

Return Name & Address:



200512120057
Skagit County Auditor

12/12/2005 Page 1 of 4 10:24AM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL95-0332

Applicant Name: John Headlund

Property Owner Name: same

The Department hereby finds that Tract A, adjacent to Lot 57 Plat of Snee Oosh, purchased May 1977, previous Assessor's P# 69693, 4016-000-095-0406

Parcel Number(s): Currently assessed under Parcel # P69676, 4016-000-057-0006, in conjunction with Lot 57, Plat of Snee Oosh

1. CONVEYANCE

- ☒ **IS a** Lot of Record as defined in Skagit County Code (SCC) 14.04.020 and therefore **IS** eligible for conveyance.

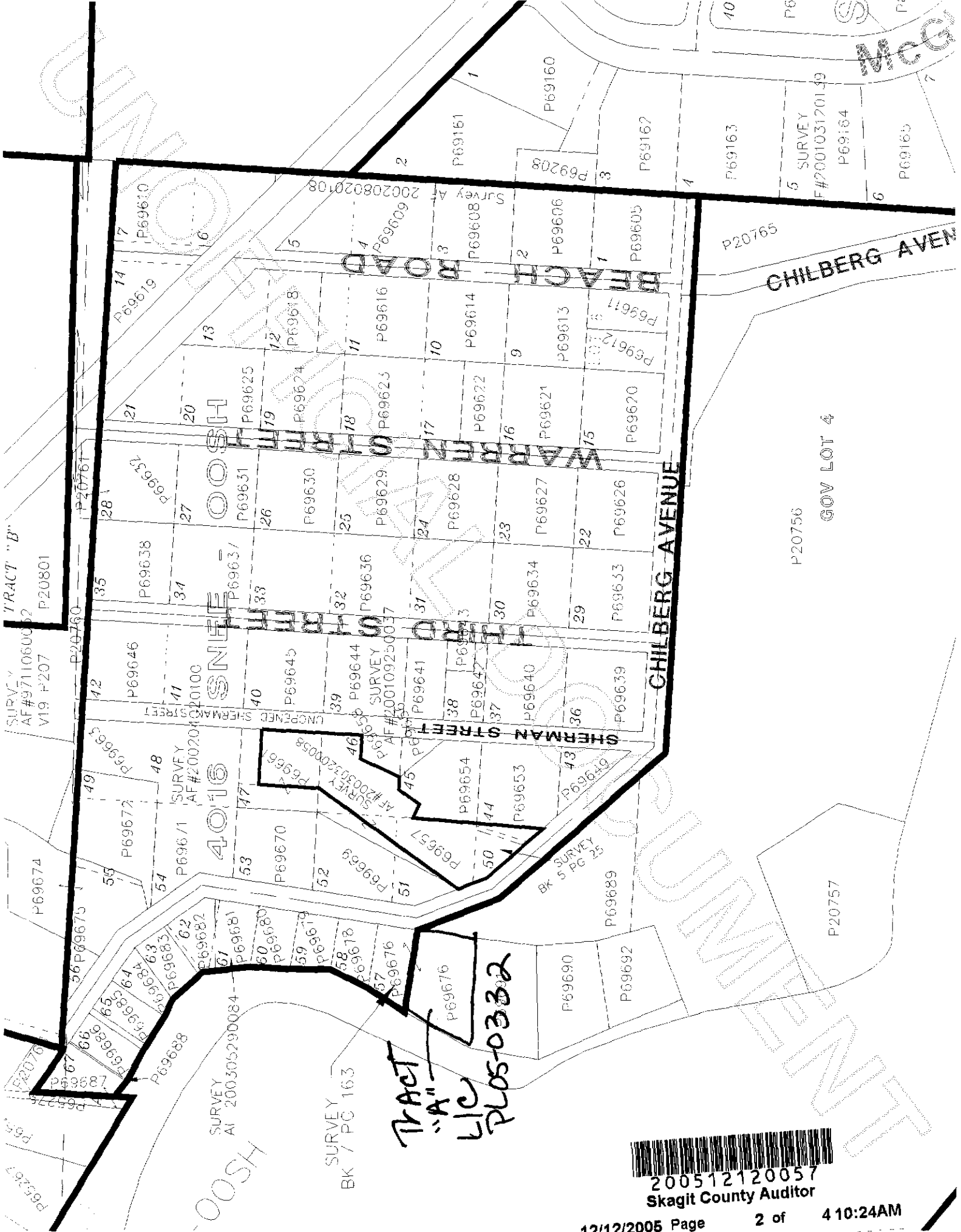
2. DEVELOPMENT

- ☒ **IS** the minimum lot size required for the Urban Reserve Residential (Urban Growth Area to La Conner) 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.

Authorized Signature: Grace Roeder

Date: 12/05/2005

See Attached Map



TRACT
"A"
LIC
PL05-0332



200512120057
Skagit County Auditor



PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

OSCAR GRAHAM, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

BILL DOWE, CBO
Building Official

December 6, 2005

John Headlund
2822 129th SE
Bellevue, WA 98005

RE: Lot of Record Certification PL95-0332
Tract A, Unplatted Area Adjacent to Plat of SneeOosh, Lot 57

Dear Mr. Headlund:

Thank you for your patience to allow the review of previous Lot of Record Certification PL95-0078, for Tract A adjacent to Lot 57 in the Plat of Snee Oosh. The review has been completed and following determination has been made:

There have been recent Amendments to the Skagit County Zoning Ordinance that will allow Tract A to be considered a Lot of Record, separate from Lot 57.

It should be noted however, that Lot Certification does not guarantee issuance of a development permit. Issuance of a development permit requires compliance with appropriate review criteria for State and local regulations. In addition, it may be necessary to inquire to the Town of La Conner for connection to the sewer.

The Skagit County Assessor's Office has deleted the original Parcel Number for Tract A and combined Tract A with Lot 57 due to the original determination that Tract A could not be an individual Lot of Record. It would be necessary to take a copy of this letter and the recorded Lot Certification to the Assessor's Office to inform that office that Tract A can now be considered an individual lot. You may want to inquire as to what changes this may make to the assessment of the parcel and thus the taxes.



John Headlund
December 6, 2005
Page Two

Enclosed please find copies of all documents utilized for review; a copy of unrecorded Lot of Record PL95-0332. The original of PL95-0332 has been forwarded to the Skagit County Auditor's Office for recording. At such time as received by this office, the original and invoice for recording fees for the new Lot of Record Certification will be forwarded.

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

Sincerely,


Grace Roeder, Associate Planner
Planning & Development Services

Gr
Enclosures



200512120057
Skagit County Auditor