

Return Name & Address:



200803190015
Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_08-0145

Applicant Name: _ Nick Cecoti

Property Owner Name: C & V Farms

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

P#(s): _ WEST HALF ONLY OF P21345;340310-3-002-0007; Ptn of the West 1/2 of the NE 1/4 of the SW 1/4, Sec. 10, Twp. 34, Rge 3.

Lot Size: _ approximately 15 acres (considered a subdivisional 20 acres, as described)

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 districts in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c) and therefore IS eligible to be considered for development permits.

- IS NOT**, the minimum lot size required for the _ Agricultural Natural Resource Land 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: _____

Date: _3/17/2008_

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

March 17, 2008

Nick Cecotti
C & V Farms, LLC
15195 SR 536
Mount Vernon, WA 98273

RE: Lot of Record Certifications:

PL08-0063, East ½ only of Parcel P21345

PL08-0145, West ½ only of Parcel P21345

PL08-0146, P21354, 21328 & 100140 as one parcel

Dear Mr. Cecotti:

Thank you for your patience during the lengthy review of the above Lot of Record Certifications. The determination for a Lot of Record is based on review of the conveyance documents submitted, including, but not necessarily limited to: the legal description contained in each conveyance document, including all contiguous property ownership; 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 above noted application and based on information submitted the following determinations have been made:



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Lot of Record Certification PL08-0063, East ½ Only of Parcel P21345:

Lot Certification PL08-0063 is comprised of the legal description for only the East ½ of Parcel P21345. This determination is based on review of legal descriptions of property as conveyed.

Parcel P21345 is assessed at approximately 31.9 acres. The East ½ of this parcel is described as the East ½ of the Northeast ¼ of the Southwest ¼ of Section 10. This is considered a "subdivisional" description and would be considered as a "subdivisional 20 acre tract". The current zoning is Agricultural-Natural Resource Land. This zoning designation has a minimum lot size of 40 acres, at approximately 15 acres for the East ½ only; this Lot of Record is considered substandard in size to the zoning designation. This Lot of Record may be conveyed individually, or in combination with parcels associated with Lot of Record, PL08-0145, or PL08-0146. However individually, this Lot of Record is not eligible for residential development.

Lot of Record PL08-0145, West ½ Only of Parcel P21345 (new):

Lot Certification PL08-0145 is comprised of the legal description for only the West ½ of Parcel P21345. This determination is based on review of legal descriptions of property as conveyed.

Parcel P21345 is assessed at approximately 31.9 acres. The West ½ of this parcel is described as the West ½ of the Northeast ¼ of the Southwest ¼ of Section 10. This is considered a "subdivisional" description and would be considered as a "subdivisional 20 acre tract". The current zoning is Agricultural-Natural Resource Land. This zoning designation has a minimum lot size of 40 acres, at approximately 15 acres for the West ½ only; this Lot of Record is considered substandard in size to the zoning designation. This Lot of Record may be conveyed individually, or in combination with parcels associated with Lot of Record, PL08-0063, or PL08-0145. However individually, this Lot of Record is not eligible for residential development.

It should be noted that if the two Lot Certifications were combined, Parcel P21345 could be considered as a "subdivisional 40 acre tract" and eligible for residential development.



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Lot of Record Certification PL08-0146, Parcels P16789 and 16790 (new):

Lot Certification PL08-0146 is comprised of Parcels P21354, 21328, and 100140 as a single unit, as Tract B of Short Plat 8-78. The subject property is approximately 27 acres in size, with an existing residence and various other buildings. Again, the zoning is Agricultural-Natural Resource Land and at 27 acres is considered substandard in size to the zoning designation. However, being part of an approved subdivision, this parcel is considered eligible for residential development. This parcel may be conveyed individually or in combination with the other above noted Lots of Record.

Enclosed please find copies of all documents submitted for review; copies of unrecorded Lot of Record PL08-0063, PL08-0145, PL08-0146. 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 application and recording fees for the two new Lot Certifications will be forwarded.

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

Sincerely,


Grace Roeder, Associate Planner
Planning & Development Services

Gr
Enclosures



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Skagit County Auditor

