



**202212130039**

12/13/2022 12:57 PM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor

Return Name & Address:

\_\_\_\_\_  
\_\_\_\_\_  
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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL\_22-0463

Applicant Name: \_\_Rebecca Claus

Property Owner Name: \_\_Hoehn Road, LLC

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

P#(s): \_19584, 19558, 19606; 340122-1-002-003-0008, 340122-0-032-0005, 340123-2-001-0007; within a Ptn. of the SE ¼ of the NE ¼, lying North of the County Road, known as Cougar Gap Road within Sec. 22; and a Ptn of the North ½ of the NW ¼ of Sec . 23, all in Twp. 34, Rge. 1, E.W.M.

Lot Size: \_approximately 87.5 ac

**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 \_ Rural Reserve 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)(viii) and therefore IS eligible to be considered for development permits.

Authorized Signature: \_\_\_\_\_

Date: \_ 12/13/2022

See attached map for Lot of Record boundaries.

21.5  
19584  
19558  
19606

Lot  
Cultivation  
P19584-19606  
AS A SINGLE  
unit.



