202503140020

Return Name & Address:

Skagit County Planning & Development Services 1800 Continental Place Mount Vernon, WA 98273

03/14/2025 09:09 AM Pages: 1 of 2 Fees: \$304.50 Skagit County Auditor

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: SW24-0053/BP24-0764
Applicant Name: Hoyer Homes LLC

Property Owner Name: Hoyer Homes LLC

Having reviewed the information provided by the applicant, the Department hereby finds that the

parcel(s) bearing Skagit County Parcel Number(s): P108795 / 350716-4-001-0200

purcei(s) bearing skught county I deed I tumber(s). 11001/37/350710 1 001 0200								
Lot Size: 1.38 Acres Description: Lot 2, Short Plat#91-99 AF#9305280027, Portion of SE1/4,								
Section 16, Township 35 North, Range 7 East, W.M.								
1. CONVEYANCE								
	IS, a Lot of Record as defined in Skagit County Code (SCC) 14.0 innocent purchaser who has met the requirements described in SC RCW 58.17.210 and therefore IS eligible for conveyance. (per A.	CC 14.18.000(9) and						
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 <u>Rural Reserve (RRv)</u> 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: 09/05/2024 See attached map for Lot of Record boundaries.								

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