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08/13/2024 03:31 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: PL24-0169

Applicant Name: Charles & Heather Brennan

Property Owner Name: Charles & Heather Brennan

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P78329 / 4213-000-017-0006

Lot Size: 0.41 Description: PORTION OF LOT 17, GIBRALTER HEIGHTS, AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGES 52 AND 53, 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 Intermediate (RI) zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c) (vii)(B) and therefore IS eligible to be considered for development permits.

Authorized Signature: _____

Date: 08/13/2024

See attached map for Lot of Record boundaries.

