

Return Name & Address:



200606260102
Skagit County Auditor

6/26/2006 Page 1 of 4 10:06AM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL06-0559

Applicant Name: David McIntyre

Property Owner Name: same

The Department hereby finds that Lot(s) 5, 10 & 11, Block 141, Fidalgo City recorded in Volume 1, Page 28, February 15, 1890.

Parcel Number(s): 73182 & 73179; 4101-141-011-0009, 4101-141-005-0007; within a Ptn of the SE ¼ of Sec. 18, Twp. 34, Rge 2. As one parcel.

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.

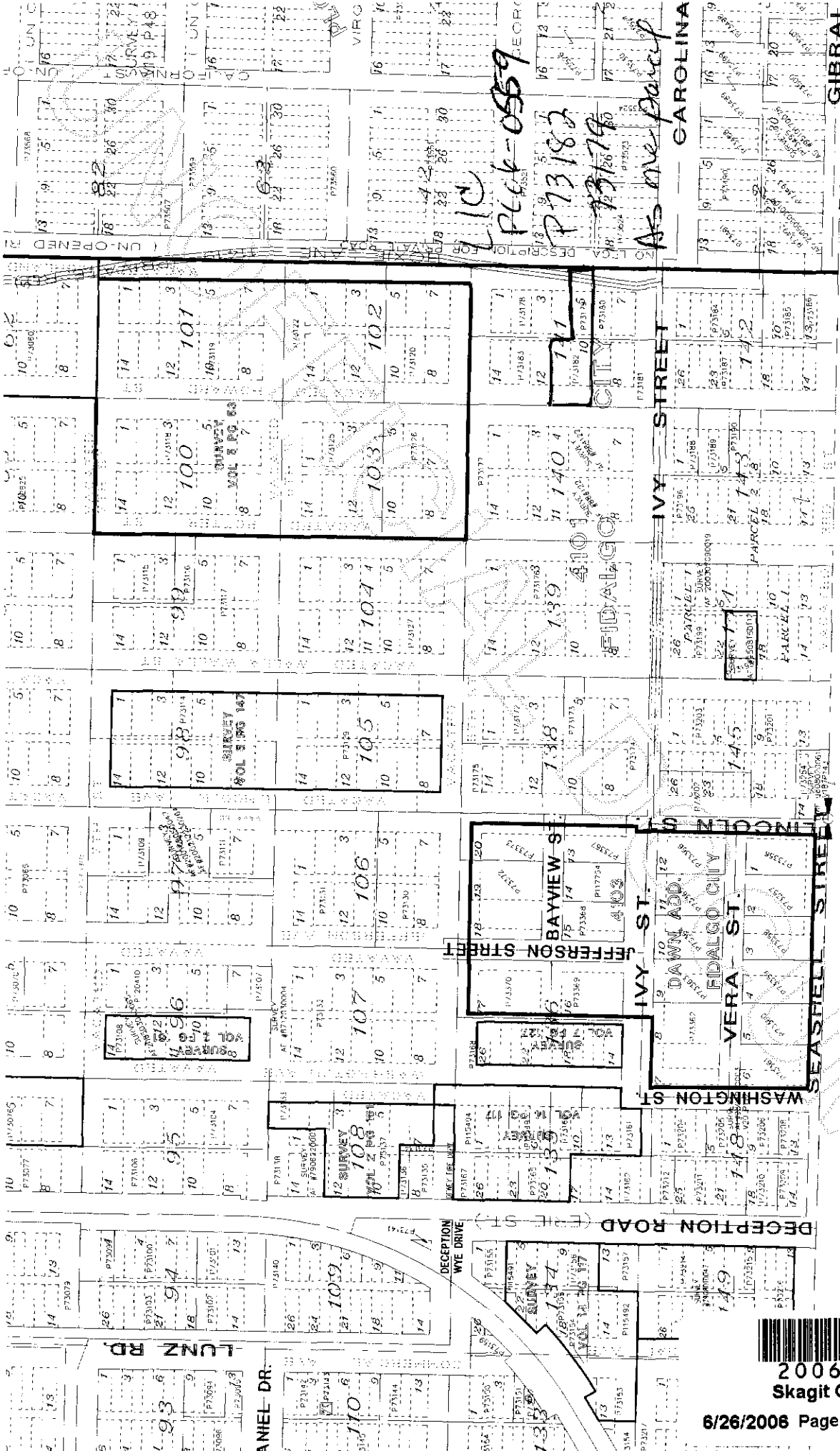
IS/ARE NOT, the minimum lot size required for the _____ zoning district in which the lot(s) is/are located, but does meet an exemption listed in SCC 14.16.850(4)(c) _____ and therefore **IS/ARE** eligible to be considered for development permits.

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: Heidi Roiden

Date: 6/23/2006

See Attached Map



200606260102
Skagit County Auditor



PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

OSCAR GRAHAM, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

BILL DOWE, CBO
Building Official

June 22, 2006

Young-Soo Kim
Summit Engineering & Surveyors, Inc.
2218 Old Hwy 99 S. Road
Mount Vernon, WA 98273

RE: Lot of Record Certification PL06-0559
Parcels P73182 & 73179

Dear Young-Soo:

This office has determined, based on the information submitted, that Parcels P73182 & 73179 as a total unit comprise 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 on a parcel less than the minimum lot size and not qualifying for any of the exemptions noted in the amended ordinance.

The subject property is currently zoned Rural Intermediate with a minimum lot size of 2.5 acres. The subject property appears to be approximately 24,000 sq. ft. and is considered substandard to the zoning designation and does not appear to comply with any of the noted exemptions. Thus, in order for residential development to occur a Reasonable Use Certification will be necessary.

Enclosed please find a Reasonable Use Application. The fee for this application is \$ 183.00, plus approximately \$ 100.00 publishing cost, plus

1800 Continental Place • Mount Vernon, WA 98273 • Pho

"Helping You Plan and Build B



200606260102

Skagit County Auditor

Young-Soo Kim
June 22, 2006
Page Two

approximately \$ 33.00 for the 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 the approval of a Reasonable Use Certification, is if the review of the Lot Certification indicates there has not been contiguous property ownership at any time since July 1990. There does not appear to have been any contiguous property ownership since 1990.

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 published in the Skagit Valley Herald. In order to notify the adjacent property owners, the applicant of a Reasonable Use Application is required to provide stamped, addressed envelopes as part of the complete application.

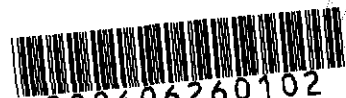
Enclosed please find the originals of all documents submitted; an unrecorded copy of the Lot Certification. The original of the Lot Certification has been forwarded to the Skagit County Auditor's Office for recording. When the original is received by this office from the Auditor, the original will be forwarded to you.

If you have any questions, please feel free to contact this office.

Sincerely,


Grace Roeder, Associate Planner
Planning & Development Services

Cc: McIntyre Properties, LP



200606260102
Skagit County Auditor

6/26/2006 Page 4 of 4 10:06AM