



200701180044
Skagit County Auditor

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Return Name & Address:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES
PLAT LOT OF RECORD CERTIFICATION

File Number: 06-0788
Applicant Name: Andy Wedekind
Property Owner Name: same

The Department hereby finds that Lot 7, Block 2, Subdivision # 3, Lake Cavanaugh_ recorded in Volume 6, Pages 25-31, June 9, 1948.

Parcel Number(s): P# 66963; 3939-002-007-0009; within a Ptn of the SW ¼ of Sec. 27, Twp. 33, Rge 6.

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/ARE 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.

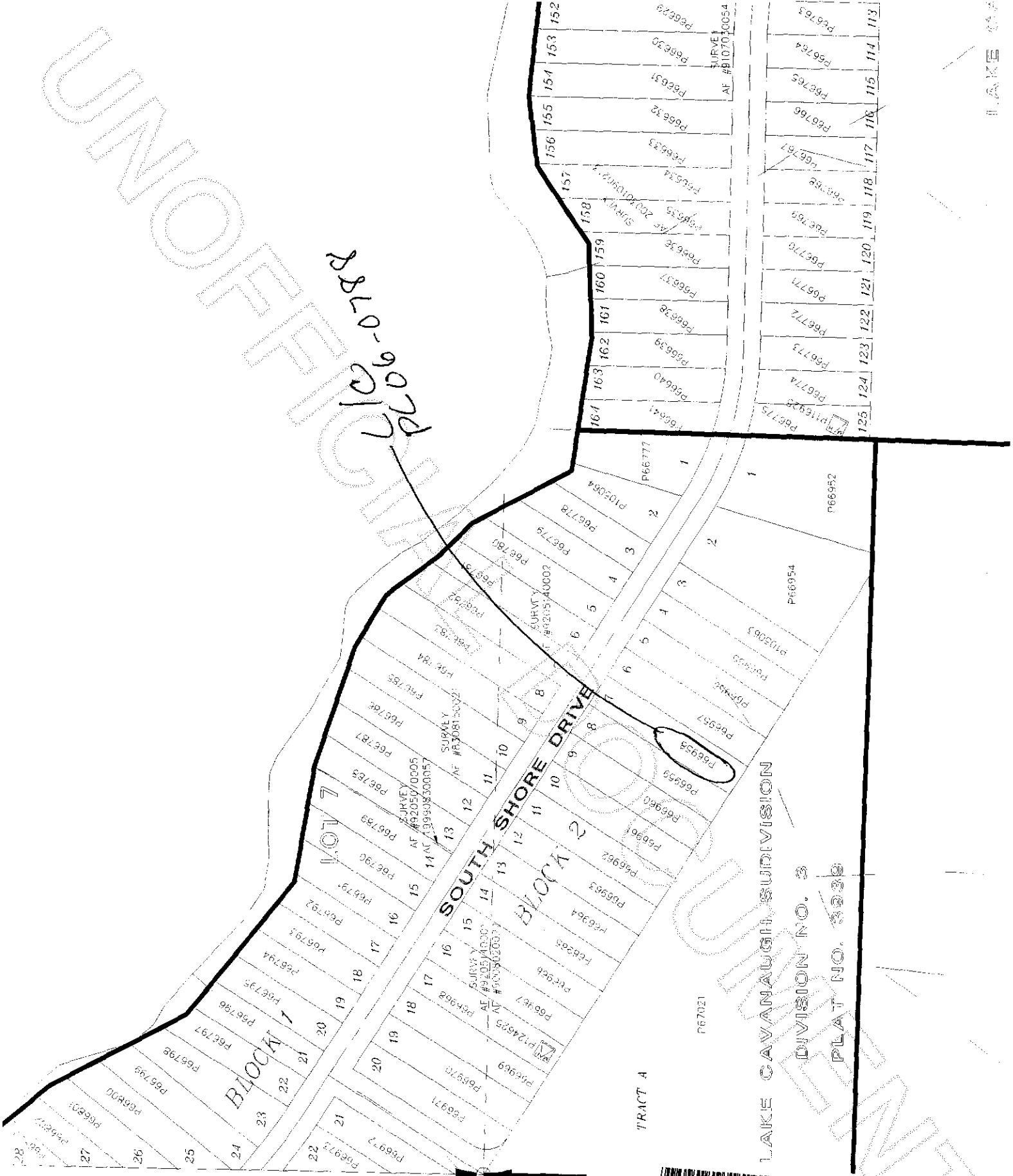
IS NOT the minimum lot size required for the Rural Village Residential zoning district in which the lot is located, does not meet an exemption listed in SCC 14.16.850(4)(c) and therefore **IS NOT** eligible to be considered for development permits.

Authorized Signature: Grae Roeder
See Attached Map

Date: 1/12/2007

UNOFFICIAL

PL06-0-0878



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PLATE 004



PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

OSCAR GRAHAM, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

BILL DOWE, CBO
Building Official

January 12, 2007

Andy Wedekind
19115 32nd Ave. NW
Stanwood, WA 98292

RE: Lot of Record Certification PL06-0788
Parcel P66958

Dear Mr. Wedekind:

This office has determined, based on the information submitted, that Parcel P66958, 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.

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 currently zoned Rural Village Residential. The Rural Village Residential zoning designation has a minimum lot size of one (1) acre with community water and on-site sewage disposal or 2.5 acres with on-site water (well) and on-site sewage disposal. The subject property appears to be approximately 18,000 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.



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Andy Wedekind
January 12, 2007
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Enclosed please find a Reasonable Use Application. The fee for this application is \$ 250.00, 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. There does not appear to have been any contiguous property ownership since 1990.

The processing time of a Reasonable Use Application is approximately eight 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. When the original is received by this office from the Auditor, the original and an invoice for additional recording fees 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



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