

Return Name & Address:



200808140065

Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**PLAT LOT OF RECORD CERTIFICATION**

File Number: PL08-0262

Applicant Name: Thomas LaCroix

Property Owner Name: same

The Department hereby finds that Lots 18 & 19, Block 280, Julius S. Potter's Plat of Fidalgo City, filed June 1, 1891, Vol 2, Pg 77, as a total unit

Parcel Number: P73405; 4106-280-019-0101; within a Ptn of the NE ¼ of the SE ¼ of Sec. 24, Twp 34, Rge 1. Approximately 6,240 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 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: [Signature]

Date: 8/14/2008

See Attached Map





# PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

BILL DOWE, CBO, DEPUTY DIRECTOR

PATTI CHAMBERS  
Administrative Coordinator

TIM DEVRIES, CBO  
Building Official

August 14, 2008

Thomas LaCroix  
15566 Yokeko Drive  
Anacortes, WA 98221

RE: Lot of Record Certification PL08-0262  
Parcel P73405

Dear Mr. LaCroix:

This office has determined, based on the information submitted, that Parcel P73405 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.

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 is currently assessed at approximately 6,240 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.

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.

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.



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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, a Reasonable Use Exemption Application and a copy of the Lot Certification Code. The original of the Lot Certification has been forwarded to the Skagit County Auditor's Office for recording. At such time as the original is received by this office from the Auditor, it will be forwarded to you.

It should be noted that this Department cannot and does not determine the exact size and location of a parcel of property. The Plat of Julius Potter's Addition to Fidalgo City was filed in 1891. It is difficult to determine dimensions from the available information.

Although, the subject property has been determined to be a "lot of record", that determination does guarantee development. The subject property will need to comply with all applicable Skagit County regulations, including, but not limited to: critical area review; soil evaluations for on-site sewage disposal; proof of potable water; and compliance with zoning and land use regulations for building setbacks, etc.

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

Sincerely,

  
Grace Roeder, Associate Planner  
Planning & Development Services



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