

Return Name & Address:
Skagit County
Planning & Development Services
1800 Continental Place
Mount Vernon, WA 98273-5025



201907220076

07/22/2019 12:53 PM Pages: 1 of 2 Fees: \$102.50
Skagit County Auditor

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL19-0411✓

Applicant Name: John & Toni Christianson

Property Owner Name: John L. & Toni Christianson

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P23010 / 340332-0-006-0003 / 3403-32 & 33
Lot Size: 1.06 Abbreviated Legal Description: PTN SECS 32 & 33 LY W CHILBERG RD & N VALENTINE RD DAF COM AT 1/4 COR BTW SECS 32 & 33 TH S 89-17-48 W...

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 Reserve (RRv) 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 _____ 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: _____

John Jempest

Date: July 19, 2019

See attached map for Lot of Record boundaries.

