

Return Name & Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



200703080110

Skagit County Auditor

3/8/2007 Page

1 of

4 1:19PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**PLAT LOT OF RECORD CERTIFICATION**

File Number: PL06-1058

Applicant Name: James Allen

Property Owner Name: same

The Department hereby finds that Lots 18-22, Block 82, Plat of Gibraltar, recorded in Volume 1, Pgs 19 & 20, December 10, 1890.

Parcel Number(s): P73567; 4109-082-022-0004; within a Ptn of the SW ¼ of Sec. 18, Twp. 34, Rge 2. Approximately 25,000 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.

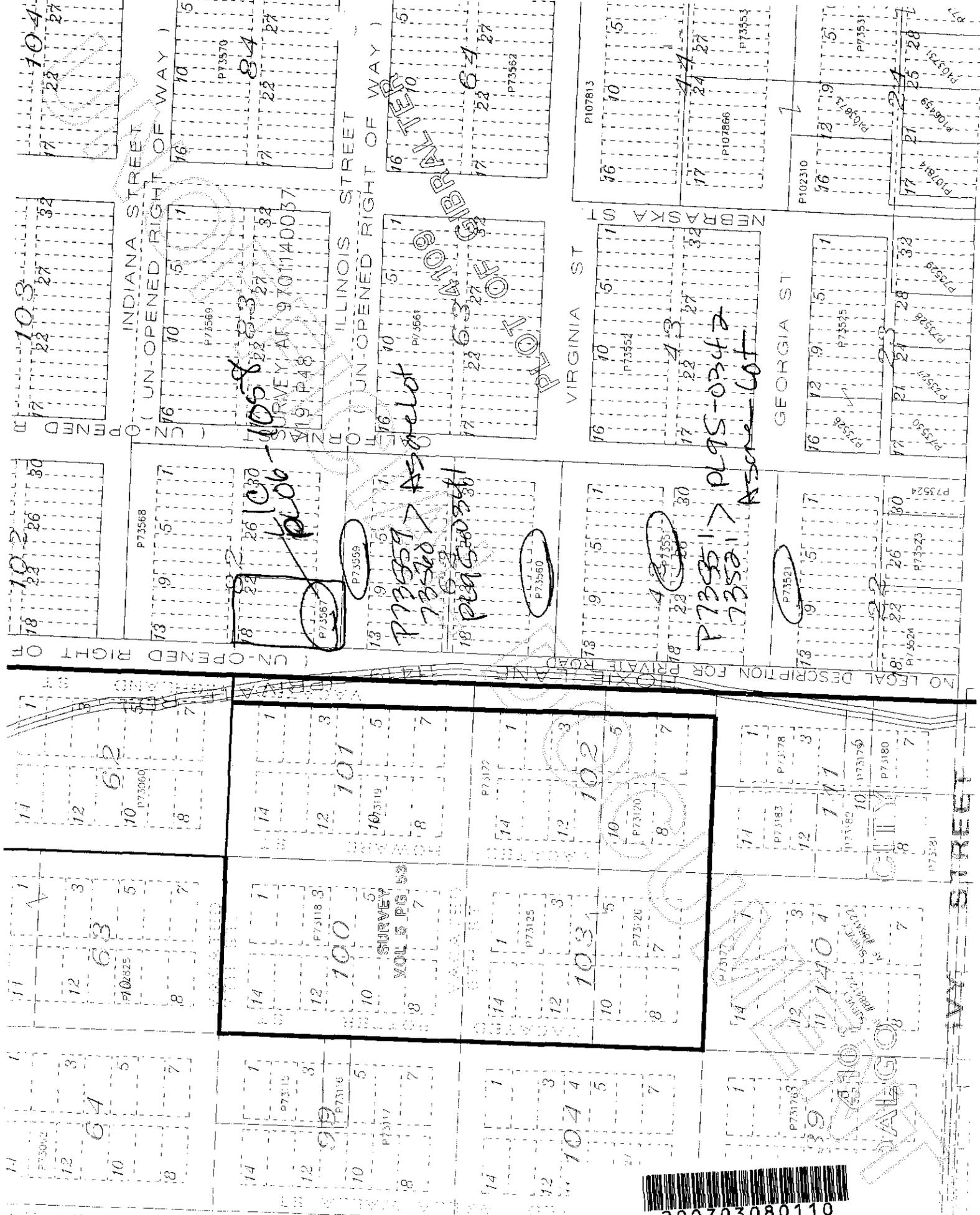
**IS NOT**, the minimum lot size required for the \_\_\_\_\_ zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(i) and therefore **IS** eligible to be considered for development permits.

- 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: *Grace Roeder*

Date: 3/8/2007

**See Attached Map**



200703080110  
Skagit County Auditor



# PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

OSCAR GRAHAM, DEPUTY DIRECTOR

PATTI CHAMBERS  
Administrative Coordinator

BILL DOWE, CBO  
Building Official

March 8, 2007

James Allen  
11311 41<sup>st</sup> Ave. S.  
Tukwila, WA 98168

RE: Lot of Record Certification PL06-1058  
Parcel P73567

Dear Mr. Allen:

This office has determined, based on the information submitted, that Parcel P73567, 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. 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 25,000 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.



200703080110

Skagit County Auditor

3/8/2007 Page

3 of

4 1:19PM

James Allen  
March 8, 2007  
Page Two

Enclosed please find a Reasonable Use Application. The fee for this application is currently \$ 250.00, plus approximately \$ 100.00 publishing cost, plus approximately \$ 33.00 for the recording of the final document. The application fee will change April 1, 2007, to \$ 300, plus \$ 100 publishing and \$ 33.00 for recording. 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: Linda Macy  
Windemere Real Estate  
3018 Commercial Ave.  
Anacortes, WA 98221

Curt Oppel  
John L. Scott Real Estate  
3201 Commercial Ave.  
Anacortes, WA 98221



200703080110  
Skagit County Auditor

3/8/2007 Page

4 of

4 1:19PM