

Return Name & Address:
Planning & Development Services
1800 Continental Place, Mount Vernon, WA, 98273

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES
LOT OF RECORD CERTIFICATION

File Number: BP24-0477

Applicant Name: ERIK JOHNSTON

Property Owner Name: COONS RODNEY B & COONS TINA

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P75000

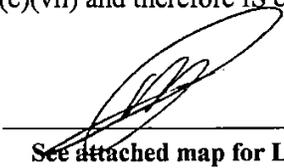
Lot Size: 0.85 acres Description: LOTS 5 TO 8, BLOCK 6, NORTH PARK ADDITION TO CLEAR LAKE, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 16, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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: 

Date: 06/18/2024

See attached map for Lot of Record boundaries.

