



200612200124

Skagit County Auditor

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## SKAGIT COUNTY PLANNING &amp; DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL\_06-0761

Applicant Name: \_ Margi Houghton

Property Owner Name: Alma Florence Howard, c/o Margaret Blom

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

P#(s): \_31397, 31483, 31500; 350112-0-062-0009, 350113-0-008-0005 350113-0-022-0007; within a Ptn of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Sec. 12 and a Ptn of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Sec. 13, all in Twp. 35, Rg 1. All as one parcel.

Lot Size: \_approximately 2.1 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 districts 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.

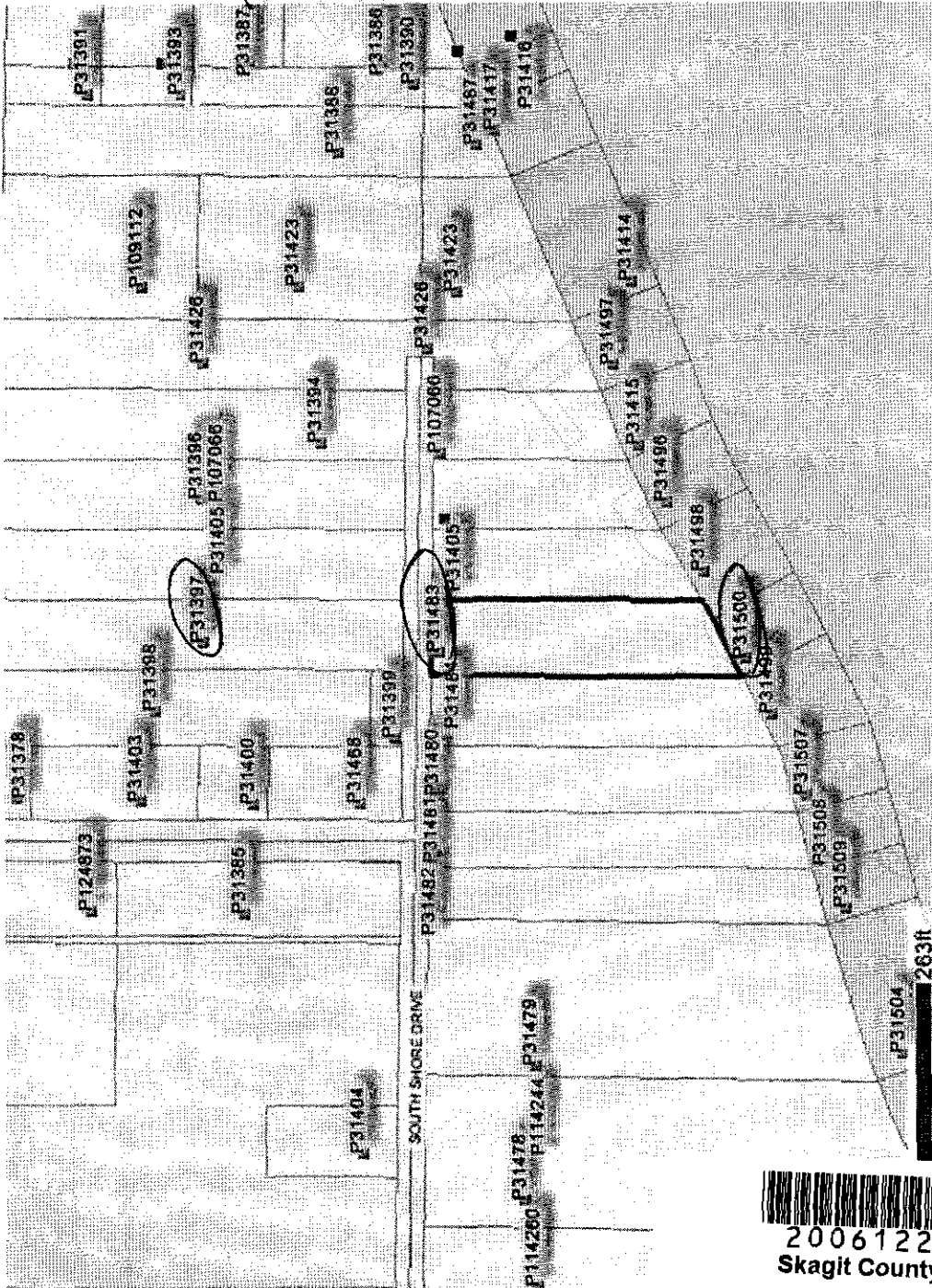
- ☒ **IS NOT**, the minimum lot size required for the \_Rural Intermediate zoning district in which the lot is located, does not meet an exemption listed in SCC 14.16.850(4)(c) and therefore IS NOT eligible to be considered for certain development permits.

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

Date: \_12/11/2006\_

See attached map for Lot of Record boundaries.

ALL AS ONE  
PARAD  
U/C  
PL 06-0761



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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

December 11, 2006

Margi Houghton  
Windermere Real Estate  
P.O. Box 1019  
Anacortes, WA 98221

RE: Lot of Record Certification PL06-0761  
Parcels: P31397, 31483, 31500

Dear Margi:

This office has determined, based on the information submitted, that Parcels P31397, 31483, and 31500 as a total unit is one 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. The Rural Intermediate zoning designation has a minimum lot size of 2.5 acres. The subject property appears to be approximately 2.1 acres 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.



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1800 Continental Place ♦ Mount Vernon, WA 98273

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*"Helping You Plan and Build Better Communities"*

Margie Houghton  
December 11, 2006  
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Enclosed please find a Reasonable Use Application. The fee for this application is \$ 183.00, plus approximately \$ 100.00 publishing cost, plus 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: Alma Florence Howard  
C/o Margaret Blom  
3893 W. 16<sup>th</sup> Ave.  
Vancouver, B.C. Canada V6R3C6



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