

Return Name & Address:



200603290100

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL\_06-0016

Applicant Name: \_ Richard Scappini

Property Owner Name: same

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

P#(s): \_65777; 3926-002-047-0006. Lot 47, Block 2, Holiday Hideaway No. 1.

Lot Size: \_approximately 15,000 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)(i) 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: Good Roeder

Date: 3/28/2006

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

March 28, 2006

Mr. Richard Scappini  
2400 NE 12<sup>th</sup> St  
Renton, WA 98056

RE: Lot of Record Certification PL06-0016

Dear Mr. Scappini:

Thank you for your patience during the lengthy review time of this application. There have been an extremely large number of applications submitted as well as important Lot of Record Certification amendments to the Zoning Ordinance were adopted May 20, 2005.

The determination for a Lot of Record is based on a review of the conveyance documents submitted, including, but not necessarily limited to: the legal description contained in each conveyance document; assessing when parcels came together; when parcels were separated; and what County regulations, if any, were in effect at the time of conveyance of any specific legal description.

This office has determined, based on the information submitted, that Parcel P65777 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.

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. 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

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\$183.00, plus publishing costs to be determined, averaging \$ 100.00 and plus recording fees of approximation \$ 33.00. 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 review of 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 the parcel having been separated in 1969 and not having been under contiguous common ownership since that time.

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. At such time as a Reasonable Use Exception Application is submitted, please provide stamped envelopes pre-addressed to all adjacent property owners.

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.

Sincerely,

  
Grace Roeder, Associate Planner  
Planning & Development Services

Enclosure



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