

Return Name & Address:



200509200017

Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL\_05-0327

Applicant Name: Robert Tivel

Property Owner Name: David Grey

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

P#(s): 35069; 350331-0-006-0003; S'y 110 ft., Blk 49, Plat of Bayview, McKenna & Elliott's Second Addition; ptn NE 1/4, Sec 31, Twp, 35, Rge. 3.

Lot Size: approximately 26,290 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: Graed Roeder

Date: 9/19/2005

See attached map for Lot of Record boundaries.



# PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

OSCAR GRAHAM, DEPUTY DIRECTOR

PATTI CHAMBERS  
Administrative Coordinator

BILL DOWE, CBO  
Building Official

September 19, 2005

Mr. Robert Tivel  
19695 Landing Road  
Mount Vernon, WA 98273

RE: Lot of Record Certification PL05-0327  
Parcel P35069

Dear Mr. Tivel:

Thank you for your patience during the lengthy process time for the above noted Lot of Record Certification. This office has determined, based on the information submitted, that Parcel P35069 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.

In order for development to occur it will be necessary to submit an application for and receive an approved Reasonable Use Certification. Enclosed please find a Reasonable Use Application. The fee for this application is \$ 116.00 plus publishing cost. The basis for approving or denying a Reasonable Use Certification is the completed Lot Certification process. The primary criteria for approval of a Reasonable Use Certification is whether or not the Lot Certification indicates that there had been contiguous property ownership at any time since July 1990. It appears that there has not been contiguous property ownership since July 1990. However, Skagit County Code now requires processing of a Reasonable Use Application prior to residential development for a parcel less than the minimum lot size and not qualifying for any of the exemptions noted in the amended ordinance.

1800 Continental Place ♦ Mount Vernon, WA 98273 ♦ Phone:

*"Helping You Plan and Build Better"*



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The current zoning of the subject property is Rural Village Residential (RVR). This designation has a minimum lot size of one acre with public sewer and water or 2.5 acres with a water supply of either public or on-site water (well) and on-site sewage disposal. The subject property is approximately 26,290 sq. ft. and is considered substandard to the zoning designation. Thus, requiring the Reasonable Use Certification.

The processing time of a Reasonable Use Application is approximately six weeks. Included in the processing is notification of all adjacent property owners within 300 ft, and two separate notices required to be mailed to the adjacent property owners as well as advertised in the newspaper.

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. At such as received by this office, the original and an invoice for recording will be mailed.

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

Sincerely,

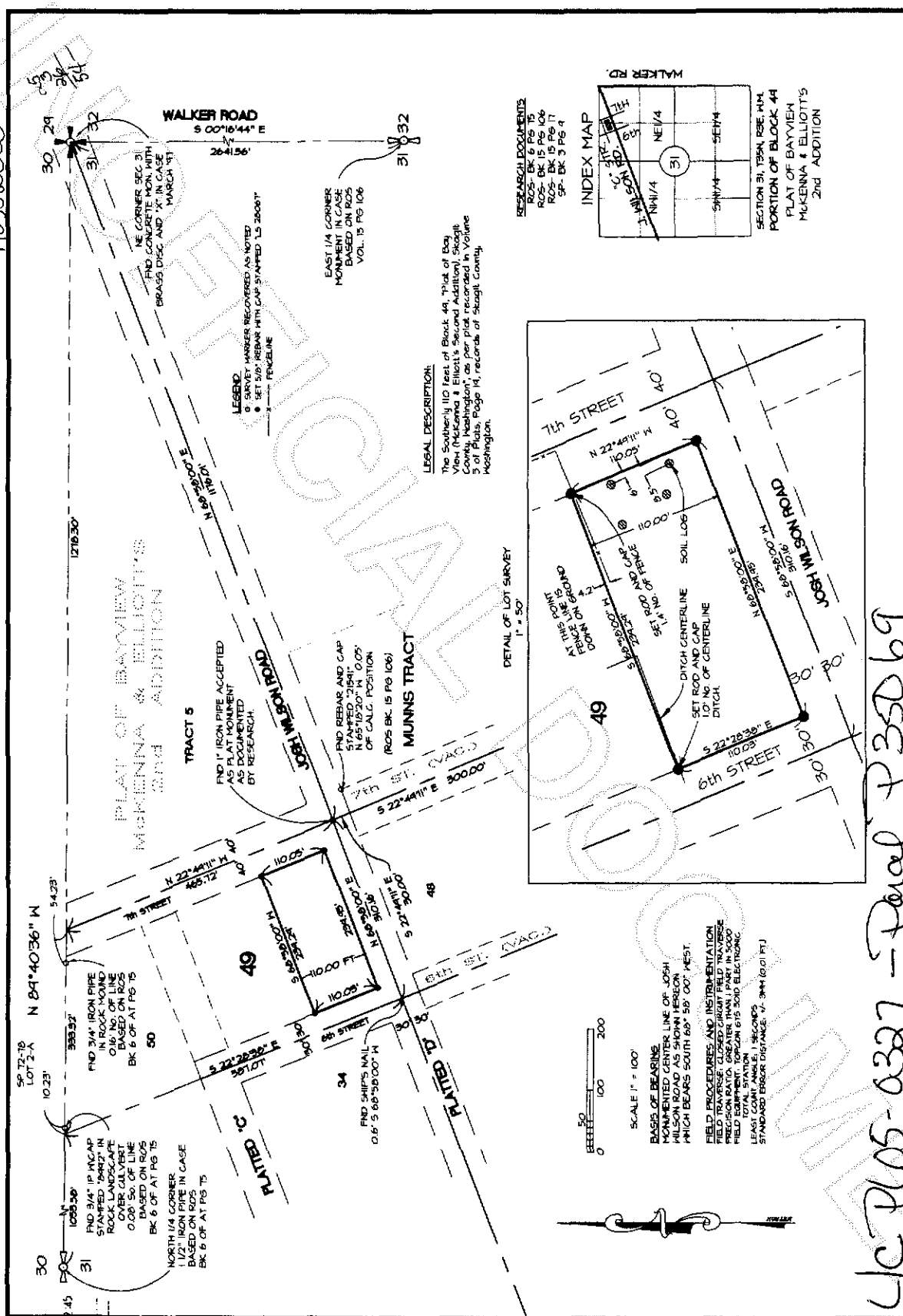
  
Grace Roeder, Associate Planner  
Planning & Development Services

Enclosures



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RECORD OF SURVEY FOR	
DAVID GRAY	
A PORTION OF THE NORTHEAST QUARTER OF SECTION 31, T4P 35 N, R 3 E, M4 THE PLAT OF BAYVIEW MCKENNA & ELLIOTT'S SECOND ADDITION	
<b>METRON</b> and ASSOCIATES INC. LAND SURVEYS, MAPS, AND LAND USE PLANNING P.O. BOX 480 SILVANA, WA 98287 (360) 435-3777 FAX (360) 435-4822	
DATE: APRIL 1, 97 BY: MEM SCALE: 1" = 100'	
PROJECT NO. 97031 F.B. RSE T35N	
<b>SURVEYOR'S CERTIFICATE</b> THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT AT THE REQUEST OF DAVID GRAY	
<b>AUDITOR'S CERTIFICATE</b> FILED FOR RECORD THIS 11th DAY OF MAY 1997 AT THE CLERK'S OFFICE OF SKAGIT COUNTY, WASHINGTON JUDY J. GARDNER COUNTY CLERK	
<b>Thomas E. Barry</b> THOMAS E. BARRY, P.L.S. CERTIFICATE NO. 20067	

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