



200901300004
Skagit County Auditor

Return Name & Address:

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL08-0635

Applicant Name: Gary George

Property Owner Name: same

The Department hereby finds that Lot 12, Cascade River Park Division # 1; recorded in Volume 8, Pgs 55 through 59, July 1, 1963;
Parcel Number: P63558; 3871-000-012-0006, within a Ptn of the SE ¼ of the NE ¼ of Sec. 15, Twp 35, Rge 11. Approximately 14,600 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 is 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 certain development permits. Is eligible for on-site sewage disposal system permit.

Authorized Signature: *David Roeder*

Date: 1/7/2009

See Attached Map

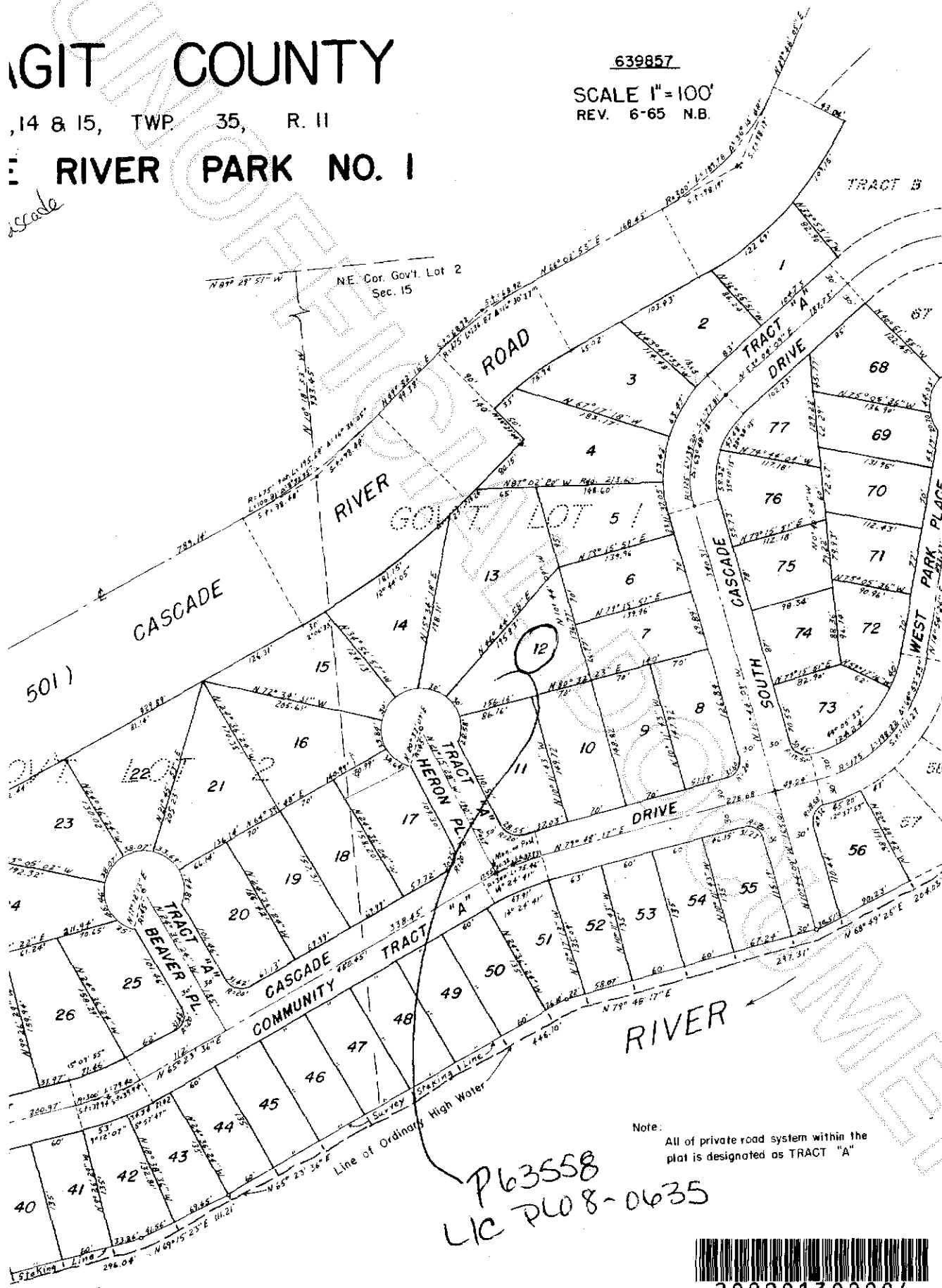
SKAGIT COUNTY

T. 14 & 15, TWP. 35, R. 11

RIVER PARK NO. 1

639857

SCALE 1" = 100'
REV. 6-65 N.B.



Note:
All of private road system within the plat is designated as TRACT "A"

P63558
LIC PL08-0635



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CADE



PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

BILL DOWE, CBO, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

TIM DEVRIES, CBO
Building Official

January 7, 2008

Mr. Gary George
1713 Electric
Bellingham, WA 98229

RE: Parcel P63558
Lot Certification PL08-0635

Dear Mr. George:

Lot Certification PL08-0635 has been approved. Enclosed please find an unrecorded copy of the Lot Certification. The original has been forwarded to the Skagit County Auditor's Office for recording. At such time as the original is received, it will be forwarded.

It has been determined that because development is limited due to the subject property being located within the designated floodway of the Cascade River, a Reasonable Use Exemption will not be required at this time. A Reasonable Use Exemption will be required at such time, as documentation is submitted indicating that the subject property has a higher elevation than the floodway elevation.

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

Sincerely,


Grace Roeder, Senior Planner
Planning & Development Services

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Enclosures

Mailing Address: 1800 Continental Place ♦ Mount Vernon WA 98273

Temporary Physical Location: 1700 E. Co.
Phone: (360) 336-9410 ♦ Fax: (



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