



202203240064

03/24/2022 01:02 PM Pages: 1 of 2 Fees: \$204.50  
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: BP22-0045

Applicant Name: David and Lori Tappan

Property Owner Name: David and Lori Tappan

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P70235 / 4036-004-007-0005

Lot Size: .43 acres Description: Lot 7, Blk 4, Wagner's Hope Island Addition 34-34-02

**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.

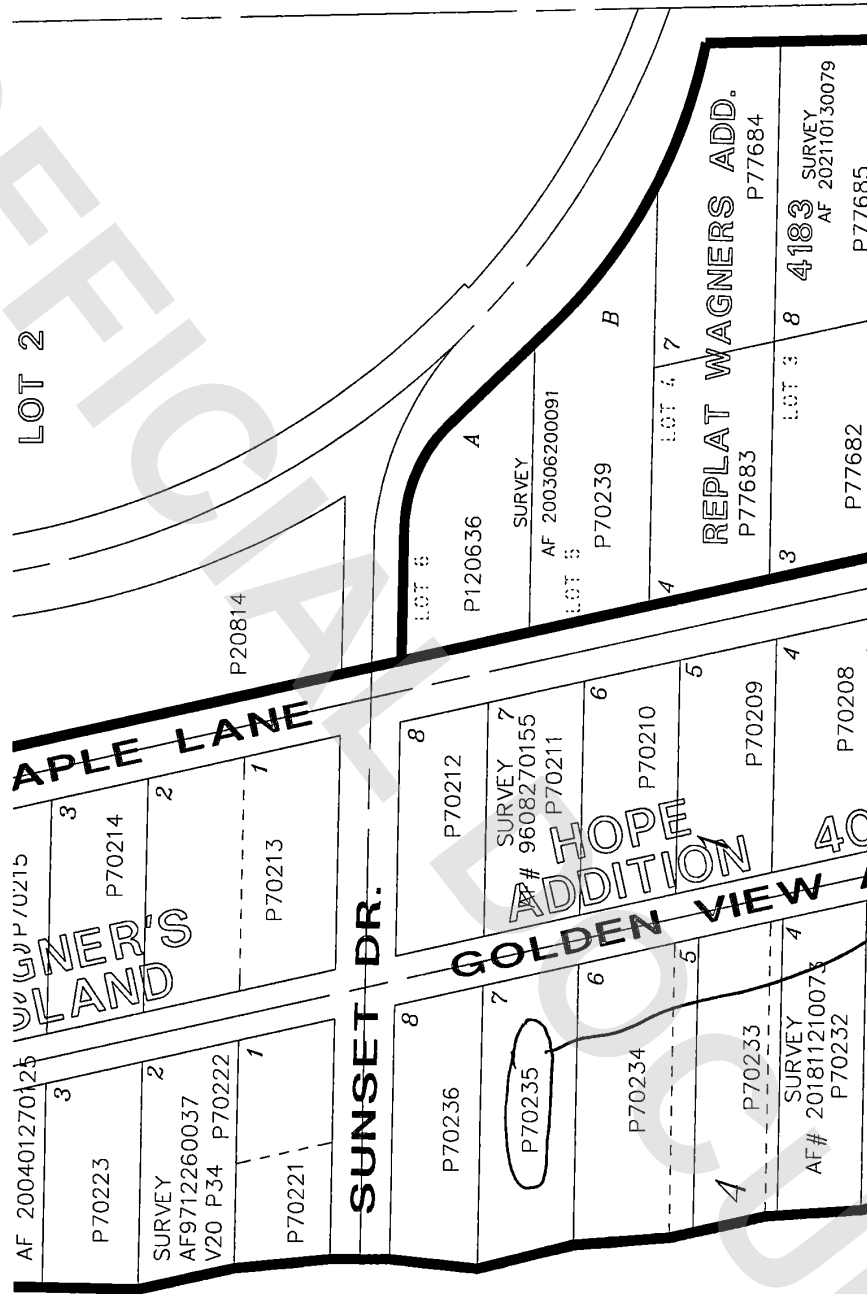
**2. DEVELOPMENT**

- IS**, the minimum lot size required for the Residential (R) 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) \_\_\_\_\_ and therefore IS eligible to be considered for development permits.

Authorized Signature:

Date: 03.23.2022

See attached map for Lot of Record boundaries.



Lot Cert w/ Deed-0045

UNOFFICIAL COMMENT