

Return Name & Address:



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Skagit County Auditor

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BP13-0381

## TITLE NOTIFICATION

Waiver of 200' Foot Setbacks for Properties Outside of and Immediately Adjacent to  
Designated Natural Resource Lands Pursuant to Skagit County Code 14.16.810

Owner pursuant to SCC 14.06.090(1)(c)\*: John Carl Royce Jr.

Property I.D. #: P64024 Legal Description: Section: 25 Township: 33 Range: 06

Parcel Address: 35266 Phipps Drive City: Mount Vernon

Comp Plan/Zoning Designation: Rural Village Residential (RVR)

\*SCC 14.06.090 Contents of Application requires under item (1)(c) a verified statement by the Applicant that all property that is the subject of the application is either in the exclusive ownership of the Applicant or that the Applicant has submitted the application with the consent of all of the owners of the property.

**Notice:** This parcel lies outside of and immediately adjacent to an area designated as a Natural Resource Land (agricultural, forest or mineral resource lands of long-term commercial significance) in Skagit County. Pursuant to Skagit County Code 14.16.810((7) such parcels shall observe a minimum 200' building setback from such Natural Resource Lands unless a waiver is obtained. The property owner hereby waives the 200 foot setback by acknowledging in this title notification the possible occurrence of agriculture, forestry or mining activity on the adjacent property. The property owner identified herein also waives for all current and future owners, any claim for damages that may occur to the building or occupants because of activities which are conducted in accordance with applicable state regulations.

The property owner thus acknowledges that a variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting, or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law." In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. Contact Skagit County Planning and Development Services for details.

Adjacent: ☐ Rural Resource ☐ Agriculture ☐ Industrial Forest ☒ Secondary Forest ☐ Mineral Resource

Owner name pursuant to SCC 14.06.090(1)(c)  
**John Carl Royce Jr.**

Signature *John Carl Royce Jr.*



State of Washington, County of Skagit. On this 19 day of August,  
year of 2013 before me Bonnie K. Irish Notary Public,  
personally appeared John Carl Royce Jr. personally  
known to me to be the person whose name is subscribed to this instrument, and  
acknowledged that he/she executed it.

Witness my hand and official seal:

Notary's Signature *Bonnie K. Irish*  
Notary Public in and for the State of Washington residing at Skagit  
County My Commission Expires: 5/19/15



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