

Return Name & Address:

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Skagit County Auditor  
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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**PLAT LOT OF RECORD CERTIFICATION**

File Number: PL06-0984

Applicant Name: Richard Figenshow

Property Owner Name: same

The Department hereby finds that Lot 1, Crater Lake Beach Club, recorded in Volume 8, Pgs 51 & 52, May 22, 1963

Parcel Number(s): 64652; 3892-000-001-0004; within a Ptn of the NE ¼ of the NW ¼ of Sec. 14, Twp. 34, Rge 1. Approximately 0.7 ac.

**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 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: \_\_\_\_\_

*Araceli Roldan*

Date: 11/2/2006

See Attached Map

77-0606-0984

Technical drawing of a Z-profile cross-section, showing the profile's geometry and dimensions.

P19364

P19387

SURVEY  
BK 10 PG 200

P19385

P193/4

✓ SURVEY  
BK 12 PG 134

SURVEY  
AF#20021190052

# DRY

CRATER LAKE  
P64669

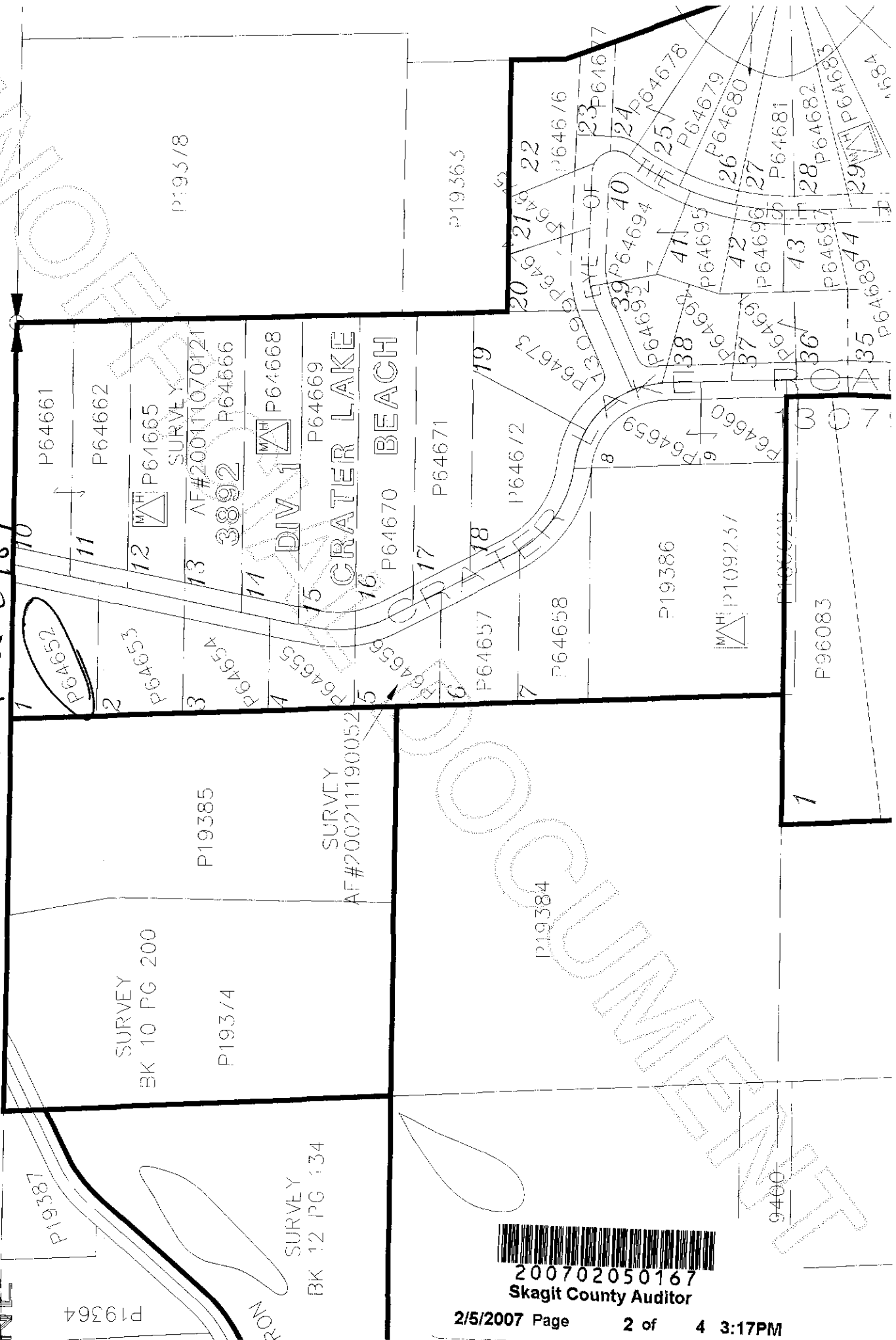
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# PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

OSCAR GRAHAM, DEPUTY DIRECTOR

PATTI CHAMBERS  
Administrative Coordinator

BILL DOWE, CBO  
Building Official

February 5, 2007

Richard Figenshow  
1004 Commercial Ave. # 255  
Anacortes, WA 98221

RE: Lot of Record Certification PL06-06-0984  
Parcel P64652

Dear Mr. Figenshow:

This office has determined, based on the information submitted, that Lot 1, Crater Lake Beach Club, Parcel P64652 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, specifically Sections 14.06.045(1)(B); 14.16.850(4)(f)(i). A copy of the complete Amendment with the highlighted sections is included.

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 33,800 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.

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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; 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 an invoice for additional recording fees 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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