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Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL04-0743/BP07-0422

Applicant Name: Joel & Chantel Pemberton

Property Owner Name: Joel R. & Chantel D. Pemberton

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P73052 - 4101-052-003-0008 - NW quarter of the SW quarter

Lot Size: .55 Description: FIDALGO CITY LOTS 1 TO 3 BLK 52

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 Rural Intermediate (RI) zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(iv) 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, 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.

Previously approved 11.10.2004

Authorized Signature: Robin Janssen

Date: May 10, 2007

See attached map for Lot of Record boundaries.

