

Return Name & Address:



200604130133
Skagit County Auditor

4/13/2006 Page 1 of 4 2:28PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL05-0827

Applicant Name: Wayne Del Conte

Property Owner Name: same

The Department hereby finds that Lot(s) 8 & 9 of Hamstrom's Addition to Grassmere,
recorded in Volume 3, Page 82, June 9, 1909

Parcel Number: P71067; 4067-006-009-0000; within a Ptn of the SW ¼ of the NE ¼ of Sec. 9,
Twp 35, Rge 8.

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(s) is/are located, but does meet an exemption listed in
SCC 14.16.850(4)(c) _____ and therefore **IS/ARE** eligible to be considered for
development permits.

IS NOT the minimum lot size required for the Urban Reserve 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 development
permits.

Authorized Signature: Goed Roeder

See Attached Map

Date: 4/7/2006



PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

OSCAR GRAHAM, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

BILL DOWE, CBO
Building Official

April 7, 2006

Mr. Wayne Del Conte
11200 Morford Road
Sedro Woolley, WA 98284

RE: Lot of Record Certification PL05-0827
Parcel P71067

Dear Mr. Del Conte:

Thank you for your patience during the lengthy process time for the above noted Lot of Record Certification. This office has determined, based on the information submitted, that Parcel P71067 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.

Skagit County Code now requires processing of a Reasonable Use Application prior to residential development on a parcel less than the minimum lot size and not qualifying for any of the exemptions noted in the amended ordinance.

The subject property is located within the Urban Growth Area (UGA) of Concrete and has a zoning designation of Urban Reserve Residential. This designation has a minimum lot size of five acres, as required by the Growth Management Act, until such time as urban services are available. The subject property is approximately 10,000 sq. ft. and is considered substandard to the zoning designation and does not appear to comply with any of the noted exemptions. Thus, in order for residential development to occur a Reasonable Use Certification will be necessary.

1800 Continental Place ♦ Mount Vernon, WA 98273 ♦ Phon

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4/13/2006 Page 3 of 4 2:28PM

Mr. Wayne Del Conte
April 7, 2006
Page Two

Enclosed please find a Reasonable Use Application. The fee for this application is \$ 183.00, plus approximately \$ 100.00 publishing cost, plus approximately \$ 33.00 for the recording of the final document. The basis for approving or denying a Reasonable Use Certification is the completed Lot Certification process. The primary criteria for the approval of a Reasonable Use Certification, is if the review of the Lot Certification indicates there has not been contiguous property ownership at any time since July 1990. Although, there was contiguous ownership in 1990, the restaurant, these parcels are not considered combined for purposes of the Reasonable Use Application. The restaurant is an acreage description and these lots are platted and the two cannot be combined.

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 published in the Skagit Valley Herald. In order to notify the adjacent property owners, the applicant of a Reasonable Use Application is required to provide stamped, addressed envelopes as part of the complete application.

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. The original Lot Certification has been forwarded to the Skagit County Auditor for recording. When the original is received by this office from the Auditor, the original and an invoice for recording will be forwarded to you.

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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4/13/2006 Page 4 of 4 2:28PM