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Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_15-0405

Applicant Name: Errol Hanson

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): 28760; 340429-4-014-0207; Lot C & Ptn of Lot D of Short Plat 39-83, AF 8311140025. Reflecting BLA from 1986, Ptn of Lot 4, as recorded under AF8608290060. Within a Ptn of the SE ¼ of the SE ¼ of Sec 29, Twp. 34, Rge 4.

Lot Size: approximately 10.9 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 Urban Reserve Residential within the UGA of Mount Vernon 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.

Authorized Signature:

Date: 8/12/2015

See attached map for Lot of Record boundaries.

