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12/29/2023 02:47 PM Pages: 1 of 2 Fees: \$204.50  
Skagit County Auditor

Return Name & Address:

Skagit County Planning & Development Services

1800 Continental Place

Mount Vernon, WA 98273

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: BP23-0901

Applicant Name: Larson Timothy J & Larson Karma K

Property Owner Name: Larson Timothy J & Larson Karma K

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P111493

Lot Size: 2.0 Description: LOT 15, PLAT OF SUNSET CREEK PLANNED UNIT

DEVELOPMENT, AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGE 168

THROUGH 172, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**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# )

**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)(i) and therefore IS eligible to be considered for development permits.

Authorized Signature: \_\_\_\_\_

Date: 12/29/2023

See attached map for Lot of Record boundaries.



