

Return Name & Address:



200609080047

Skagit County Auditor

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4 9:49AM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**PLAT LOT OF RECORD CERTIFICATION**

File Number: PL06-0719

Applicant Name: Jeff Summers

Property Owner Name: Cathie Kirk

The Department hereby finds that Lot 35, Block 3, Holiday Hideaway, recorded in Volume 8, pages 36-42, August 6, 1962

Parcel Number(s): P65870; 3926-003-035-0008, Sec. 8, Twp 35, Rge 2

**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 is 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 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: [Signature]  
See Attached Map

Date: 9/5/2006

SURVEY  
AF 200409030009

P32843  
 SURVEY  
 AF 2004060301054  
 LONG BAY  
 LOT - 5  
 P32846  
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**Skagit County Auditor**



# PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

OSCAR GRAHAM, DEPUTY DIRECTOR

PATTI CHAMBERS  
Administrative Coordinator

BILL DOWE, CBO  
Building Official

September 6, 2006

Jeff Summers  
P.O. Box 1476  
Anacortes, WA 98221

RE: Lot of Record Certification PL06-0719  
Parcel P65870

Dear Jeff:

This office has determined, based on the information submitted, that Parcel P65870 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.

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 a total of \$ 316.00; this includes publishing and recording costs.

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, due to the parcel having purchased by the current property owner in 1968. However, Skagit County Code 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.



Jeff Summers  
September 6, 2006  
Page Two

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 will be forwarded.

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

Sincerely,

  
Grace Roeder, Associate Planner  
Planning & Development Services

Enclosures

Cc: Cathie Kirk  
P.O. Box 200  
Southworth, WA 98386



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