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05/09/2025 03:53 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: PLAN1-2025-0010

Applicant Name: STOWE PATRICIA R

Property Owner Name: STOWE PATRICIA R

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P73459/4106-321-007-0206 & P19636/340124-0-023-0202 as one lot of record

Lot Size: 0.81 acres Description: (0.8100 ac) LOTS 1 TO 14, BLOCK 320 AND LOTS 1 TO 7, BLOCK 321, JULIUS S POTTERS PLAT OF FIDALGO CITY, WASH., AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 77, RECORDS OF SKAGIT COUNTY, WASHINGTON. THW OLIVER AVE & ALLEYS & W1/2 WOODLAND ST & S1/2 & S1/2 N1/2 STEWART ST & N1/2 STAR ST & LTS 1 TO 14 BLK 320 & 1 TO 7 BLK 321 TGW TDLDLS LESS TAX 1 & LESS S 370FT THOF. Ptn SE1/4 S24 T34 R01

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 (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: _____

Allen Sanchez

Date: 5/9/2025

See attached map for Lot of Record boundaries.

