

Return Name & Address:



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Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL09-0270

Applicant Name: Jackie Chriest

Property Owner Name: Stephen Mara

The Department hereby finds that Lot 18, Subdivision # 1, Blk 3, Lake Cavanaugh, recorded in Volume 5, Pgs 37-43, June 24, 1946

Parcel Number: P66415; 3937-003-018-0006; within a Ptn of the NE $\frac{1}{4}$ of Sec. 26, Twp 33, Rge 6. Approximately .44 acre

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 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: How Roede

See Attached Map

Date: 6/19/2009

UNOFFICIAL

LOT 1

LOT 2

LAKE CAVANAUGH SUBDIVISION

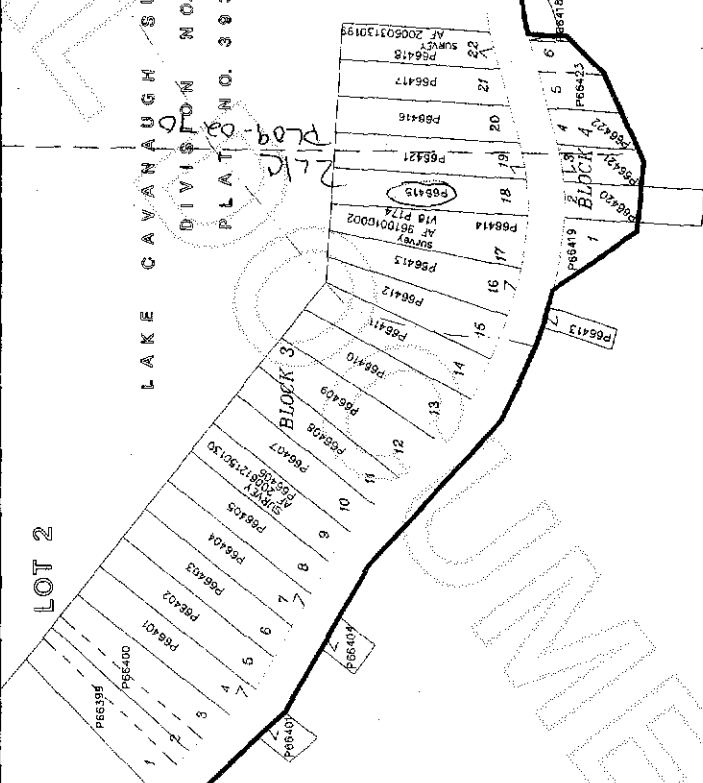
DIVISION NO. 1

PLAT NO. 3037

P108571

E

SURVEY
AT #70027020164



P66424

P66425



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PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

OSCAR GRAHAM, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

BILL DOWE, CBO
Building Official

June 22, 2009

Jackie Chriest
33688 Bamboo Lane
Mount Vernon, WA 98274

RE: Lot of Record Certification PL09-0270
Parcel P66415

Dear Jackie:

This office has determined, based on the information submitted, that Parcel P66415, 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 as amended May 2005. In accordance with Section 14.16.850(4)(c)(vii)(C), in order to be exempt from the Reasonable Use Exemption process, the well would have had to have been installed prior to June 1997. A copy of the complete code is enclosed.

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 appears to be approximately .44 acres, 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.



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Jackie Chriest
June 22, 2009
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Enclosed please find a Reasonable Use Application. The fee for this application is \$ 300.00, plus \$ 200.00 publishing cost, plus approximately \$ 63.00 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 Certification. The original of the Lot Certification has been forwarded to the Skagit County Auditor's Office for recording. When the original is received by this office from the Auditor, the original 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

Cc: Stephen Mara
6514 112th Ave. NE
Kirkland, WA 98033



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