



202411040068

11/04/2024 02:50 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: BP24-0437

Applicant Name: MADALYN WALKER

Property Owner Name: WAGNER ARTHUR, WAGNER PAULA

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P19619

Lot Size: 0.78 acres Description: LOT 1, SHORT PLAT NO. SPT94-009, VOLUME 11 OF SHORT PLATS, PAGE 82, AFN. 9406060046, AS AMENDED UNDER AFN. 9605240126, PTN OF GOV LT 5, S24, T34N, R1E, W.M. AND JULIUS S POTTERS PLAT OF FIDALGO CITY.

**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 Intermediate 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: \_\_\_\_\_

Date: 06/14/2024

**See attached map for Lot of Record boundaries.**

