

POOR ORIGINAL



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08/05/2024 02:36 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

Return Name & Address:

Planning & Development Services

1800 Continental Place, Mount Vernon, WA, 98273

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL24-0258

Applicant Name: THOMAS LITTLE

Property Owner Name: SOUTH MOUNT VERNON COMMERCIAL CENTER LLC

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P16330

Lot Size: 5.85 acres Description: CU F&A #201 AF#799218 AF#823739: DR 17: DK 3: PTN OF GOV LT3, S5, T33N, R4E, W.M.

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 Agricultural-Natural Resource Lands zoning district in which the lot is located, and does not meet an exemption listed in SCC 14.16.850(4)(c) and therefore IS NOT eligible to be considered for development permits.

Authorized Signature: _____

Date: 08/02/2024

See attached map for Lot of Record boundaries.

