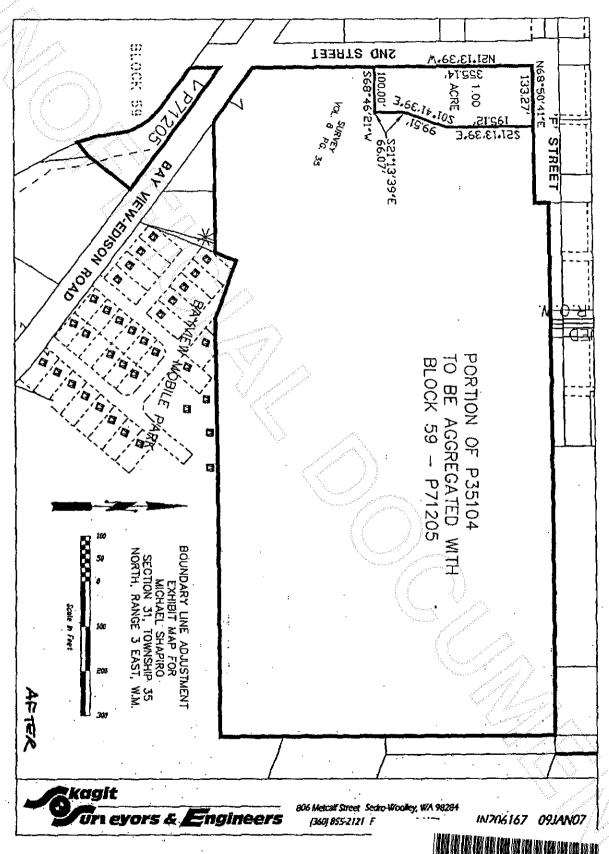
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Skagit County Planning & Development Services
LOT OF RECORD CERTIFICATION
File Number: PL_07-0059
Applicant Name:Michael Shapiro
Property Owner Name: same
Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s):
P#(s): _71205; 4071-059-000-0002; within a Ptn of the Southwest ¼ of the Northeast ¼ of Sec. 31, Twp 35, Rge 3. As reconfigured by BLA PL07-0060, AF 200703190227, to include all but one (1) acre of P35104.
Lot Size: _approximately 24 acres
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.
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
X IS, the minimum lot size required for the Rural Village Residential 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)(i) and therefore IS eligible to be considered for development permits. (Short Plat # 91-044, AF 9111040047)
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: See attached map for Lot of Record boundaries. Date: _3/21/2007



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