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06/06/2022 01:57 PM Pages: 1 of 2 Fees: \$204.50  
Skagit County Auditor

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**PROTECTED CRITICAL AREA SITE PLAN**

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Grantor/Owner: Ryan & Kelsey Huerter

Grantee: PUBLIC

Site Address: NHN Lake View Boulevard

Property ID #: P64436 Assessors Tax Account #: 3882-000-044-0005

Legal Description: SE ¼ NW ¼ Sec. 36 Twp. 34 Rng. 04

Permit/Activity #: PL21-0290

The PROTECTED CRITICAL AREA (PCA) is to be left undisturbed in its natural state. "With the exception of activities identified as Allowed without Standard review under SCC 14.24.070, any land-use activity that can impair the functions and values of critical areas or their buffers through a development activity or by disturbance of the soil or water, and/or by removal of, or damage to, existing vegetation shall require critical areas review and written authorization pursuant to SCC 14.24." SCC 14.24.060

No clearing, grading, filling, logging or removal of woody material, building, construction or road construction of any kind, planting of non-native vegetation or grazing of livestock is allowed within the PCA areas except as specifically permitted by Skagit County on a case-by-case basis consistent with SCC 14.24.

Representations on this site plan may be approximations only and should not be used for purposes other than for determining general locations of critical areas. Development activities beyond the scope of this plan may require additional studies and approvals.

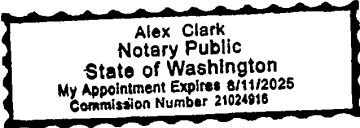
The above references to "Grantor" and "Grantee" shall not be construed as a transfer of property ownership and are used solely for filing with the County Auditor.

Owner: Kelsey Huerter Date: 6-03-22

On this day personally appeared before me Kelsey Huerter, owner, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 3<sup>rd</sup> day of June, 20 22

[Signature]  
Notary Public residing at Mount Vernon  
My Commission Expires: 8/11/2025



CRITICAL AREA SITE PLAN

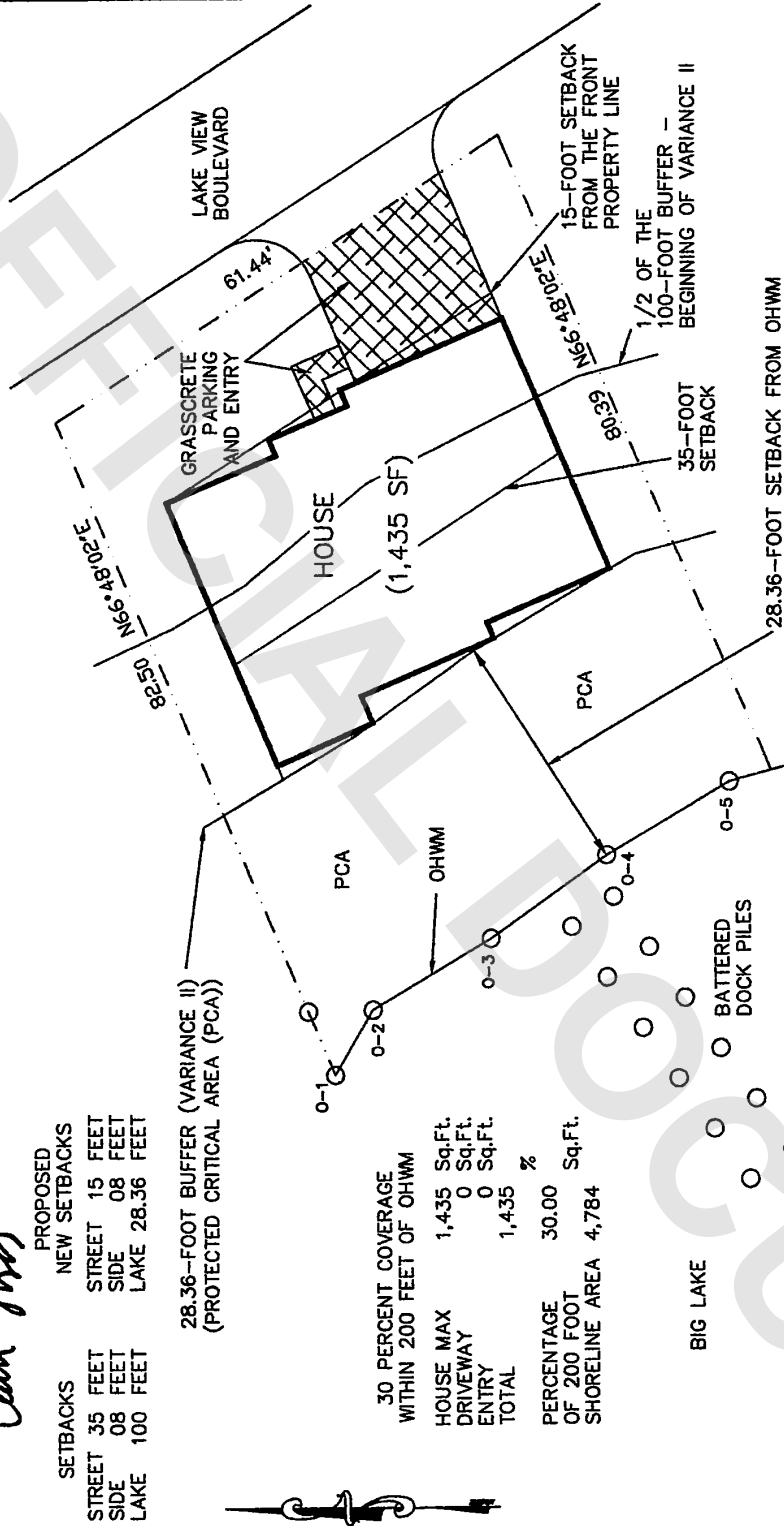
Approved with PL21-0290 6.3.22

*Leah Ann*

SETBACKS		PROPOSED NEW SETBACKS	
STREET	35 FEET	STREET	15 FEET
SIDE	08 FEET	SIDE	08 FEET
LAKE	100 FEET	LAKE	28.36 FEET

28.36-FOOT BUFFER (VARIANCE II)  
(PROTECTED CRITICAL AREA (PCA))

30 PERCENT COVERAGE WITHIN 200 FEET OF OHWM	
HOUSE MAX	1,435 Sq.Ft.
DRIVEWAY	0 Sq.Ft.
ENTRY	0 Sq.Ft.
TOTAL	1,435 %
PERCENTAGE OF 200 FOOT SHORELINE AREA	30.00 Sq.Ft. 4,784



Owners: Huerter, Ryan & Kelsey  
 Address: 17178 Lake View Blvd.  
 Parcel: P64436  
 Permit: PL21-0290  
 Preparer: Edison Engineering  
 Date: March, 2022  
 File: 222009

This drawing was created with a compass and tape measure and is approximate.  
NOT A SURVEY

