

Return Name & Address:



200711050155
Skagit County Auditor

11/5/2007 Page 1 of 4 1:20PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL07-0789

Applicant Name: Jackie Chriest

Property Owner Name: Michael Carlson

The Department hereby finds that Lot 25, Block 2 Lake Cavanaugh Subdivision # 3 recorded in Volume 6, Pgs 25-31, June 9, 1948

Parcel Number: P66976; 3939-002-025-0007; within a Ptn of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 28, Twp 33, Rge 6. Approximately 18,000 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: [Signature]

Date: 10/31/2007

See Attached Map

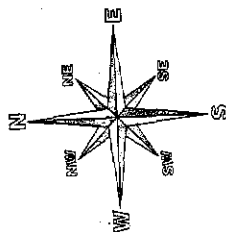
CAVANAGH

NE	SE
NW	SW

Section 28

ATTENTION

THIS MAP CONTAINS A PARCEL ACCOUNT
THAT HAS BEEN PLACED WITH THE
BEST AVAILABLE INFORMATION. THE
EXACT LOCATION OF THIS PARCEL
IS UNKNOWN.



0 200
Scale in feet

These maps were created from available public records and existing map sources, not from field surveys. Map features from all sources have been adjusted to achieve a "best fit" registration to the Ownership Parcel map. While great care was taken in this process, maps from different sources often differ as to the precise location of geographic features already agreed as to the precise positioning of map features. The relative results from combining different map sources without field "ground truthing" on one source.

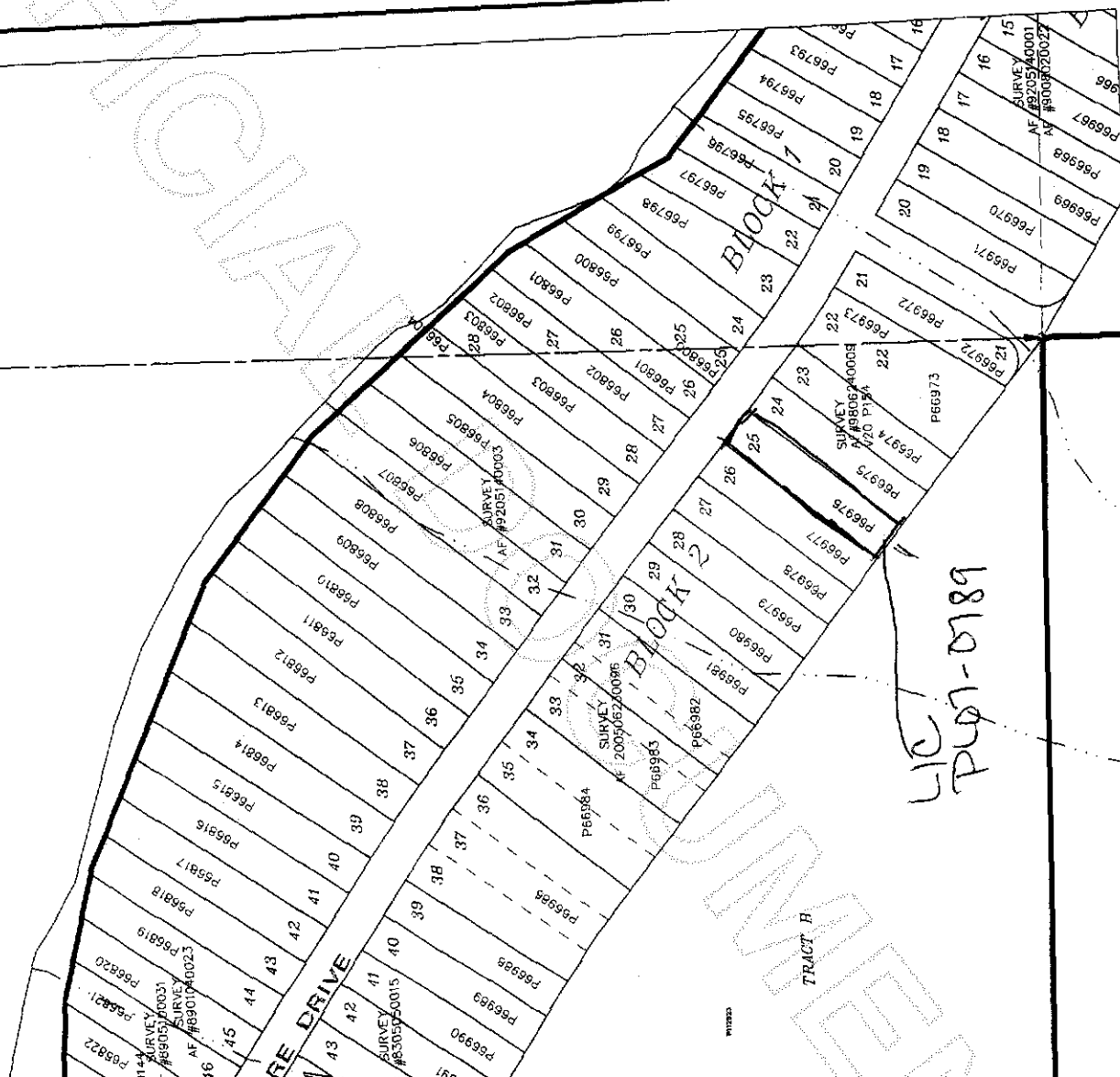
THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY.

	DATE	INIT.
DRAWN BY:	02-07-95	JB
REVISED	06/28/05	RS
PLOTTED	06/28/05	RS
MAP PRODUCED BY SKAGIT COUNTY PLANNING SERVICES		

1/4
E2

Section 28

T 33 N R 06 E



UIC
PUB-0789



200711050155
Skagit County Auditor



PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

BILL DOWE, CBO, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

TIM DEVRIES, CBO
Building Official

October 31, 2007

Jackie Chriest
33688 Bamboo Lane
Mount Vernon, WA 98274

RE: Lot of Record Certification PL07-0789
Parcel P66976

Dear Jackie:

This office has determined, based on the information submitted, that Parcel P66976, 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. Enclosed please find a copy of this Section.

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.

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 18,000 sq. ft., 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 it will be necessary to apply for and receive a Reasonable Use Certification.



200711050155
Skagit County Auditor

Jackie Chriest
October 31, 2007
Page Two

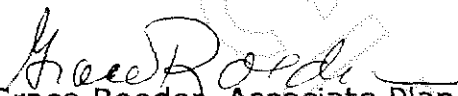
Enclosed please find a Reasonable Use Application. The fee for this application is \$ 300.00, plus approximately \$ 100.00 publishing cost, plus approximately \$ 41.00 for the recording of the final document. The basis for approving or denying a Reasonable Use Certification is the completed Lot Certification process.

The 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 and a Reasonable Use Exemption Application. 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, it 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: Michael Carlson
12715 48th Dr. NE
Marysville, WA 98271



200711050155
Skagit County Auditor