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Skagit County Auditor

Return Name & Address:

Skagit County Planning

1800 Continental Place

Mount Vernon, WA 98273

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: BP24-0234

Applicant Name: Shane and Lisa Thoe

Property Owner Name: Shane and 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

Lot Size: 0.31 acres Description: LOT 1, SP #PL00-0272, AFN#200205170145, PORTION OF SE1/4, NW1/4 S19, T35N, RANGE 5 EAST, WM.

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# 200205170145*)

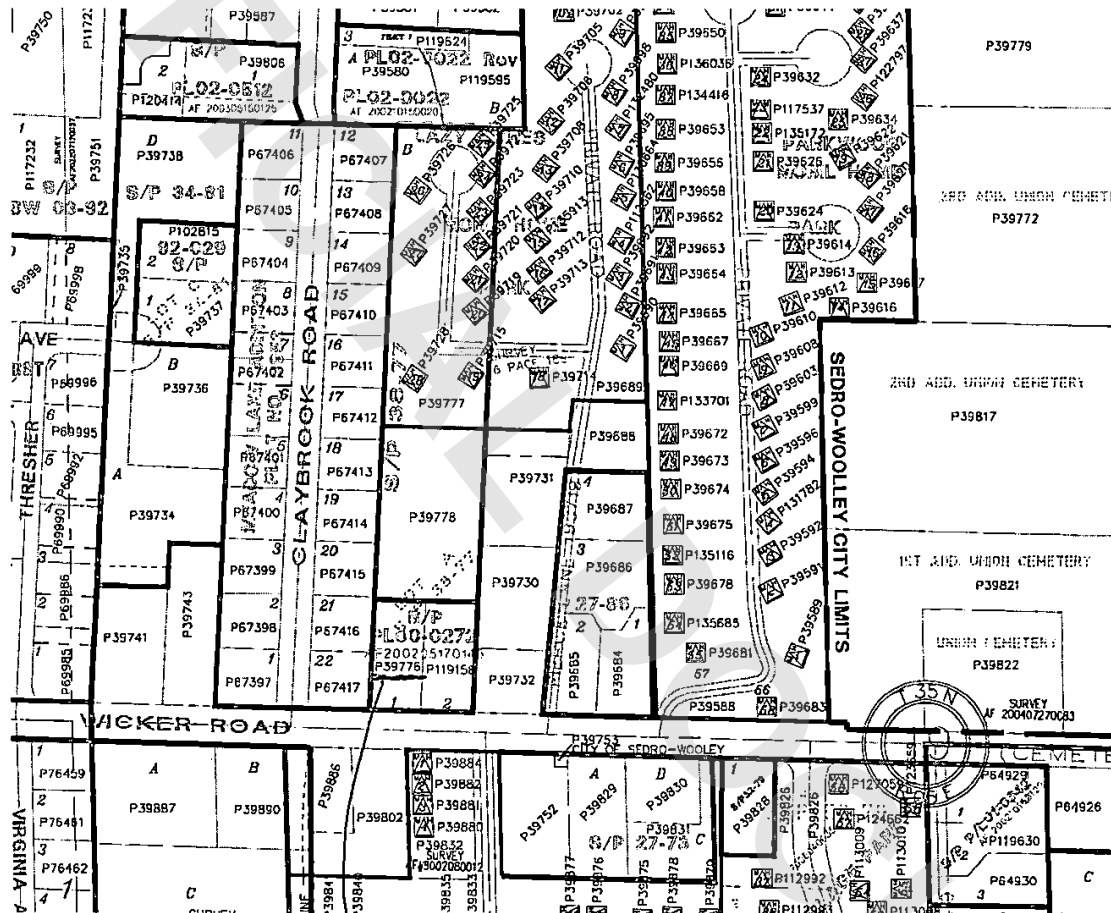
2. DEVELOPMENT

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

Authorized Signature: _____

Date: 4/19/2024

See attached map for Lot of Record boundaries.



BP24-0234