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Skagit County Auditor

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

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL21-0138

Applicant Name: Dennis D Huston and Shannon L Huston

Property Owner Name: Dennis D Huston and Shannon L Huston

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P66324 /3937-001-048-0004

Lot Size: .26 acres Description: Lot 48, Blk 1, Lake Cavanaugh Sub Div No. 1, 22-33-06

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. (*per AF#* AF#)
- 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 Village Residential (RVR) 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.

Authorized Signature: *Shannon August*

Date: 07.21.2021

See attached map for Lot of Record boundaries.

