

Return Name & Address:



200805200086
Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL08-0283

Applicant Name: Paula Summerlin

Property Owner Name: John Slaney

The Department hereby finds that Lots 42 & 43, Sauk River Estates, Subdivision # 2, recorded in Volume 8, of Plats, Pgs 23-24, September 25, 1961; AF 612597; as a total unit Parcel Number: P68925; 3995-000-043-0000; within a Ptn of the SW ¼ of Sec. 18, Twp 34, Rge 10.
Approximately 22,000 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 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.

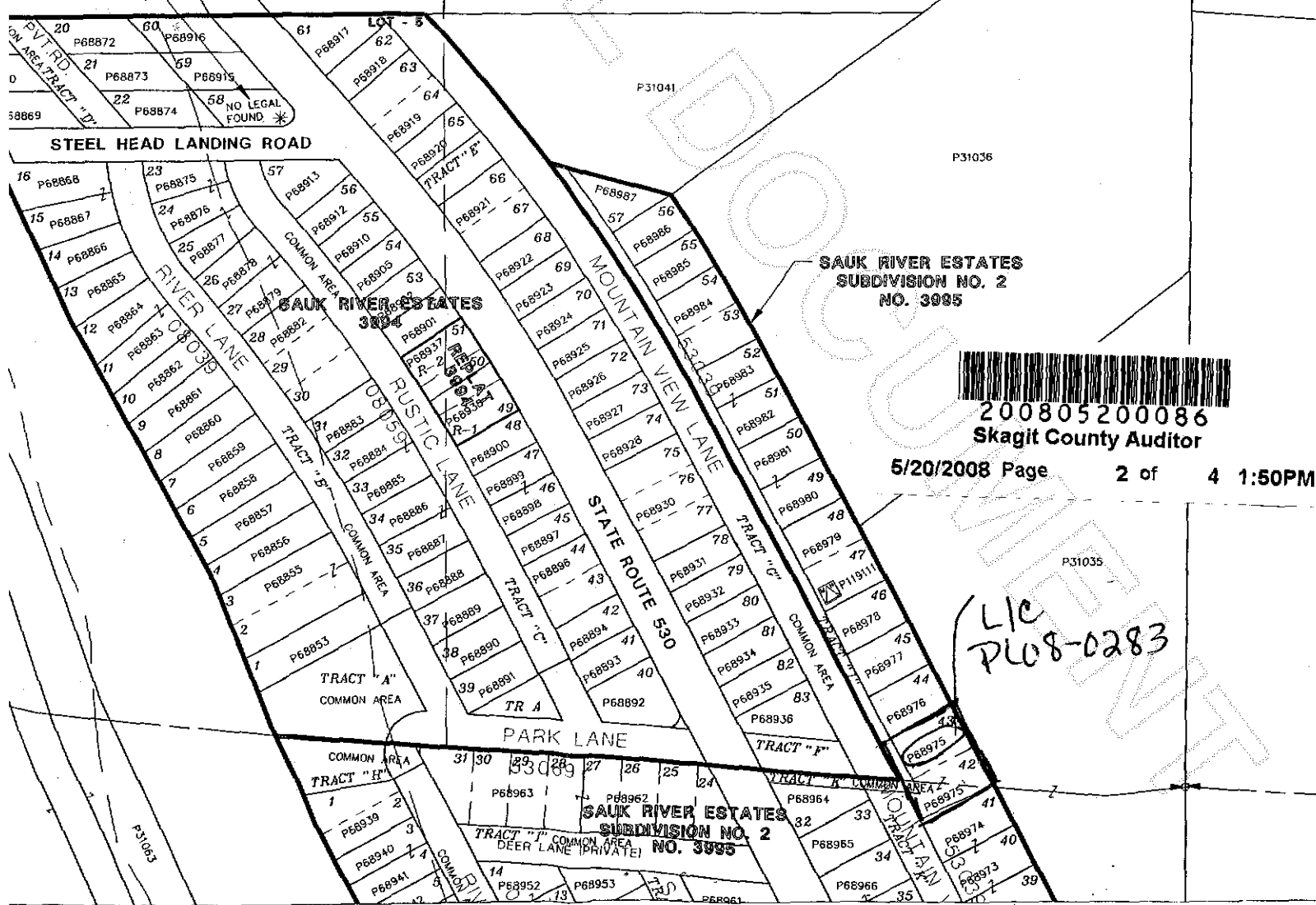
Authorized Signature: How Roeder
See Attached Map

Date: 5/12/2008

UNOFFICIAL DOCUMENT

E ROUTE 530
P31037

SURVEY
AF #8903030055



SAUK RIVER ESTATES
SUBDIVISION NO. 2
NO. 3095



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LIC
PL08-0283



PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR
BILL DOWE, CBO, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

TIM DEVRIES, CBO
Building Official

May 12, 2008

Paula Summerlin
47711 Sauk Prairie Road
Darrington, WA 98241

RE: Lot of Record Certification PL08-0283
Parcel P68925, Lots 42 & 43, Sauk River Estates, Subdivision 2

Dear Mrs. Summerlin:

This office has determined, based on the information submitted, that Parcel P68925, comprised of lots 42 & 43, Sauk River Estates, Subdivision 2, 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 Reserve. The Rural Reserve zoning designation has a minimum lot size of ten (10) acres. The subject property appears to be approximately 22,000 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.



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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 \$ 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.

If you have any questions, please feel free to contact this office.

Sincerely,


Grace Roeder, Senior Planner
Planning & Development Services

Cc: John Slaney
23519 SE 282nd Place
Maple Valley, WA 98038

Lois Schuler
5937 Chuckanut Drive
Bow, WA 98232



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