

Return Name & Address:



200911230130
Skagit County Auditor

11/23/2009 Page 1 of 4 4:12PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL09-0467

Applicant Name: John Nyere, Jr.

Property Owner Name: same

The Department hereby finds that Lot 38, Block 1, Lake Cavanaugh Subdivision # 2, recorded in Volume 5, Pgs 49-54, September 9, 1946, AF 396262

Parcel Number: P66518; 3938-001-038-0005; within a Ptn of the SE ¼ of Sec. 26, Twp 33, Rge 6. Approximately 7,000 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.

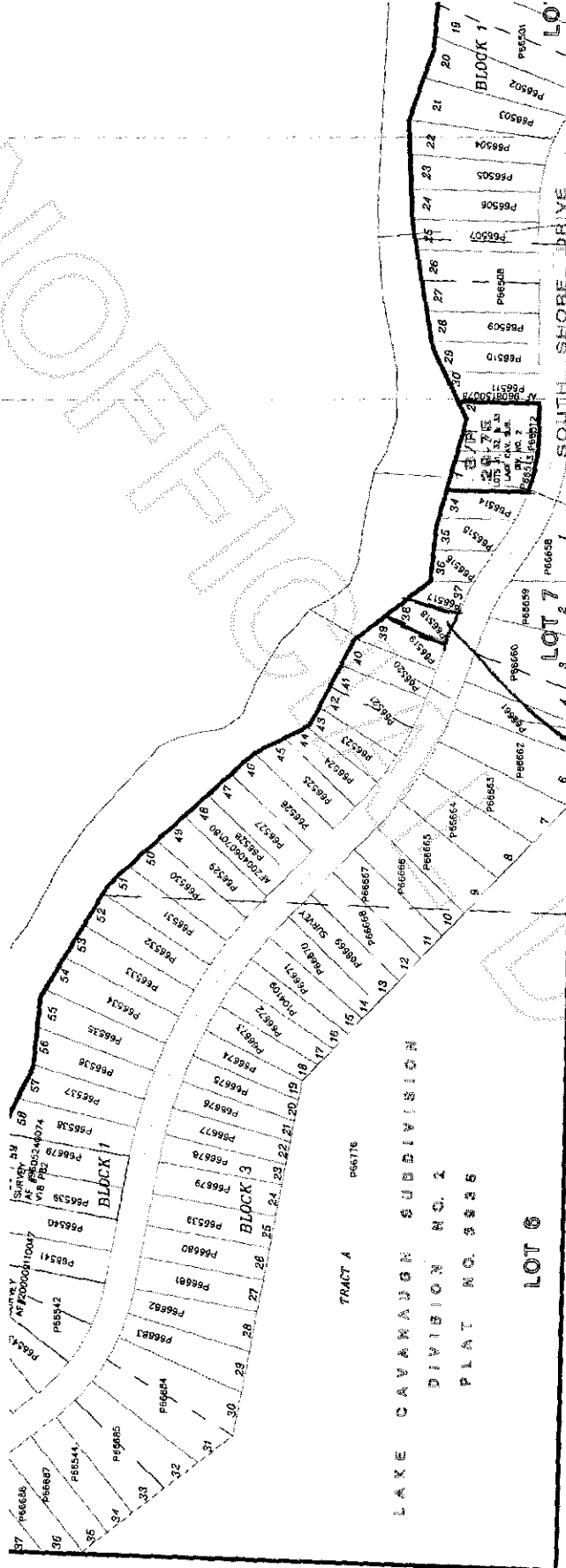
- IS/ARE NOT**, the minimum lot size required for the _____ zoning district in which the lot(s) is/are located, but does meet an exemption listed in SCC 14.16.850(4)(c) _____ and therefore **IS/ARE** eligible to be considered for development permits.
- IS NOT** the minimum lot size required for the Rural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

Date: 11/17/2009

See Attached Map

UNOFFICIAL DOCUMENT



LK PLO9-0467



200911230130
Skagit County Auditor



PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

BILL DOWE, CBO, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

TIM DEVRIES, CBO
Building Official

November 17, 2009

Mr. John Nyere, Jr.
5917 Beech Tree Drive
Alexandria, VA 22310

RE: Lot of Record Certification PL09-0467
Parcel P66518

Dear Mr. Nyere:

This office has determined, based on the information submitted, that Parcel P66518, 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.

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.

The subject property is currently zoned Rural Village Residential. The Rural Village Residential zoning designation has a minimum lot size of one acre with a community water system or 2.5 acres when the subject property is served by an individual water system (well). The subject property appears to be approximately 7,000 sq. ft. in size, 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 it will be necessary to apply for and receive a Reasonable Use Certification.

1800 Continental Place • Mount Vernon, WA 98273 • Phone: (360) 486-3000

"Helping You Plan and Build Better"



200911230130
Skagit County Auditor

11/23/2009 Page 3 of 4 4:12PM

Mr. John Nyere
November 17, 2009
Page Two

Enclosed please find a Reasonable Use Application. The current application fee for this application is \$ 300.00, plus approximately \$ 200.00 publishing cost, plus approximately \$ 63.00 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, Associate Planner
Planning & Development Services



200911230130

Skagit County Auditor