

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: PL07-0469

Applicant Name: Randy Jamison & Joan Day

Property Owner Name: same

The Department hereby finds that Lot 12 & Ptn of Railroad Right of Way, Reserve Addition to Montborne, recorded in Volume 2, Pg 59, April 14, 1891, as a total unit Parcel Number: P103586; 4136-004-012-0001; within a Ptn of the SE ¼ of the NW ¼ of Sec. 6, Twp 33, Rge 5. Approximately 15,000 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.

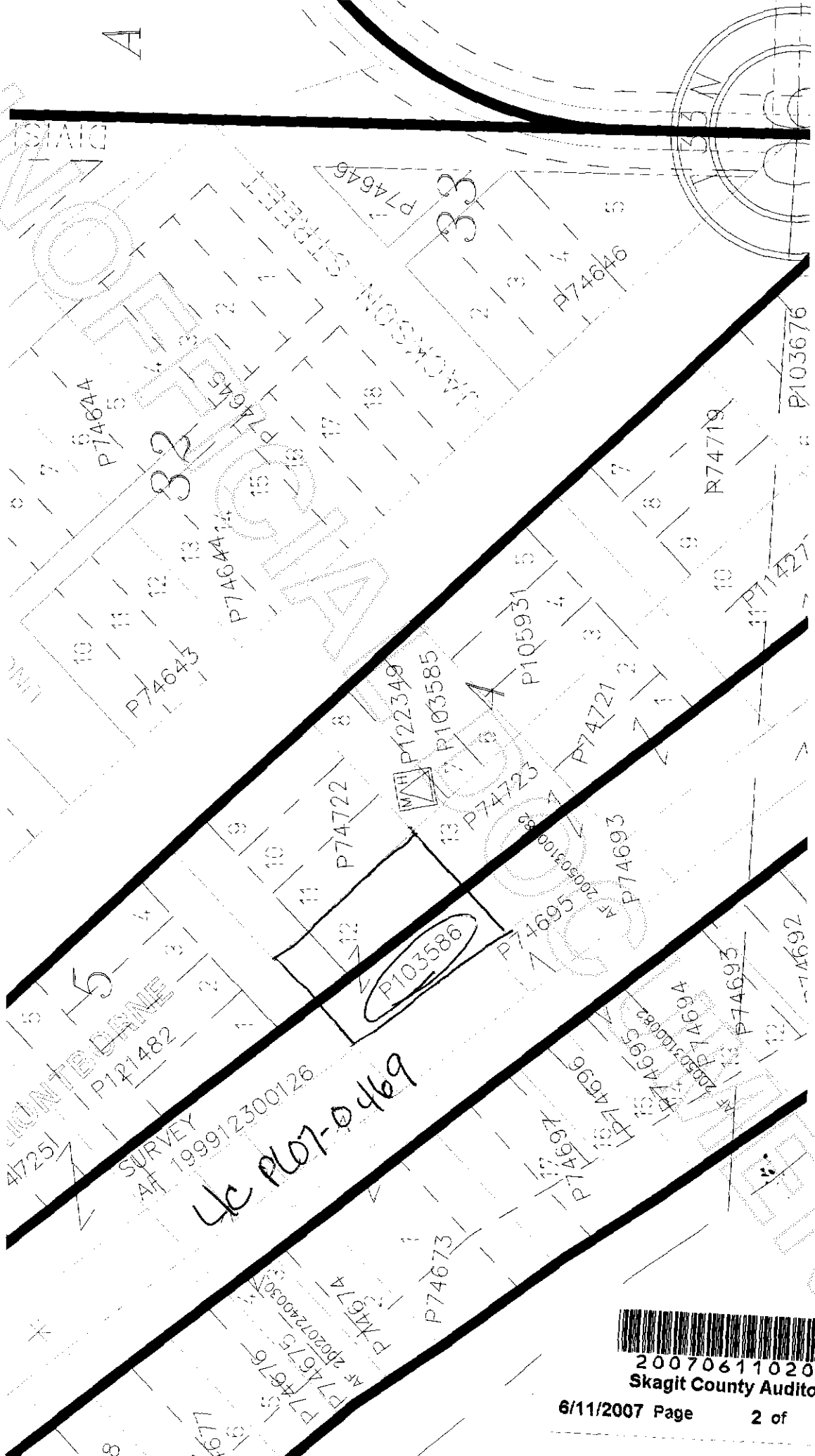
- IS/ARE NOT**, the minimum lot size required for the _____ zoning district in which the lot(s) is/are located, but does meet an exemption listed in SCC 14.16.850(4)(c) _____ and therefore **IS/ARE** eligible to be considered for development permits.

- IS NOT** the minimum lot size required for the Rural 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.

Authorized Signature: How Roden

Date: 11/2/2006

See Attached Map



DIVISION

COUNTY ENGINE
 47251 P121482
 SURVEY
 AF 199912300126

4c P107-0469

P103586



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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

June 6, 2007

Randy Jamison
Joan Day
20127 20th Ave. NW
Shoreline, WA 98177

RE: Lot of Record Certification PL07-0469
Parcel P103586

Dear Mr. Jamison & Ms. Day:

This office has determined, based on research of surrounding parcels that Parcel P103586 is a Lot of Record, as created by aggregation in 1993. This type of combining of lots was in compliance with Skagit County regulations in effect at that time. However, this particular parcel was not reviewed for Lot Certification in 1993. Thus, 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 Village Residential. The Rural Village Residential zoning designation has a minimum lot size of either one (1) acre with public water or 2.5 acres with on-site water (well). The subject property appears to be approximately 15,000 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.

1800 Continental Place ♦ Mount Vernon, WA 98273 ♦ Phone: (360) 486-3000

"Helping You Plan and Build Better"



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Enclosed please find a Reasonable Use Application. The fee for this application is \$ 300.00, 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 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



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Skagit County Auditor