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200910130161
Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

Re-record 200606190228 to correct acreage
File Number: PL_06-0563

Applicant Name: _ Don Moe

Property Owner Name: Moe Testamentary Trust

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

P#(s): _15305; 330302-3-011-0000; a Ptn of NW ¼ of the SW ¼ of Sec 2, Twp. 33, Rge 3; Lot 2, Short Plat # 3-86, AF 8612080003. Variance V-8015, Irving Moe.

Lot Size: _approximately 38 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

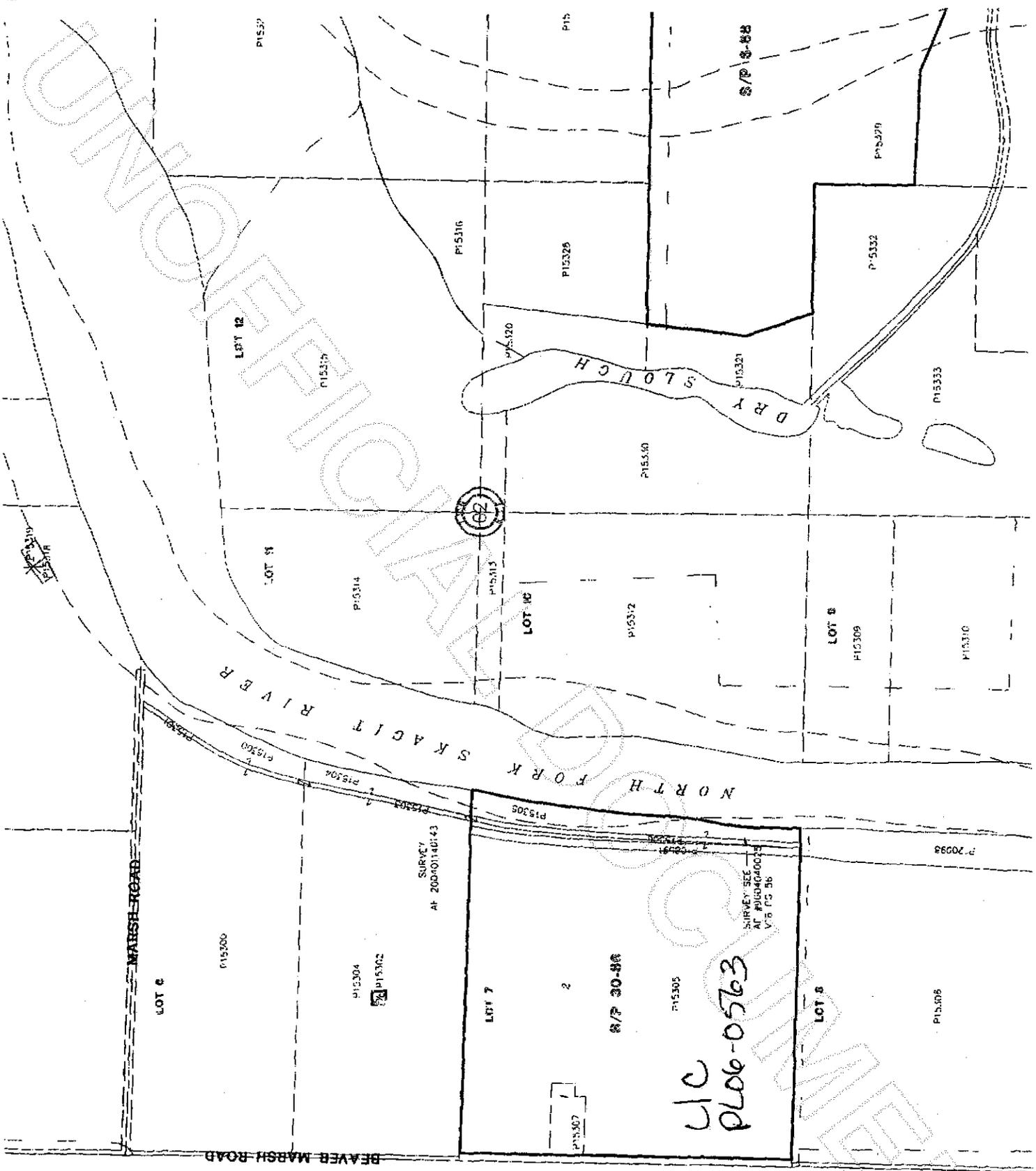
IS, the minimum lot size required for the _____ zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

IS NOT, the minimum lot size required for the _ 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)(i) 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: Mark Rode Originally approved: _____
Date: _6/14/2006_

See attached map.



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CONCLUSIONS AND DECISION

The Hearing Examiner having duly considered the matter, including all evidence presented, hereby finds that the creation of a substandard lot as described would not be adverse to the Public Health, Safety and General Welfare. The Skagit County Hearing Examiner hereby grants Variance #V-86-015 subject to the following condition:

1. A short plat shall be submitted and approved prior to conveyance of the property.

This decision shall become final fourteen (14) days from the date copies of this decision are transmitted to the applicant via certified mail unless appealed in accordance with Chapter 14.04.240 (15) or (16) of the Skagit County Code.


SKAGIT COUNTY HEARING EXAMINER

Date of Hearing: April 16, 1986

Date Copies Transmitted to Applicant: April 22, 1986



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