

Return Name & Address:



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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL06-1154

Applicant Name: Michael Schindler

Property Owner Name: same

The Department hereby finds that Lot 110, Cascade River Park Division # 1 recorded in Volume 8, Pgs 55-59, July 1, 1963

Parcel Number(s): P63659; 3871-000-110-0007; within a Ptn of the NW ¼ of the NW ¼ of Sec. 14, Twp. 35, Rge 11. Approximately 9,000 sq. ft.

1. CONVEYANCE

- IS a** Lot of Record as defined in Skagit County Code (SCC) 14.04.020 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/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 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: Howe Roder
See Attached Map

Date: 1/9/2007

LOT - 1



Lot 109, P63658
 uc P606-1062

Lot 110, P63659
 uc P606-1184

LOT - 4



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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

January 9, 2007

Michael Schindler
2849 Newell Dr.
Oak Harbor, WA 98277

RE: Lot of Record Certification PL06-1062
Parcel P63658, Lot 109
Lot of Record Certification PL06-1154
Parcel P63659, Lot 110

Dear Mr. Schindler:

This office has determined, based on the information submitted, that Lot 109, P63658 and Lot 110, Parcel P63659, are each 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, specifically Sections 14.06.045(1)(B); 14.16.850(4)(a)(i-iii); 14.16.850(4)(f)(i). A copy of the complete Amendment with the highlighted sections is included.

In order for development to occur on these parcels and in accordance with the above noted Skagit County Code Sections, it will be necessary to complete the following items:

- a) A Boundary Line Adjustment formally combining Lots 109 and 110 for development as one total unit;
- b) Apply for and receive an approved Reasonable Use Exemption.

A Boundary Line Adjustment requires a conveyance document (i.e., Quit Claim Deed) from yourself to yourself indicating that Lots 109 and 110 are combined and no longer considered separate lots for development. Any of the local Title Companies can assist you with this process.

1800 Continental Place • Mount Vernon, WA 98273 • Phone: (360)

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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 Reserve. The Rural Reserve zoning designation has a minimum lot size of ten acres. The subject property appears to be approximately 18,000 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 \$ 250.00, 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.



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Enclosed please find the originals of all documents submitted; an unrecorded copy of the Lot Certifications; a Boundary Line Adjustment Application; a Reasonable Use Application and a copy of the Lot Certification Code.

The original of the Lot Certifications have been forwarded to the Skagit County Auditor's Office for recording. When the originals are received by this office from the Auditor, the originals and invoices for recording 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: Glenn Nickel
P.O. Box 775
Concrete, WA 98237



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