

Return Name & Address:



200801150012

Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**PLAT LOT OF RECORD CERTIFICATION**

File Number: PL08-0007

Applicant Name: Jimmie Burns

Property Owner Name: same

The Department hereby finds that Lot 45 of Plat of Sauk River Estates, recorded in Volume 8, Pg. 13-14, December 19, 1960;

Parcel Number: P68897; 3994-000-045-0000; within a Ptn of the SW ¼ of Sec. 18, Twp 34, Rge 10. Approximately 7,500 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(s) is/are located, but does meet an exemption listed in SCC 14.16.850(4)(c) \_\_\_\_\_ and therefore **IS** eligible to be considered for development permits.

- ☒ **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 development permits.

Authorized Signature: Howe Roeder

Date: 1/7/2007

See Attached Map

MC

PARK LANE

STATE ROUTE 530

42-08-0006  
P31035

P 51035

PL68897  
LIC PL68-0550

SAUK RIVER ESTATES  
SUBDIVISION NO. 2  
NO. 3995



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**Skagit County Auditor**



# PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

OSCAR GRAHAM, DEPUTY DIRECTOR

PATTI CHAMBERS  
Administrative Coordinator

BILL DOWE, CBO  
Building Official

January 7, 2008

Mr. & Mrs. Jimmie Burns  
14943 Rustic Lane  
Concrete, WA 98237

RE: Lot of Record Certifications:  
PL08-0006  
P68896, Lots 43 & 44 as a single unit

PL08-0007  
Parcel P68897, Lot 45 as a single unit

Dear Mr. & Mrs. Burns:

This office has determined, based on the information submitted, that Parcel P68896, comprised of Lots 43 & 44 of Sauk River Estates, as a single unit, is considered a Lot of Record. Based on evidence of development permits having been issued in 1977, this Lot of Record is eligible for any additional development permit applications.

This office has also determined that Parcel P68897 is also a Lot of Record. However, no evidence of development permits having been issued for this parcel as a single unit has been found. Thus, it should be noted that the Lot of Record Certification for Parcel P68897 as a single unit 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.



Mr. & Mrs. Jimmie Burns  
January 7, 2008  
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The subject property is currently zoned Rural Reserve. The Rural Reserve zoning designation has a minimum lot size of ten (10) acres. The subject property appears to be approximately 7,500 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 a Reasonable Use Certification will be necessary.

Enclosed please find a Reasonable Use Application. The fee for this application is \$ 300.00, plus approximately \$ 100.00 publishing cost, plus approximately \$ 43.00 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 an unrecorded copy of the Lot Certifications. The original of the Lot Certifications have been forwarded to the Skagit County Auditor's Office for recording. When the originals are received by this office from the Auditor, the originals and invoices 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



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Skagit County Auditor