

Return Name & Address:



200710150123

Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_07-0761

Applicant Name: James Smith

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): 99359; 330507-0-001-0300; within a Ptn of the NW 1/4 of the NE 1/4 of Section 7, Twp 33, Rge 5

Lot Size: approximately 0.18 acres (2,000 +/- sq. ft.)

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 district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vii)A and therefore IS eligible to be considered for development permits.

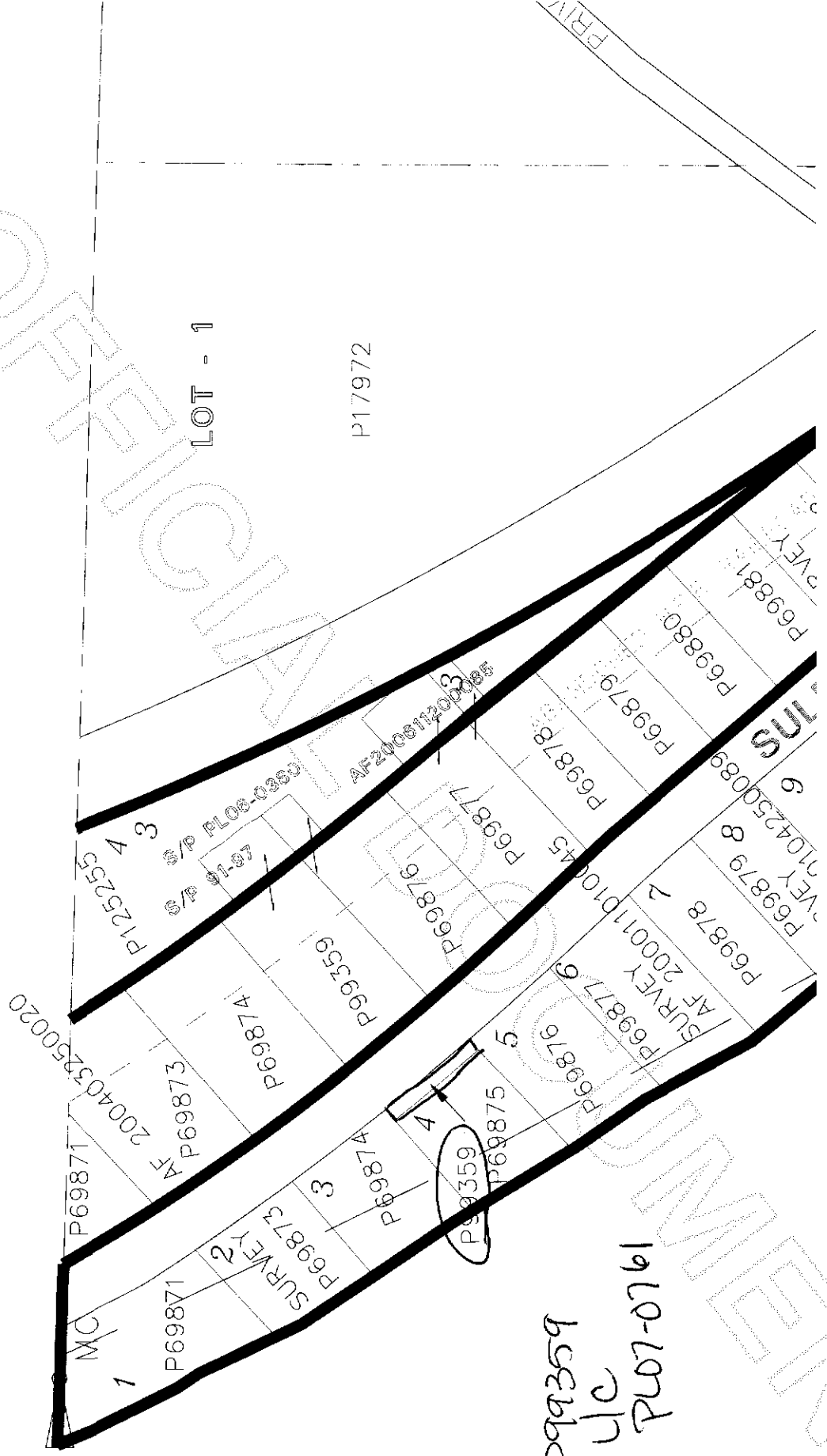
IS NOT, the minimum lot size required for the Rural Village Residential zoning district in which the lot is located, does not meet an exemption listed in SCC 14.16.850(4)(c) and therefore IS NOT eligible to be considered for certain development permits.

Authorized Signature: _____

Date: 10/10/2007

See attached map for Lot of Record boundaries.

UNOFFICIAL



LOT - 1

P17972

P69871
AF 200403250020

P69873

P69874

P99359

P69874

P69875

P69876

P69877

P69878

P69879

P69880

P69881

P69882

P99359
ULC
P107-0761



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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

James Smith
12829 Highway 99 # 22
Everett, WA 98204

RE: Lot of Record Certification PL07-0761
Parcel P99359

Dear Mr. Smith:

This office has determined, based on the information submitted, that Parcel P99359, 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 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 2,000 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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1800 Continental Place ♦ Mount Vernon, WA 98273 ♦ Phone: (360) 336-9410 ♦ Fax: (360) 336-9416

"Helping You Plan and Build Better Communities"

James Smith
October 10, 2007
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In addition, it should be noted that with dimensions of approximately 40 ft. x 50 ft., it would be difficult for any type of construction to comply with required setbacks from property lines. There may be alternatives available, please feel free to contact this office to discuss the situation.

It will be necessary to apply for and receive an approved Reasonable Use Exemption prior to any other type of application.

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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Skagit County Auditor