

Return Name & Address:



200710150121
Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL07-0732

Applicant Name: Chad Clark

Property Owner Name: same

The Department hereby finds that Lot 16 Pressentin Creek Wilderness Subdivision 1, recorded in Volume 8, Pg 47, April 1, 1963, AF 633956

Parcel Number: P68093; 3968-000-016-0006; within a Ptn of the SW ¼ of the SW ¼ of Sec. 13, Twp 35, Rge 7. Approximately 20,000 sq. ft.

1. CONVEYANCE

- IS a** Lot of Record as defined in Skagit County Code (SCC) 14.04.020 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.

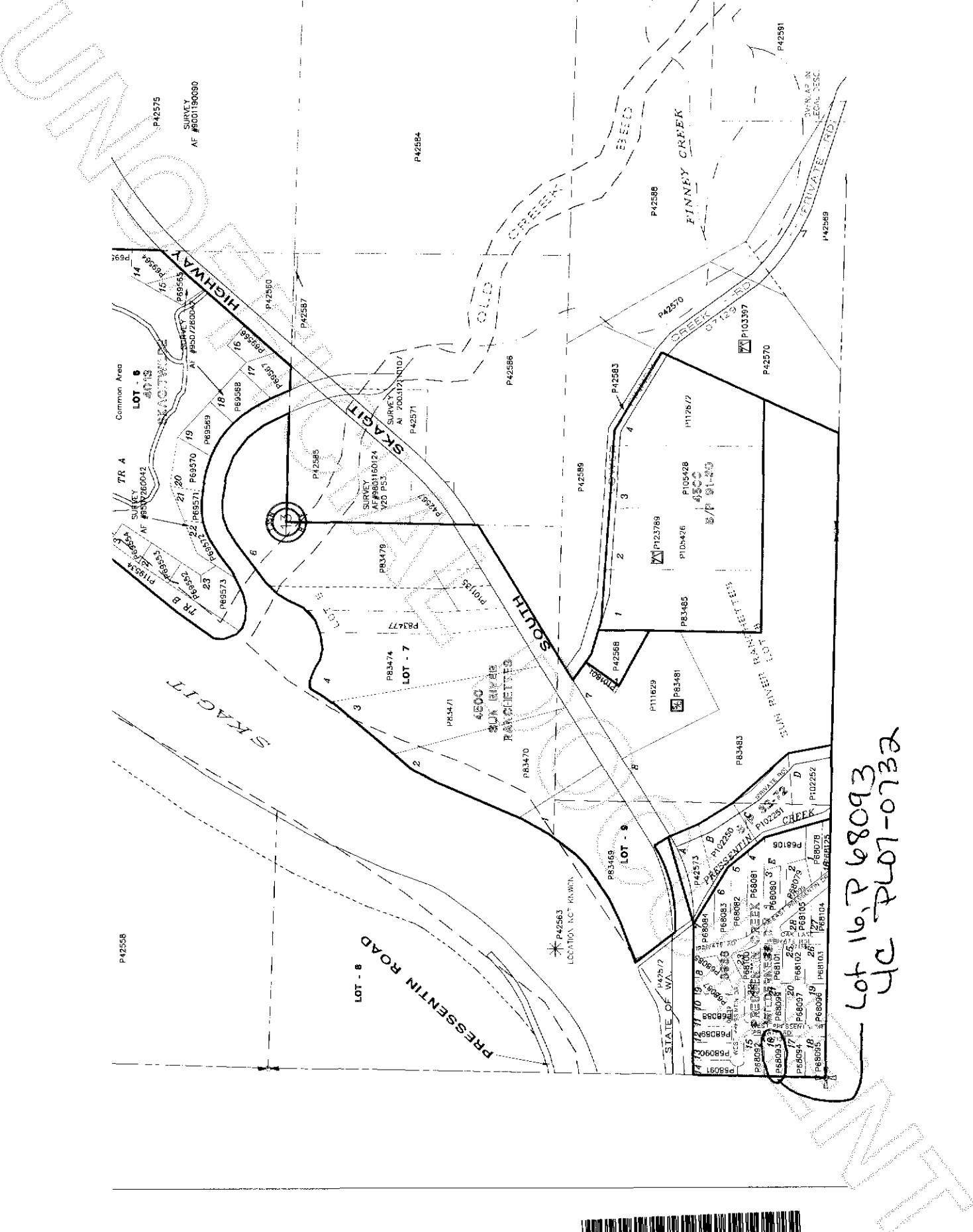
IS/ARE NOT, the minimum lot size required for the _____ zoning district in which the lot(s) is/are located, but does meet an exemption listed in SCC 14.16.850(4)(c) _____ and therefore **IS/ARE** eligible to be considered for development permits.

IS NOT the minimum lot size required for the Rural 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 development permits.

Authorized Signature: Howe Roeder

Date: 10/10/2007

See Attached Map



Lot 16, P 68093
4C P 07-0732



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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

October 10, 2007

Chad Clark
8979 W. Pressentin Dr.
Concrete, WA 98237

RE: Lot of Record Certification PL07-0732
Parcel P68093

Dear Mr. Clark:

This office has determined, based on the information submitted, that Parcel P68093, 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 currently zoned Rural Reserve. The Rural Reserve zoning designation has a minimum lot size of ten (10) acres. The subject property appears to be approximately 20,000 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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Enclosed please find a Reasonable Use Application. The fee for this application is \$ 300.00, plus approximately \$ 100.00 publishing cost, plus approximately \$ 41.00 for the recording of the final document. The basis for approving or denying a Reasonable Use Certification is the completed Lot Certification process.

The 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 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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