

Return Name & Address:



200702260199

Skagit County Auditor

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4 1:27PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: 07-0135

Applicant Name: Thomas Treece, Jr.

Property Owner Name: same

The Department hereby finds that Lot 36, Block 1, of Lake Cavanaugh Division # 3
recorded on June 9, 1948, in Volume 6, Pages 25 - 31

Parcel Number(s): Ptn of P 66811; 3939-001-036-0006

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/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 Village Residential 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. See attached letter dated June 5, 2006.

Authorized Signature: Harold Roeder

Date: 2/26/2007

See Attached Map

LAKE

CAVANAUCH

SURVEY
AF #9712100114
V20 P17

SURVEY
AF #9711250006
V20 P11

P66832

P66835

SURVEY
AF #813583

P66827

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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 26, 2007

Thomas M. Treece, Jr.
9300 21st NW
Seattle, WA 98117

RE: Lot of Record Certification: PL07-0135
Parcel P 66811

Dear Mr. Treece:

This office has determined, based on the information submitted, that Parcel P66811, 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 Section 14.16.850(4)(c)(viii) and (viii)(a). A copy of the complete Amendment with the highlighted sections is included.

The subject property is currently zoned Rural Village Residential. The Rural Village Residential zoning designation has a minimum lot size of one (1) acre with community water and on-site sewage disposal or 2.5 acres with on-site water (well) and on-site sewage disposal. The subject property appears to be approximately 24,000 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.

Skagit County Code 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 ordinance.

1800 Continental Place • Mount Vernon, WA 98273

"Helping You Plan and Build"



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Skagit County Auditor

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Thomas Treece
February 26, 2007
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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. Enclosed please find address labels for the required property owners. Please place these on stamped, legal-size envelopes and return to this office along with the completed Reasonable Use Application.

Enclosed please find an unrecorded copy of the Lot Certification. The original Lot Certification has been forwarded to the Skagit County Auditor for recording. When the original is received by this office from the Auditor, the original and an invoice 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

Enclosures



200702260199

Skagit County Auditor