

Return Name & Address:



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Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_06-0771

Applicant Name: _ Art Hillestead

Property Owner Name: same

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s):

P#(s): _P37600, 37619; 350425-0-013-0001, 350425-0-021-0008; within a Ptn of the NW ¼ of the SE ¼ in Sec. 25, Twp 35, Rge 4. All as one parcel.

Lot Size: _approximately 9 acres. P37600 is zoned Rural Business. P37619 is zoned Agricultural-Natural Resource Land.

1. CONVEYANCE

- X** **IS**, a Lot of Record as defined in Skagit County Code (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 eligible for conveyance.

2. DEVELOPMENT

IS, the minimum lot size required for the _Rural Reserve zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

- X** **IS NOT**, the minimum lot size required for the _(P37619) Agricultural-Natural Resource Land zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vii)(A) and therefore IS eligible to be considered for development permits. There is not a minimum lot size for the Rural Business zoning designation. Development is limited to requirements of SCC 14.16.150.

IS NOT, the minimum lot size required for the 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.

Authorized Signature:

Barb Roeder
See attached map.

Date: _8/22/2006_

