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03/10/2026 02:15 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: MANU-2026-0006

Applicant Name: Coach Corral Inc

Property Owner Name: Stephen and Stephanie Harlan

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P109278 / 4680-000-004-0000

Lot Size: 0.31 acres Description: LOT 4, BIG LAKE HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 16 OF PLATS, PAGES 118 THROUGH 120, INCLUSIVE, RECORDS SKAGIT COUNTY, WASHINGTON.

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 Village Residential (RVR) zoning district in which the lot is located but does meet an exemption listed in SCC 14.70.060(3) and therefore IS eligible to be considered for development permits.

Jeanne Aungst

Digitally signed by Jeanne Aungst
Location: Skagit County Planning
and Development Services
Contact Info:
jaungst@cooskagit.wa.us
Date: 2026.03.10 09:13:42-0700

Authorized Signature: _____ Date: 03/10/2026

A Type 1 decision may be appealed to the Hearing Examiner by the applicant or by parties who have commented on the proposal by filing a written Notice of Appeal, together with the applicable appeal fee, with the Department within 14 days of the date of decision per SCC 14.06.410(3).

See attached map for Lot of Record boundaries.

