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04/02/2025 09:00 AM 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: PLAN1-2025-0030

Applicant Name: Scott Kukas/Cynthia Wander

Property Owner Name: Scott Kukas/Cynthia Wander

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P63380/3869-012-007-0002

Lot Size: 0.87 acres Description: LOTS 6 AND 7, BLOCK L, CAPE HORN ON THE SKAGIT, DIVISION NO. 2, RECORDED IN VOLUME 9 OF PLATS, PAGES 14 THRU 19, RECORDS OF SKAGIT COUNTY, WASHINGTON. Section 07, Township 35, Range 08, E.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**, 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 Intermediate (RI) zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(i) and therefore IS eligible to be considered for development permits.

Authorized Signature: _____

Date: 03/31/2025

See attached map for Lot of Record boundaries.

- File: PLAN1-2025-0031

