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Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**PLAT LOT OF RECORD CERTIFICATION**

File Number: PL 13-0137

Applicant Name: David Zagelow

Property Owner Name: Bradley Hoekstra

The Department hereby finds that Lot 2, Plat of Skyridge Division # 5, recorded in Volume 14, Pg 9, April 23, 1985

Parcel Number: P83200; 4475-000-002-0006; within a Ptn of the NW ¼ of the SW ¼ of Sec. 33, Twp 34, Rge 4. Approximately 0.7 acres (approximately 30,000 sq. ft.)

**1. CONVEYANCE**

- IS a** Lot of Record as defined in Skagit County Code (SCC) 14.04.020 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 Reserve Residential – Urban Growth to Mount Vernon 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.

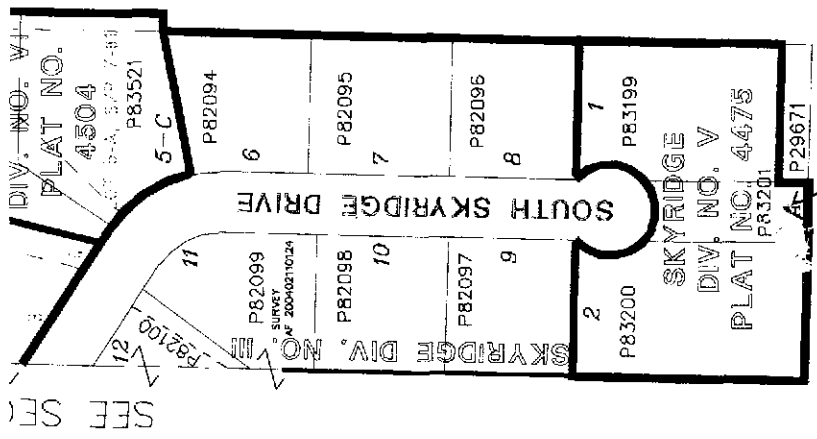
**IS NOT** the minimum lot size required for the \_\_\_\_\_ zoning district in which the lot is located, does not meet an exemption listed in SCC 14.16.850(4)(c) and therefore **IS NOT** eligible to be considered for development permits.

Authorized Signature: Greg Roden

Date: 4/12/2013

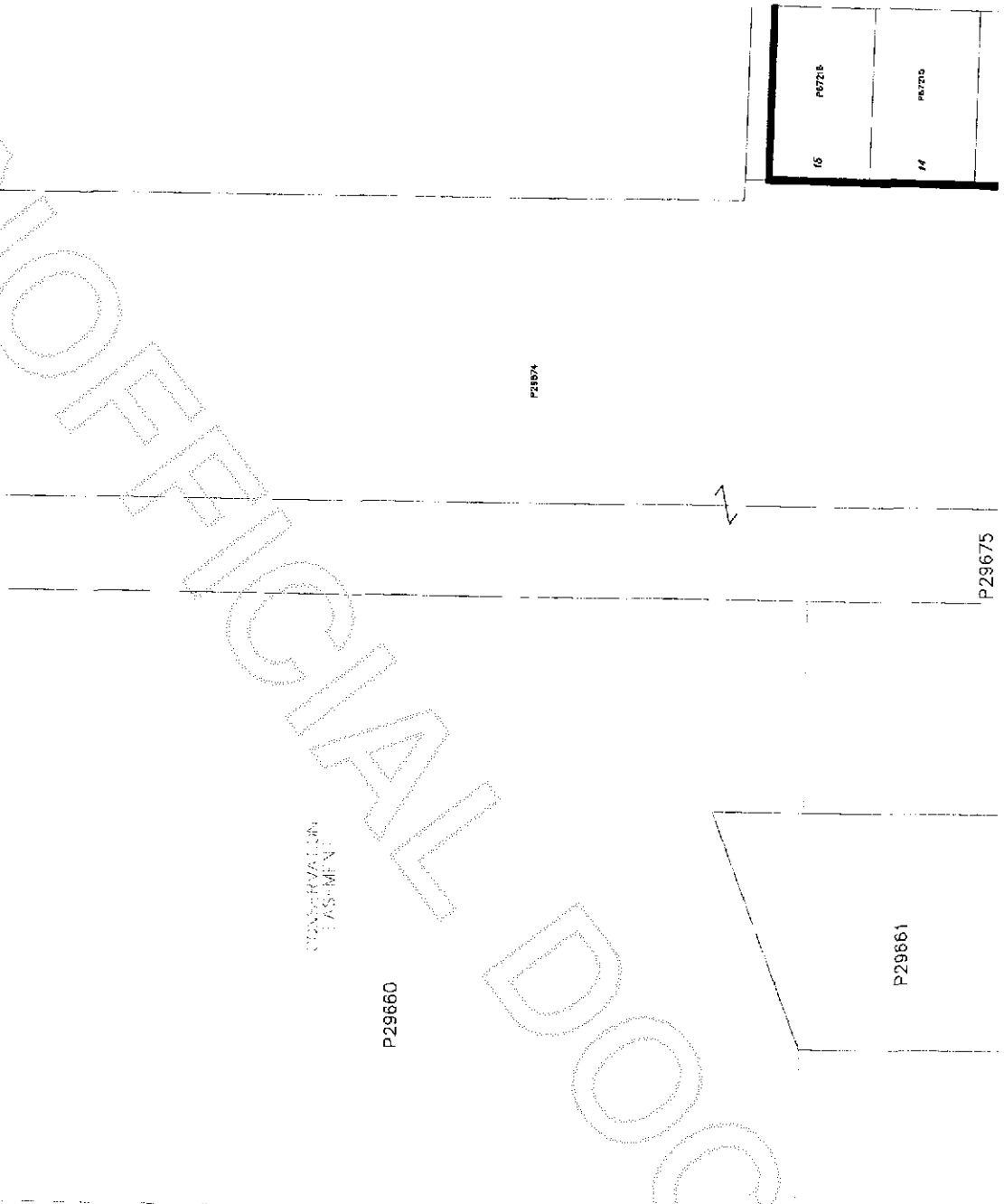
See Attached Map

UNOFFICIAL DOCUMENT



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