

Return Name & Address:



200511010008
Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL05-0730

Applicant Name: Gary Gallaher

Property Owner Name: same

The Department hereby finds that Lot 16 of Crater Lake Beach Club Div. # 1, recorded on May 22, 1963, Volume 8, Pgs 51 & 52

Parcel Number: P64670; 3892-000-016-0007

1. CONVEYANCE

☒ **IS a** Lot of Record as defined in Skagit County Code (SCC) 14.04.020 and therefore **IS** eligible for conveyance.

2. DEVELOPMENT

☐ **IS/ARE**, the minimum lot size required for the _____ zoning district in which the lot(s) is/are located and therefore **IS/ARE** 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 Intermediate _____ zoning district in which the lot is located, and 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: _____

Gabe Roden

See Attached Map

Date: _____

10/27/2005



PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

OSCAR GRAHAM, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

BILL DOWE, CBO
Building Official

October 27, 2005

Gary Gallaher
9512 1st Ave. NE # 303
Seattle, WA 98115-2019

RE: Lot of Record Certification PL05-0730
Parcel P64670

Dear Mr. Gallaher:

This office has determined, based on the information submitted, that Parcel P64670 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. 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, due to you having purchased only this parcel in 1987. 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 ♦ Phoi

"Helping You Plan and Build B.



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Mr. Gary Gallaher
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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 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

Cc: Mel Foley,
John L. Scott, Real Estate
3201 Commercial Ave.
Anacortes, WA 98221



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