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Skagit County Auditor

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1 of

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Return Name & Address:

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL\_17-0389 \_\_\_\_\_

Applicant Name: \_\_ Colby McCoy \_\_\_\_\_

Property Owner Name: \_\_ same (AF 201707120032)

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

P#(s): \_42838; 350717-0-004-0108; within a Ptn of the SE ¼ of the SE ¼ of Sec 17, Twp. 35, Rge 7.  
AKA Lot 2, Short Plat 90-78, AF 889728, October 19, 1978

Lot Size: \_approximately 2.8 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 Rural Intermediate \_\_ 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: Grace Rode

Date: \_ 7/14/2017

See attached map

