



200606190231

Skagit County Auditor

6/19/2006 Page

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4 2:20PM

Return Name & Address:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_06-0543

Applicant Name: _ Richard Simcock

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): _320345; 340215-0-003-0016; a Ptn of NW ¼ of the SW ¼ of Sec. 15, and a Ptn of Govt Lot 1, of Sec 16, all in Twp. 34, Rge 2.

Lot Size: _approximately 3 acres

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)(viii)(B) 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: *Arvid Roeder* Date: 6/15/2006

See attached map.



PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

OSCAR GRAHAM, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

BILL DOWE, CBO
Building Official

June 15, 2006

Richard Simcock
1529 Alpine View Drive
Mount Vernon, WA 98273

RE: Lot of Record Certification PL06-0543
Parcel P20345

Dear Mr. Simcock:

This office has determined, based on the information submitted, that Parcel P20345 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.

The subject property is currently zoned Rural Reserve. The Rural Reserve zoning designation has a minimum lot size of ten (10) acres. Due to the size of the subject property at approximately three (3) acres, the subject property is considered substandard to the zoning designation.

In order for residential 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 \$ 316.00; this fee includes publishing costs and recording fees for the Reasonable Use Exemption Certificate.

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 ♦ Phone

"Helping You Plan and Build Better"



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Mr. Richard Simcock
June 15, 2006
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Even so, 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 eight 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: Joyce Ebel
Windemere Real Estate



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