

Return Name & Address:



200507290249
Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL05-0380 _____

Applicant Name: Edward N. Kneller

Property Owner Name: Mary Kneller

The Department hereby finds that Lot A of Corrected Plat of Slipper's Acreage recorded in Volume 4, Page 54, of Skagit County Records;

Parcel Number(s): P69582, 4015-000-001-0004, Sec. 24, Twp. 36, Rge 4.

1. CONVEYANCE

IS a Lot of Record as defined in Skagit County Code (SCC) 14.04.020 and therefore **IS** eligible for conveyance.

2. DEVELOPMENT

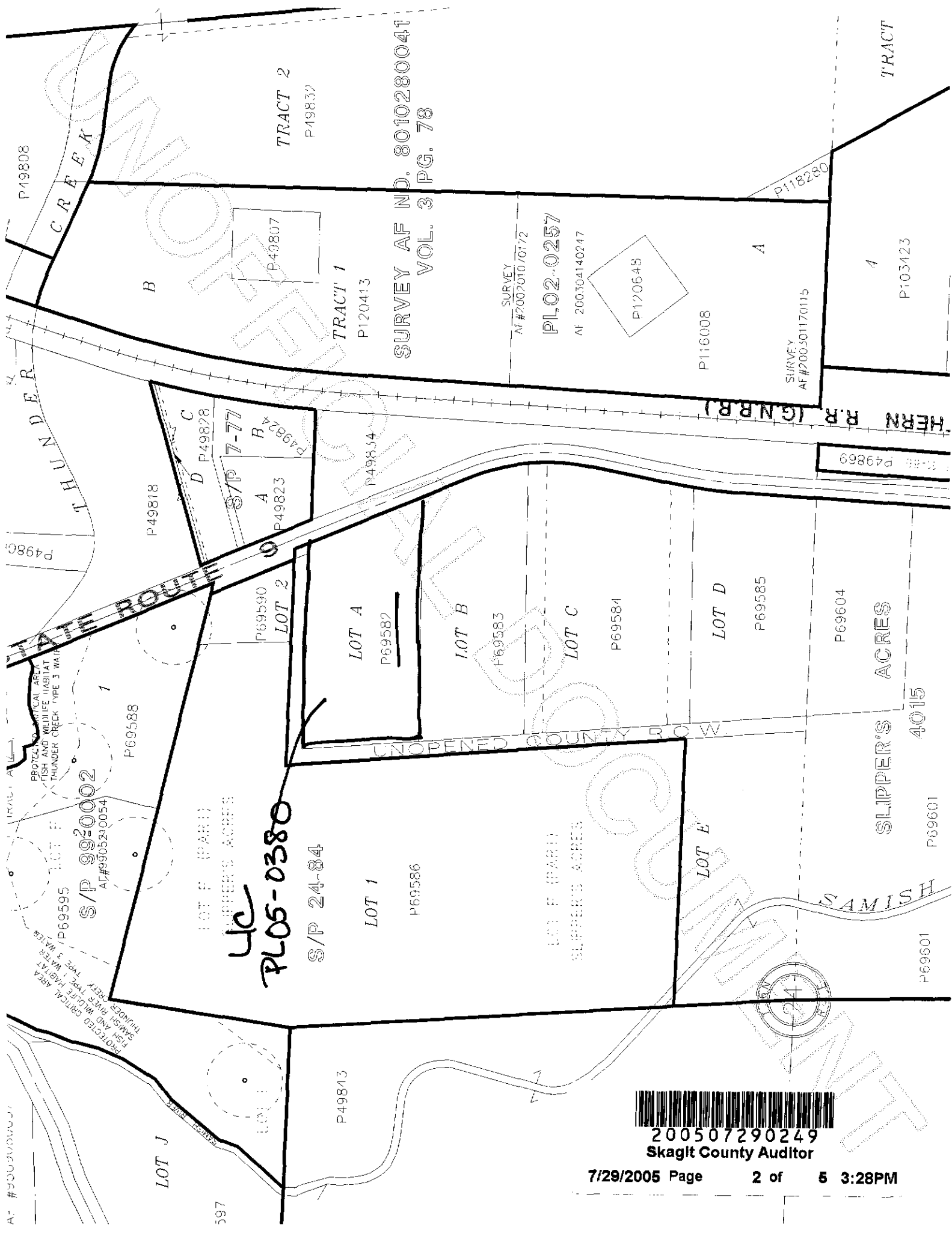
IS/ARE, the minimum lot size required for the _____ zoning district in which the lot(s) is/are located and therefore **IS/ARE** eligible to be considered for development permits.

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) and therefore **IS** eligible to be considered for development permits.

IS NOT, the minimum lot size required for the Rural Reserve 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: *Mark Roeder*
See Attached Map

Date: 7/28/2005



LC
P105-0380
S/P 24-84

S/P 9920002
AF#9905290054

S/P 7-77
P49824
P49823

PLO2-0257
AF 200304140247



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SURVEY AF NO. 8010280041
VOL. 3 PG. 78

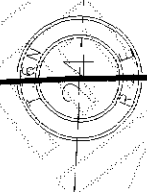
HERN R.R. (GNRR)

UNOPENED COUNTY ROW

SLIPPER'S ACRES
4015

AF #9001030007

597



UNOFFICIAL DOCUMENT



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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

July 28, 2005

Edward N. Kneller
5905 Hollow Oak Court
Burke, VA 22015

RE: Lot of Record Certification PL05-0380
Parcel 69582, owned by Mary Kneller

Dear Mr. Kneller:

During the review of the above noted Lot of Record Application the following items have been identified:

- a) The subject property is a Lot of Record only for conveyance purposes. At this time, the subject property is not eligible for certain development permits, including, but not limited to residential development.
- b) The subject property is approximately four acres in size.
- c) The current zoning designation of the subject property is Rural Reserve. The Rural Reserve zoning designation has a minimum lot size of 10 acres.
- d) The subject property at approximately four acres is less than the required minimum lot size and thus is considered substandard to the zoning designation.
- e) A new Ordinance adopted May 20, 2005 affects the overall development rights of the subject property. Due to the substandard size of the subject property, if development of the subject property is proposed, an approved Reasonable Use Exception would be required in accordance with Skagit County Code Section 14.16.850(4)(f)(i).
- f) Initial review indicates that the subject property would be eligible for the Reasonable Use Exception. It should be noted that an approved Reasonable Use Exception only allows residential and residential accessory development.

1800 Continental Place ♦ Mount Vernon, WA 98273


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"Helping You Plan and Build"

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July 28, 2005
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Enclosed please find all the original documents submitted to this office for review. The original of the Lot Certification has been forwarded to the Skagit County Auditor's Office for recording. The recorded original and an invoice for recording will be forwarded upon receipt by this office. Also enclosed please find an application for the Reasonable Use Exception. If you have any questions, please feel free to contact this office.

Sincerely,


Grace Roeder, Associate Planner
Planning & Development Services

Gr
Enclosure
Cc: Ken Schaat



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