

Return Name & Address:



200601230169

Skagit County Auditor

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4 1:30PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**PLAT LOT OF RECORD CERTIFICATION**

File Number: PL06-0057

Applicant Name: John Lee

Property Owner Name: same

The Department hereby finds that Ptn SW ¼ of SW ¼, aka, Tract B, Plat of Bow; recorded on  
July 29, 1904, in Volume 3, of Plats, Pages 40.

Parcel Number(s): P# 48726; 360335-3-006-0507

**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**

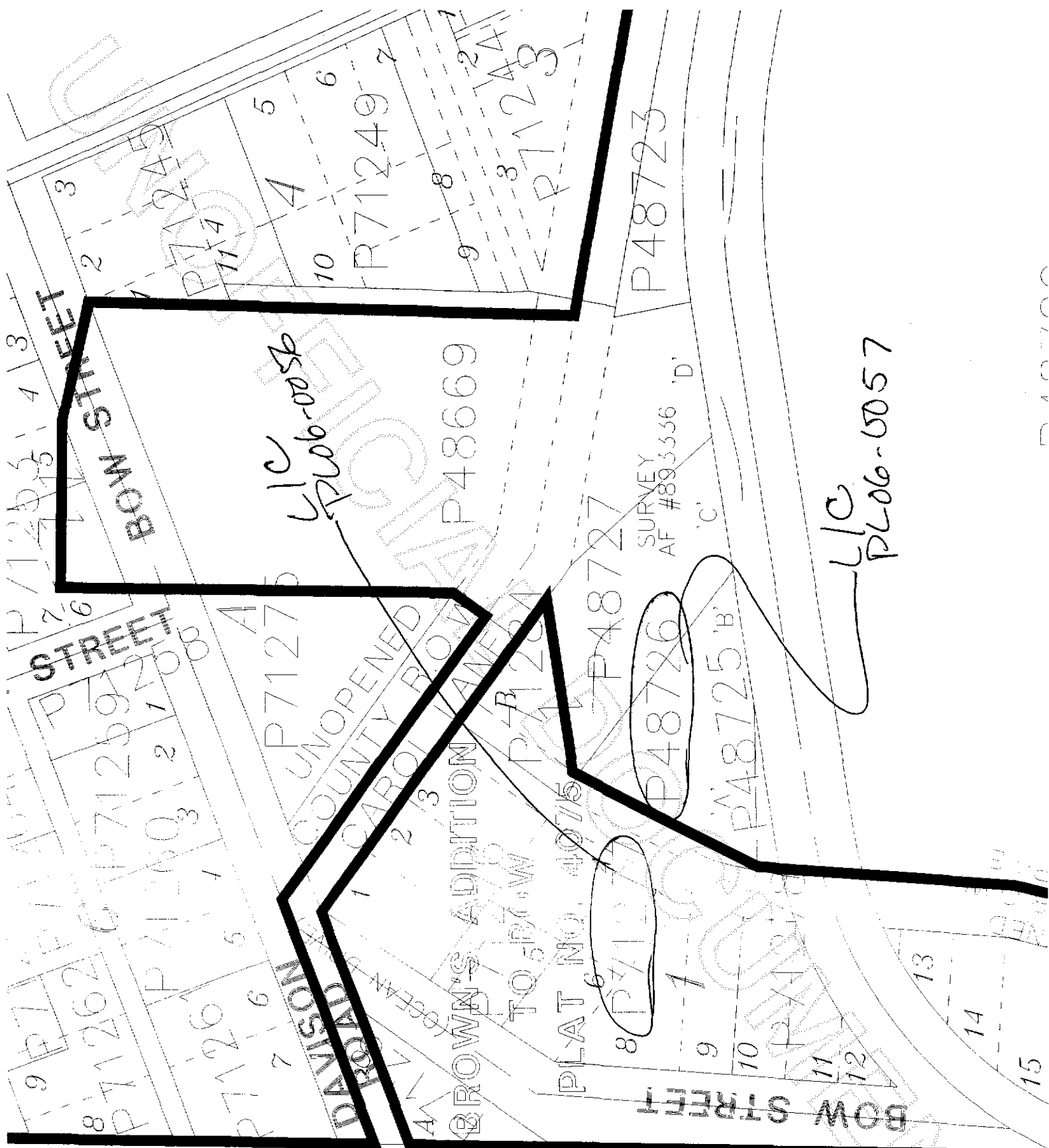
- ☐ **IS/ARE**, the minimum lot size required for the \_\_\_\_\_ zoning district in which  
the lot(s) is/are located and therefore **IS/ARE** eligible to be considered for development  
permits.

**IS NOT**, the minimum lot size required for the \_\_\_\_\_ zoning district in which the lot(s)  
are 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 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 Roder Date: 1/23/2006

**See Attached Map**



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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 23, 2006

John Lee  
5882 Bow St.  
Bow, WA 98232

RE: Lot of Record Certification PL06-0057  
Parcel P48726

Dear Mr. Lee:

This office has determined, based on the information reviewed, that Parcel P48726 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 \$ 183.00. 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 within this plat since July 1990, due to this parcel being in a separate plat from your primary residence. 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.



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Mr. John Lee  
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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 two Lot Certifications, as well as the approved Boundary Line Adjustment. The original of the Lot Certifications have been forwarded to the Skagit County Auditor's Office for recording. At such time as received by this office, the originals and invoices 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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