

Return Name & Address:



SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL09-0385

Applicant Name: Kenneth Stuart

Property Owner Name: Gail E. Orell

The Department hereby finds that Lot 83, Block 6, Holiday Hideaway # 1; recorded in Volume 8, Pgs 36-42, August 6, 1962;

Parcel Number: P66044; 3926-006-083-0002; within a Ptn of the SE ¼ of Sec. 8, Twp 35, Rge 2. Approximately 0.1 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.

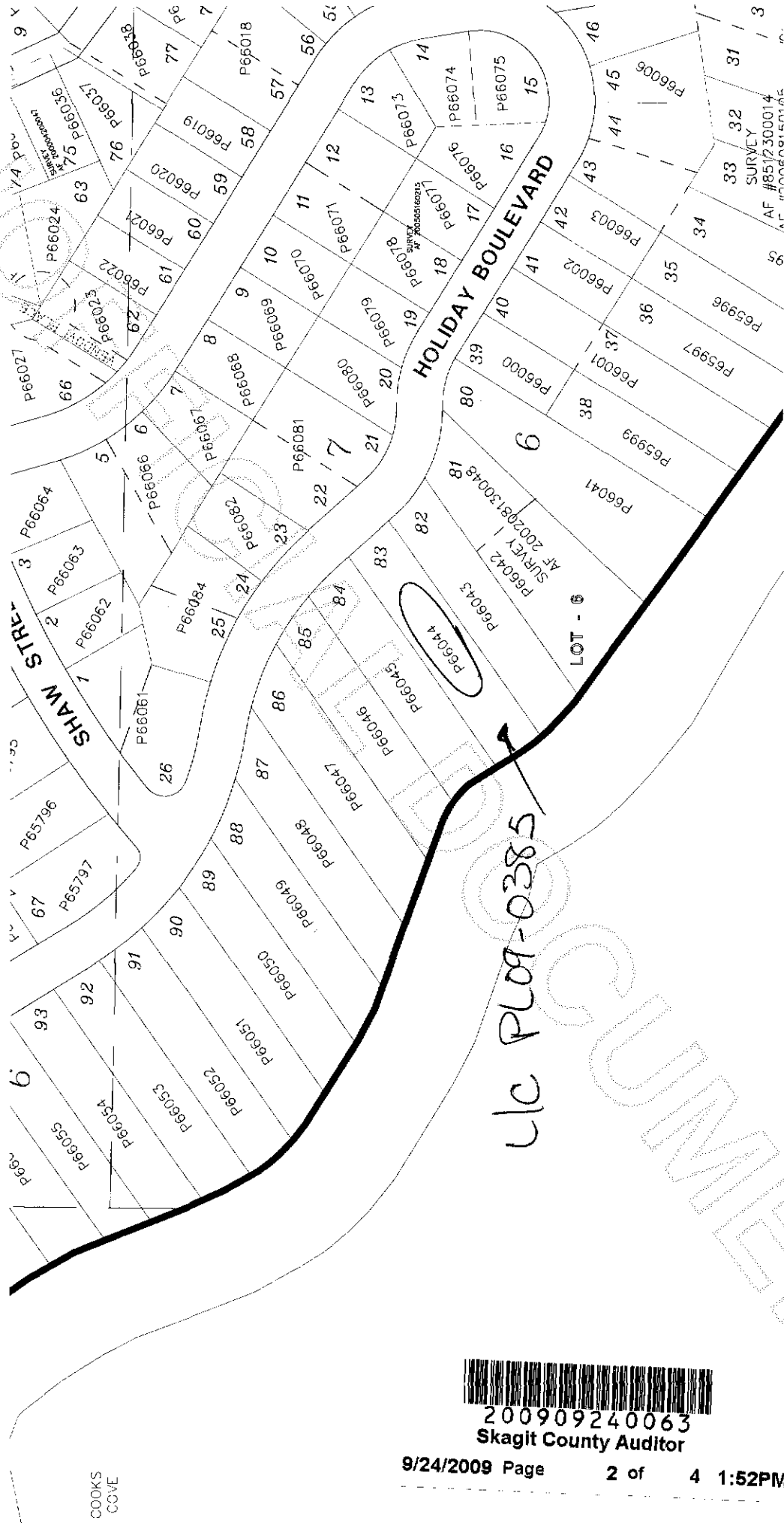
IS/ARE NOT, the minimum lot size required for the _____ zoning district in which the lot(s) is/are located, but does meet an exemption listed in SCC 14.16.850(4)(c) _____ and therefore **IS/ARE** eligible to be considered for development permits.

IS NOT the minimum lot size required for the Rural 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: *Howe Roeder*
See Attached Map

Date: 9/15/2009

PLANNING DOCUMENT



UIC PLAN-0385



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Skagit County Auditor

COOKS
COVE



PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

BILL DOWE, CBO, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

TIM DEVRIES, CBO
Building Official

September 15, 2009

Gail E. Orell
8515 Costa Verde Blvd # 1709
San Diego, CA 92122

RE: Lot of Record Certification Application PL09-0385
Parcel P66044
Lot 83, Block 6, Holiday Hideaway

Dear Ms. Orell:

This office has determined, based on the information submitted, that Parcel P66044, 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 Intermediate. The Rural Intermediate zoning designation has a minimum lot size of 2.5 acres. The subject property appears to be approximately 0.1 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 it will be necessary to apply for and receive a Reasonable Use Certification.



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Skagit County Auditor

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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"

Gail Orell
September 15, 2009
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Enclosed please find a Reasonable Use Application. The fee for this application is \$ 300.00, plus approximately \$ 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 (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 PL09-0385. 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

Cc: Kenneth Stuart
8725 28th Ave. NW
Seattle, WA 98117

Fax: Margi Houghton
(360) 293-4049



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Skagit County Auditor