

Return Name & Address:



200507200132

Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_05-0423

Applicant Name: Russell Moline

Property Owner Name: Louis Padovan

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s):

P#(s): P60797, 3843-021-030-0005

Lot Size: approximately 26,250 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. (*per AF# 600438, October 19, 1960*)
- ☐ **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) _____ and therefore IS 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 certain development permits.

Authorized Signature: *Howe Boeder*

Date: 7/19/2005

See attached map for Lot of Record boundaries.

MOLINE RUSSELL

PL05-0423 LOTS

P31321

15 14 13 12 11 10 9 8 7 6 5 4 3 2 1
16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

10
15 14 13 12 11 10 9 8 7 6 5 4 3 2 1
16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

15
15 14 13 12 11 10 9 8 7 6 5 4 3 2 1
16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

16
15 14 13 12 11 10 9 8 7 6 5 4 3 2 1
16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

17
15 14 13 12 11 10 9 8 7 6 5 4 3 2 1
16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

22
15 14 13 12 11 10 9 8 7 6 5 4 3 2 1
16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

27
15 14 13 12 11 10 9 8 7 6 5 4 3 2 1
16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

15 14 13 12 11 10 9 8 7 6 5 4 3 2 1
16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

11
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14
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23
15 14 13 12 11 10 9 8 7 6 5 4 3 2 1
16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

25
15 14 13 12 11 10 9 8 7 6 5 4 3 2 1
16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

15 14 13 12 11 10 9 8 7 6
16 17 18 19 20 21 22 23 24 25

15 14 13 12 11 10 9 8 7 6
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15 14 13 12 11 10 9 8 7 6
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15 14 13 12 11 10 9 8 7 6
16 17 18 19 20 21 22 23 24 25

CITY OF NORTH ANACORTES
NO. 3843

CHERRY STREET (VACATED)

LOCUST STREET (VACATED)

WALNUT STREET (VACATED)

LOT - 2

UC PL05-0423



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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

July 19, 2005

Russell Moline
7444 Holiday Blvd.
Anacortes, WA 98221

RE: Lot of Record Certification PL05-0423
Parcel P60797

Dear Mr. Moline:

During the review of the above noted Lot of Record Application the following items have been identified:

- a) The subject property is a Lot of Record only for conveyance purposes. At this time, the subject property is not eligible for certain development permits, including, but not limited to residential development.
- b) The subject property is approximately 175 ft. x 150 ft., approximately 26,250 sq. ft.
- c) The current zoning designation of the subject property is Rural Reserve. The Rural Reserve zoning designation has a minimum lot size of 10 acres.
- d) The subject property at approximately 26,250 sq. ft. is less than the required minimum lot size and thus is considered substandard to the zoning designation.
- e) A new Ordinance adopted May 20, 2005 affects the overall development rights of the subject property. Due to the substandard size of the subject property, if development of the subject property is proposed, an approved Reasonable Use Exception would be required in accordance with Skagit County Code Section 14.16.850(4)(f)(i).
- f) Initial review indicates that the subject property would be eligible for the Reasonable Use Exception. It should be noted that an approved Reasonable Use Exception only allows residential and residential accessory development.

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Russell Moline
July 19, 2005
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Enclosed please find an application for the Reasonable Use Exception. If you have any questions, please feel free to contact this office.

Sincerely,


Grace Roeder, Associate Planner
Planning & Development Services

Gr
Enclosure



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