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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: BP24-0234

Applicant Name: Shane/Lisa Thoe

Property Owner Name: Shane/Lisa Thoe

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P39776/350519-0-062-0007

Lot Size: 0.31 Description: LOT 1, SHORT PLAT NO. PL00-0272, APPROVED MAY 17, 2002 AND RECORDED MAY 17, 2002, UNDER AUDITOR'S FILE NO. 200205170145 AND BEING A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, 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.

2. DEVELOPMENT

- IS NOT**, the minimum lot size required for the Urban Reserve Residential (URR) 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: 12/24/2024

See attached map for Lot of Record boundaries.

