

Return Name & Address:

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200605100122

Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**PLAT LOT OF RECORD CERTIFICATION**

File Number: 06-0412

Applicant Name: Sindi Pladsen

Property Owner Name: Rosita Fraley-Ohara

The Department hereby finds that Lot 10, Block 1, Holiday Hideaway\_\_ recorded on  
August 6, 1962, Volume 8, pages 36-42.

Parcel Number(s): P65692; 3926-001-010-0001

**1. CONVEYANCE**

☒ **IS a** Lot of Record as defined in Skagit County Code (SCC) 14.04.020 and therefore  
**IS/ARE** 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 is  
located, but does meet an exemption listed in SCC 14.16.850(4)(c)(iv) 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 development permits.

Authorized Signature: \_\_\_\_\_

*Glen Roeder*

See Attached Map

Date: 5/8/2006





# PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

OSCAR GRAHAM, DEPUTY DIRECTOR

PATTI CHAMBERS  
Administrative Coordinator

BILL DOWE, CBO  
Building Official

May 8, 2006

Sindi Pladsen  
1466 30<sup>th</sup> St.  
Port Townsend, WA 98368

RE: Lot of Record Certification PL06-0412  
Ptn of Parcel P# 65692, Lot 10, Block 1, Holiday Hideaway

Dear Ms. Pladsen:

This office has determined, based on the information submitted, that Lot 10, Block 1, Holiday Hideaway, located on Guemes Island, 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 \$100 for advertising and \$ 33.00 for recording of the final document. 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.

1800 Continental Place • Mount Vernon, WA 98273

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Ms. Sindi Pladsen  
May 8, 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 advertised in the newspaper. Please provide stamped envelopes, addressed to all property owners within 300 ft. of the subject property. The scale on the enclosed Assessor's map is 1 inch = 200 ft.


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 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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