



**202512020013**

12/02/2025 09:58 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**  
**LEGAL LOT CERTIFICATION**

File Number: BLDR-2025-0294

Property Owner/Landowner: Jeffrey Hanson, 15327 20<sup>th</sup> Place West; Lynnwood, WA 98087

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P66807

Lot Size: 0.58 acres Description: LOT 32, LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3, AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGES 25 THROUGH 31, INCLUSIVE, RECORDS OF 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 zoning district in which the lot is located but does meet an exemption listed in SCC 14.70.060(4) and therefore IS eligible to be considered for development permits.

Authorized Signature: Kevin Cricchio Date: 11/25/2025

Staff Name: Kevin Cricchio

See attached map for Lot of Record boundaries.

BLR8-2625 - 4294

39	38	37	36	35	34	33	32	31	30	29	28	27	26	25	24	
P66813	P66812	P66811	P66810	P66809	P66808	P66807	P66806	P66805	P66804	P66803	P66802	P66801	P66800	P66801	P66800	
7	40	35	34	32	2	33	32	31	30	29	28	27	26	25	24	
P6681	P66812	P66811	P66810	P66809	P66808	P66807	P66806	P66805	P66804	P66803	P66802	P66801	P66800	P66801	P66800	
39	38	37	36	35	34	33	32	31	30	29	28	27	26	25	24	
40	35	34	32	2	33	32	31	30	29	28	27	26	25	24	23	
C	OCK	C	2	33	32	31	30	29	28	27	26	25	24	23	22	
P66984	SURVEY AF 200506230026	P66983	P66982	P66981	SURVEY AF 201710150016	P66980	P66979	P66978	P66977	P66976	P66975	P66974	P66973	P66972	P66971	P66970