



200707120112
Skagit County Auditor

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Return Name & Address:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_03-0265

Applicant Name: _ Thomas Brandstrom _____

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): 27634; 340423-0-031-0002; within a Ptn of the W 1/2 of the SW 1/4 of Sec. 23, Twp. 34, Rge 4.

Lot Size: _approximately 2.8 acres

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.
- 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 NOT**, the minimum lot size required for the _Urban Growth Area to Mount Vernon, Urban Reserve Residential zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(iv) and (c)(vii)(A) 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: *Howe Rode*

Originally approved:

Date: _4/1/2003

See attached map for Lot of Record boundaries.

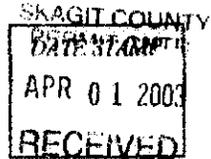
Return Name & Address

Thomas L. Livers

15853 Mountain View Road

Mount Vernon, WA 98274

PLANNING & PERMIT CENTER



200 WEST WASHINGTON STREET - MOUNT VERNON, WA 98273 - (360) 336-9410

Lot Certification File Number PL 03 - 0265

Applicant Name Thomas J. Livers

Grantee/Property Owner's Name Thomas L. Livers

Having reviewed the information provided by the applicant, I hereby find that the parcel(s) bearing Assessor's Account Number(s):

340423-0-031-0002

PH 27634

MT. Vernon WA

PH

See attached legal description and map for certified lot of record boundaries.

X

IS a lot of record pursuant to Skagit County Code 14.16 Zoning Ordinance and in compliance with RCW 58.17.210

IS a substandard lot of record subject to 5C 14.16.850(4) Development of Lots of Record.

IS NOT a lot of record under the Skagit County Code 14.16 Zoning Ordinance and Subdivision codes and is not in compliance with RCW 58.17.2.10

Grantor Skagit County Planning & Permit Center

Date 4/11/2003

Authorized Signature [Signature]

Title Associate Planner



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Skagit County Auditor