

Return Name & Address:

Skagit County Planning & Development Serv  
1800 Continental Place  
Mount Vernon, WA 98273



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04/12/2024 02:37 PM Pages: 1 of 2 Fees: \$304.50  
Skagit County Auditor

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL95-0248 / BP24-0371

Applicant Name: Brian D Hall & Kimberly Hall

Property Owner Name: Brian D Hall & Kimberly Hall

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P74752 / 4137-000-011-0005

Lot Size: 0.16 Acres Description: Lot 11 of West View , Replat of Block 40, Montborne, TGW Ptn Vac. Railroad R-O-W. Sec. 01, Twp. 33, Rge 04.

**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# )

**2. DEVELOPMENT**

- IS**, the minimum lot size required for the \_\_\_\_\_ zoning district in which the lot is located and therefore IS eligible to be considered for development permits.
- 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 14.16.850(4)(c)(iv) and therefore IS eligible to be considered for development permits.

Authorized Signature:

Deepti Wlanna

Date: 04/12/2024

See attached map for Lot of Record boundaries.

