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Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

Revision to Previously Issued Lot Certification PL02-0559

File Number: PL_14-0096

Applicant Name: Melanie Bruch

Property Owner Name: Emerald Partnership Etal & Melanie Bruch Living 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): 48571; 360333-3-036-0004; within a Ptn of the SW 1/4 of the SW 1/4 in Sec. 33, Twp. 36, Rge 3.

Lot Size: approximately 1.0 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 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) and therefore IS eligible to be considered for development permits.

Authorized Signature: _____

How Roder

Date: 3/19/2014

See attached map for Lot of Record boundaries.

