

Return Name & Address:



200905260297

Skagit County Auditor

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4 1:55PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL08-0696

Applicant Name: Jim Claus

Property Owner Name: Jim & Bob Claus

The Department hereby finds that Lots 1 and 8, Block 7, Plat of North Park Addition to Clear Lake, recorded in Volume 4, Pg 16, April 3, 1916, as a total unit

Parcel Number: P75005, 75012; 4142-007-001-0005, 4142-007-008-0008; within a Ptn of the NE 1/4 of Sec. 1, Twp 34, Rge 4. Approximately 22,000 sq. ft.

1. CONVEYANCE

- X 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.

- X 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: [Handwritten Signature]

Date: 5/27/2009

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

May 27, 2009

Jim Claus  
15193 Doris St.  
Anacortes, WA 98221

RE: Lot of Record Certification Application PL08-0696  
Parcels P75005 & 75012  
Lots 1 & 8, Block 7, North Park Addition to Clear Lake

Dear Mr. Claus:

The determination for a Lot of Record is based on a review of the conveyance documents submitted, including, but not necessarily limited to: the legal description contained in each conveyance document; assessing when parcels came together; when parcels were separated; and what County regulations, if any, were in effect at the time of conveyance of any specific legal description.

This office has completed review of the Lot Certification Application and based on information submitted the following determination has been made:

The Plat of North Park Addition to Clear Lake was filed in 1916, prior to zoning and subdivision regulations. The current zoning for the Clear Lake area is Rural Village Residential. The Rural Village Residential zoning designation has a minimum lot size of one acre. Lots 1 and 8 combined are approximately .5 acre and are considered substandard to the required minimum lot size.

Due to being substandard and developed prior to zoning regulations, Lots 1 and 8 are required to be aggregated or combined for development purposes. In addition, due to the lots being substandard, it will also be necessary to apply for and receive a Reasonable Use Exemption prior to application for development.



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*Mailing Address: 1800 Continental Place • Mount Vernon, WA 98273*

*Temporary Physical Location: 1700 E. College Way, Mount Vernon*

*Phone: (360) 336-9410 • Fax: (360) 336-9416*

***“Helping You Plan and Build Better Communities”***

Jim Claus  
May 27, 2009  
Page Two

Enclosed please find a Reasonable Use Application. The fee for this application is \$ 300.00, plus approximately \$ 200.00 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 (hence the publishing costs). 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. The envelopes need to be addressed to both the property owners mailing address as well the property address, if there is one.

Enclosed please find an unrecorded copy of Lot Certification PL08-0696. The original 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, the original will be forwarded.

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

Sincerely,

  
Grace Roeder, Senior Planner  
Planning & Development Services



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Skagit County Auditor