor

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3 9:03AM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

Rerecord AF 200710150123

to reflect property on both sides of road

File Number: PL_07-0761

Applicant Name: James Smith

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): 99359; 330507-0-001-0300; within a Ptn of the NW 1/4 of the NE 1/4 of Section 7, Twp 33, Rge 5

Lot Size: approximately 7,500 Sq. ft.

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)(vii)A and therefore IS eligible to be considered for development permits.

IS NOT, the minimum lot size required for the Rural Village Residential 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: David Roeder

Date: 1/7/2008

See attached map for Lot of Record boundaries.



PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

OSCAR GRAHAM, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

BILL DOWE, CBO
Building Official

January 7, 2008

James Smith
12829 Highway 99 # 22
Everett, WA 98204

RE: Lot of Record Certification PL07-0761
Parcel P99359

Dear Mr. Smith:

It has recently been brought to my attention that the original determination of Lot of Record for only a portion of Parcel P99359 was incorrect. Upon further review it has been found that there is a larger portion of P99359 across Sulphur Springs Road that with an approved Reasonable Use Exemption may be eligible for residential development.

The original issued Lot Certification PL07-0761 is being revised to include the areas separated by Sulphur Springs Road as one total unit of property. The revision is being accomplished at no charge to you.

However, it should be noted that the Lot of Record Certification is still limited to conveyance only and at this time does not include Certification for development. Please refer to the October 10, 2007 letter for the explanation regarding Reasonable Use Exemption.

It will still be necessary to apply for and receive an approved Reasonable Use Exemption prior to submittal of any other type of application.

The original of the revised Lot Certification has been forwarded to the Skagit County Auditor's Office for recording. When the original is received by this office from the Auditor, the original will be forwarded to you.

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

Sincerely,


Grace Roeder, Associate Planner

