



200809290015
Skagit County Auditor

Return Name & Address:

9/29/2008 Page 1 of 4 8:48AM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL08-0357

Applicant Name: Ray Tompkins

Property Owner Name: Robinson Trust

The Department hereby finds that Lot 9, Kallstrom's View Moor Plat; recorded in Volume 8, Pg 8, October 3, 1960; AF 599420

Parcel Number: P66242; 3934-000-009-0006; within a Ptn of the NE 1/4 of the SW 1/4 of Sec. 4, Twp 33, Rge 3. Approximately 21,000 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.

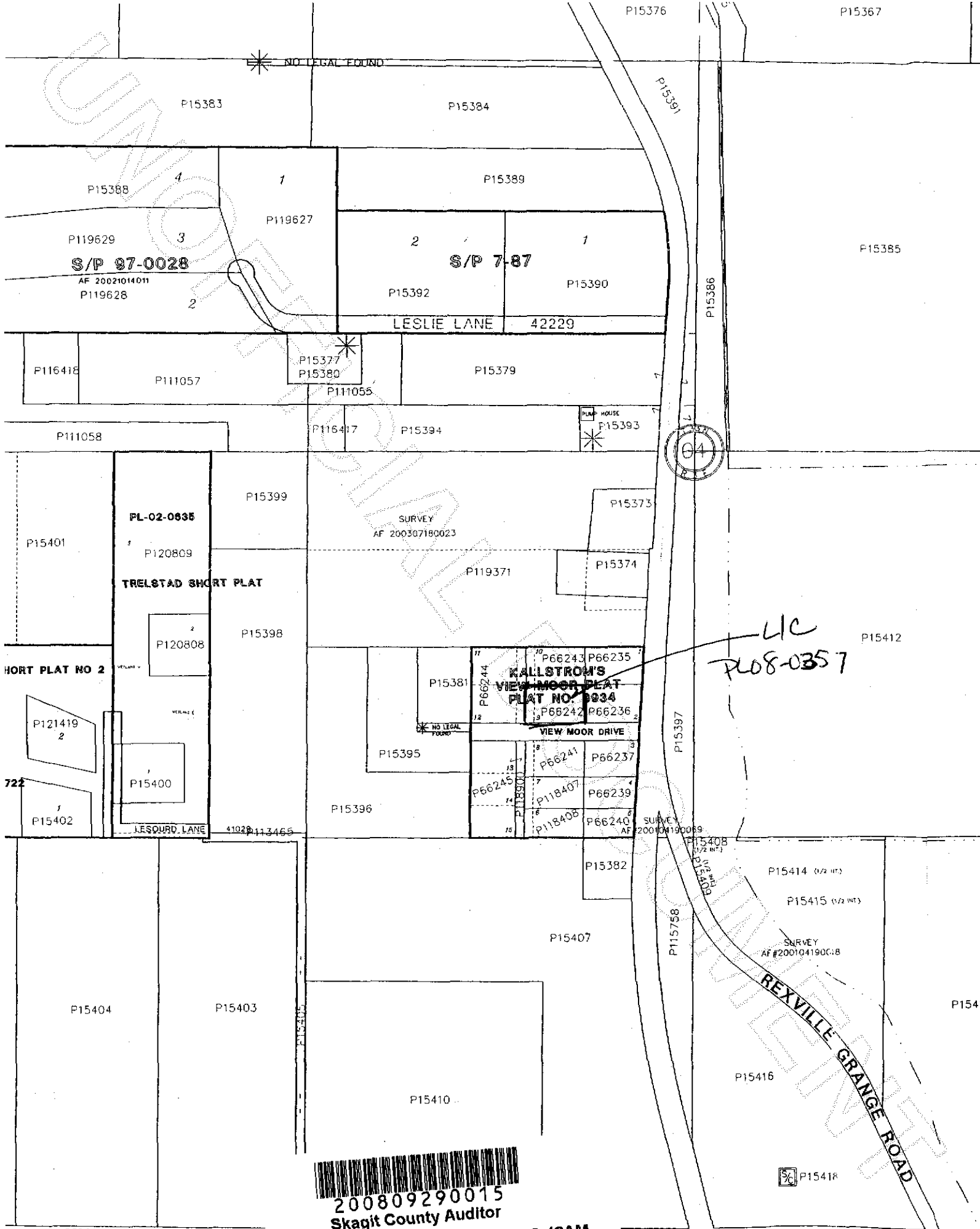
- IS/ARE NOT**, the minimum lot size required for the _____ zoning district in which the lot(s) is/are located, but does meet an exemption listed in SCC 14.16.850(4)(c) _____ and therefore **IS/ARE** eligible to be considered for development permits.

- 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: *Brad Roeder*

Date: 9/25/2008

See Attached Map



LIC
 PLO8-0357



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DODGE VALLEY ROAD

P1541R



PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

BILL DOWE, CBO, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

TIM DEVRIES, CBO
Building Official

September 25, 2008

Ray Tompkins
24223 Mosier Road
Sedro Woolley, WA 98284

RE: Lot of Record Certification PL08-0357
Parcel P66242

Dear Mr. Tompkins:

This office has determined, based on the information submitted, that Parcel P66242, 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. Enclosed please find a copy of this Section.

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 21,000 sq. ft., 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 it will be necessary to apply for and receive a Reasonable Use Certification.

Skagit County Code 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 ordinance.



200809290015

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9/29/2008 Page 3 of 4 8:48AM

1800 Continental Place ♦ Mount Vernon, WA 98273 ♦ Phone: (360) 336-9410 ♦ Fax: (360) 336-9416

"Helping You Plan and Build Better Communities"

Ray Tompkins
September 25, 2008
Page Two

Enclosed please find a Reasonable Use Application. The fee for this application is \$ 300.00, plus approximately \$ 100.00 publishing cost, plus approximately \$ 43.00 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 an unrecorded copy of the Lot Certification and a Reasonable Use Exemption Application. 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, it will be forwarded to you.

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

Sincerely,


Grace Roeder, Senior Planner
Planning & Development Services



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9/29/2008 Page 4 of 4 8:48AM