

Return Name & Address:



200509150019

Skagit County Auditor

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2 8:46AM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL\_05-0502

Applicant Name: Robert Lehr

Property Owner Name: Klutsenbaker Family 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): 32522; 350135-0-001-0113; Ptn of Northwest 1/4 of Southwest 1/4

Lot Size: approximately 0.23 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 \_\_\_\_\_ 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 Agricultural-Natural Resource/Rural Reserve zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vii)A and therefore IS eligible to be considered for development permits.

- ☒ **IS NOT**, the minimum lot size required for the Rural Intermediate 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 certain development permits.

Authorized Signature: Geoff Roeder

Date: 9/13/2005

See attached map for Lot of Record boundaries.

108-10888

4c  
P405-0502  
LOT - 1

RANCHO SAN  
JUAN DEL MAR  
SUB NO 9

RANCHO SAN  
JUAN DEL MAR  
SUB. NO. 9

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