

Return Name & Address:



200601180014

Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL06-0029

Applicant Name: Kent Van Egdorn

Property Owner Name: same

The Department hereby finds that Lot 5, Subdivision 2, Rancho San Juan Del Mar, recorded on March 1, 1945, in Volume 5, of Plats, Page 30

Parcel Number(s): P# 68248; 3973-000-005-0002; Ptn SW ¼, Section 2, Twp. 34, Rge 1.
Approximately 0.58 acres

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 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** 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, 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: Heidi Roeder Date: 1/13/2006

See Attached Map

RANCHO SAN JUAN DEL MAR

DIV 2

TR C

P19
SUI
BK 1

P107940

SURVEY
BK 17 PG 94

P107939

LOT 6

P68246

P68245

P68242

S/C P19045

SURVEY
AF 200207090082

P107990

#13122

P19049

P107990

P19047

TR 4

33
P68272

34

P68272

P68274

5D

4A

WILDWOOD L

4209

P78264

MARINE DRIVE

DEL MAR COMMUNITY

BURROWS BAY

UIC
PL06-0029



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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

January 13, 2006

Mr. & Mrs. Kent Van Egdome
2606 Washington Blvd.
Anacortes, WA 98221

RE: Lot of Record Certification PL06-0029
Parcel P68248

Dear Mr. & Mrs. Van Egdome:

This office has determined, based on the information submitted, that Lot 5, Rancho San Juan Del Mar Subdivision # 2, Parcel P68248 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 current zoning of the subject property is Rural Intermediate. The Rural Intermediate zoning designation has a minimum lot size of 2.5 acres. Thus, the subject property is considered substandard to the Rural Intermediate zoning designation.

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 \$ 183.00, plus publishing costs to be determined. 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.



Mr. & Mrs. Kent Van Egdom
January 13, 2006
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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.

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 are required to be mailed to the adjacent property owners as well as two notices advertised in the newspaper. Please provide stamped envelopes, addressed to all property owners within 300 ft. of the subject property. It will be necessary to obtain a full scale Assessor's map at the Assessor's Office. The cost for the map is \$.50 or \$ 1.00. Please include the map as part of the application packet.

Enclosed please find 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 time 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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