



200512150098

Skagit County Auditor

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Return Name & Address:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_05-0592

Applicant Name: _Ivan Daves

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): _45911; 351107-0-027-0214; Ptn Gvt Lot 11, SE ¼ of SW ¼, Sec. 7, Twp. 35, Rge 11.

Lot Size: _approximately .5 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.

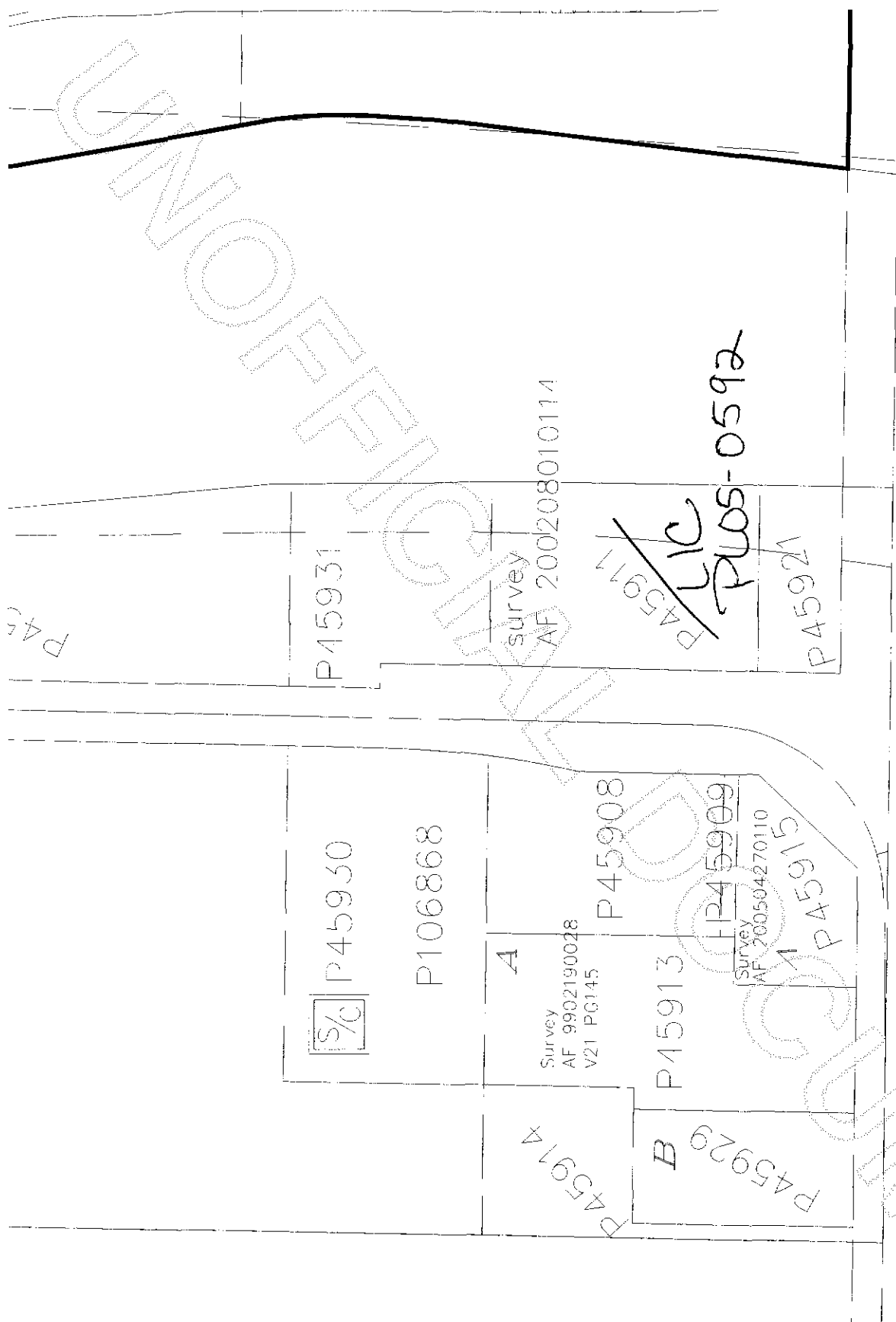
IS NOT, the minimum lot size required for the _____ zoning districts in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c) and therefore IS eligible to be considered for development permits.

- IS NOT**, the minimum lot size required for the _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: *Arac Roden*

Date: _12/13/2005_

See attached map for Lot of Record boundaries.



P45931

survey
AF 200208010114

~~P45911~~
LIC
PLUS-0592

P45914

S/C P45930

P106868

A

Survey
AF 9902190028
V21 PG145

P45908

P45913

~~P45909~~

Survey
AF 200504270110

P45915

P45914

B P45929



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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

December 13, 2005

Ivan Daves
28829 SR 9 N.E.
Arlington, WA 98223

RE: Lot of Record Certification PL05-0592
Parcel P45911

Dear Mr. Daves:

This office has determined, based on the information submitted, that Parcel P45911 is a Lot of Record. However, it should be noted that the Lot of Record Certification is limited to conveyance only and at this time does not include Certification for development.

The determination of Conveyance Only is based on review of Skagit County Code 14.16.850 as amended May 2005. A copy of the complete amendment is included.

In order for development to occur it will be necessary to submit an application for and receive an approved Reasonable Use Certification. Enclosed please find a Reasonable Use Application. The fee for this application is \$ 116.00. The basis for approving or denying a Reasonable Use Certification is the completed Lot Certification process. The primary criteria for approval of a Reasonable Use Certification is whether or not the Lot Certification indicates that there had been contiguous property ownership at any time since July 1990. It appears that there has not been contiguous property ownership since July 1990, due to you having purchased only this parcel in 1993. However, Skagit County Code now requires processing of a Reasonable Use Application prior to residential development for a parcel less than the minimum lot size and not qualifying for any of the exemptions noted in the amended ordinance.

1800 Continental Place ♦ Mount Vernon, WA 98273 ♦

"Helping You Plan and Build"



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Mr. Ivan Daves
December 13, 2005
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The processing time of a Reasonable Use Application is approximately six weeks. Included in the processing is notification of all adjacent property owners within 300 ft, and two separate notices advertised in the newspaper. The applicant is required to provide stamped, addressed envelopes to all adjacent property owners within 300 ft. of the outside property lines. The Skagit County Assessors map has a scale of 1 inch equals 400 ft. This map with the Parcel numbers may be utilized to obtain the property owners and addresses.

Enclosed please find the originals of all documents submitted; an unrecorded copy of the Lot Certification. The original of the Lot Certification has been forwarded to the Skagit County Auditor's Office for recording. At such time as received by this office, the original and an invoice for recording will be mailed.

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

Sincerely,


Grace Roeder, Associate Planner
Planning & Development Services

Enclosures



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