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Skagit County Auditor

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Return Name & Address:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL03-0477/SW07-0086

Applicant Name: Kristen Hinton

Property Owner Name: Kristen A. Van Valkenberg

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P27740 & P24414

Lot Size: 18.98 Description: 340424-2-011-0001 & 340424-1-005-0001 - East portion of the NW quarter & West portion of the NE quarter

1. CONVEYANCE

- 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. (per AF# AF#)
- 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 Rural Reserve (RRv) zoning district in which the lot is located and therefore IS eligible to be considered for development permits.
- IS NOT**, the minimum lot size required for the _____ zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c) _____ and therefore IS eligible to be considered for development permits.
- 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: *Robin Tompsett*

Date: March 2, 2007

See attached map for Lot of Record boundaries.

