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03/27/2026 01:19 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
LEGAL LOT CERTIFICATION

File Number: PLAN1-2026-0008

Applicant Name: ANC Design c/o Aaron Parrish

Property Owner Name: LUNZ AM SEE LLC, c/o Anna Von Lunz

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel bearing Skagit County Parcel Number: P20469

Lot Size: 0.66 Description: BAT INT OF N LI 11TH ST WI W LI COMMERIAL AVE FIDALGO CITY TH W ON N LI 11TH ST 310FT TH N 32.5FT TH E 310FT S 32.5F TTPB & N1/2 VAC 11TH ST ADJ. SECTION 18, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.

1. CONVEYANCE

IS a Legal Lot as defined in Skagit County Code (SCC) 14.04.020 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 14.70.060 (4) & (8) and therefore IS eligible to be considered for development permits

Brandon Black
Digitally signed by Brandon Black
Location: Skagit County Planning & Development Services
Contact Info: brandonb@co.skagit.wa.us
Date: 2026.02.26 15:50:25-0800

Authorized Signature: _____

Date: 2/26/26

An appeal may be filed with the Department within 14 days of the date of decision per SCC 14.10.410(3).

See attached map for Lot of Record boundaries.

