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02/26/2024 02:32 PM Pages: 1 of 2 Fees: \$304.50
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: BP24-0042

Applicant Name: Tom and Monique Banta

Property Owner Name: Tom and Monique Banta

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P102711 / 4593-000-027-0006

Lot Size: 0.53 Description: LOT 27, PLAT OF COUNTRY CLUB MEADOWS DIVISION NO. 3, AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 60 AND 61, RECORDS OF SKAGIT COUNTY, WASHINGTON in Section 02. Township 34, Range 03 W.M.

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 Bayview Ridge Industrial (BR-I) 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: 02/26/2024

See attached map for Lot of Record boundaries.

