



202405080063

05/08/2024 02:42 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

Return Name & Address:

Planning & Development Services

1800 Continental Place, Mount Vernon, WA, 98273

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL24-0121

Applicant Name: Thomas Knopf

Property Owner Name: Bluebird Acreage LLC

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P74838

Lot Size: 0.13 acres Description: LOT 7, BLOCK 11, PLAT OF CLEAR LAKE, SKAGIT COUNTY, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 22, 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.

2. DEVELOPMENT

- ☒ **IS NOT**, the minimum lot size required for the Rural Village Residential zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vii) and therefore IS eligible to be considered for development permits.

Authorized Signature: _____

See attached map for Lot of Record boundaries.

Date: 05/08/2024

