

Return Name & Address:



200702260188

Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_06-1078

Applicant Name: _ Greg Haigh

Property Owner Name: Roy Chapman

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

P#(s): _46181; 351118-0-030-0000; within a Portion of NE ¼ of SE ¼ Sec. 18, Twp 35, Rge 11.

Lot Size: _approximately 1 acre

1. CONVEYANCE

X *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. See attached Declaration of Innocent Purchaser.

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

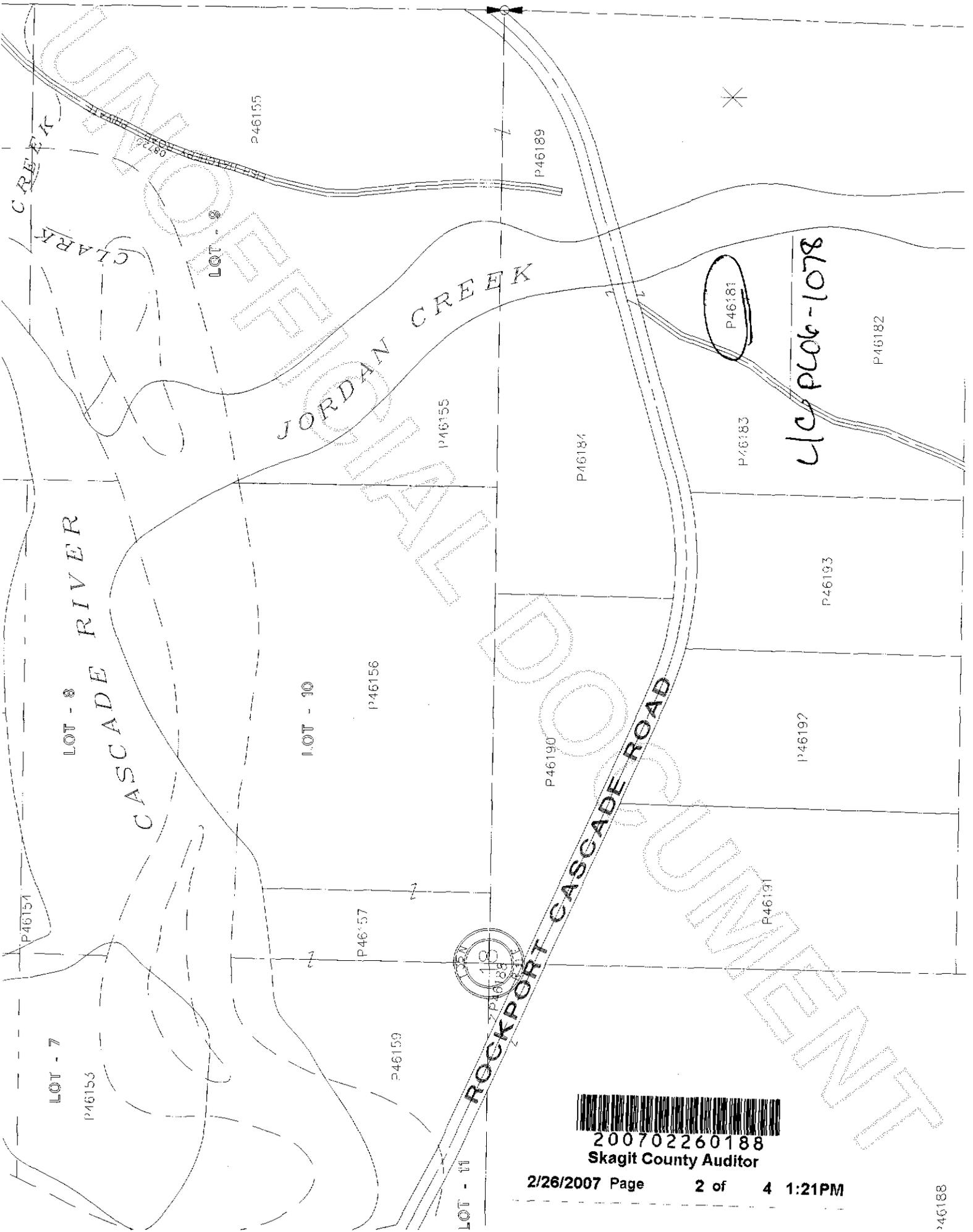
IS, the minimum lot size required for the _____ zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

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)(vii) therefore IS eligible to be considered for development permits.

X *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 any development permits.

Authorized Signature: *Brad Roden* Date: 2/12/2007

See attached map.



UC P46181-1078



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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 12, 2007

Greg Haigh
Valleys West Realty
P.O. Box 566
Concrete, WA 98237

RE: Lot of Record Certification PL06-06-1078
Parcel P46181

Dear Greg:

This office has determined, based on the information submitted, that Parcel P46181 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 Reserve. The Rural Reserve zoning designation has a minimum lot size of 10 acres. The subject property appears to be approximately one (1) acre in size and is considered substandard to the zoning designation and does not appear to comply with any of the noted exemptions. Thus, in order for the subject property to be eligible for residential development it will be necessary to apply for and receive a Reasonable Use Certification.

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

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appear to have been any contiguous property ownership since 1990. Although, Mr. Roy Chapman owns property north of Rockport Cascade Road, it is not considered contiguous.

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 original 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 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 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: Roy Chapman
P.O. Box 203
Marblemount, WA 98267



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