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08/21/2025 09:49 AM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

PROTECTED CRITICAL AREA SITE PLAN

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Grantor/Owner: 1998 TRUST FBO CHELSEA /STONEGATE ENTERPRISE LTD ESTATE/

ATTN DUBAN ACCOUNTANCY CORP

Grantee: PUBLIC

Site Address: 14121 DEVIN CLIFF LANE

Property ID #: P19449

Assessors Tax Account #: 340115-0-002-0000

Legal Description: NW ¼ NW ¼ Sec. 15 Twp. 31N Rng. 01E W.M./ Plat Name: 31-81 Tract: 2B

Permit/Activity #: PL24-0382

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.

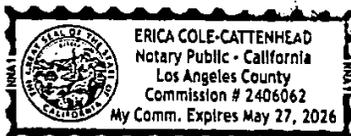
The above references to "Grantor" and "Grantee" shall not be construed as a transfer of property ownership and are used solely for filing with the County Auditor.

Owner: Dennis L Duban, Trustee of the 1998 Trust FBO Chelsea Date: 7-7-2025

On this day personally appeared before me Dennis L. Duban, 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.

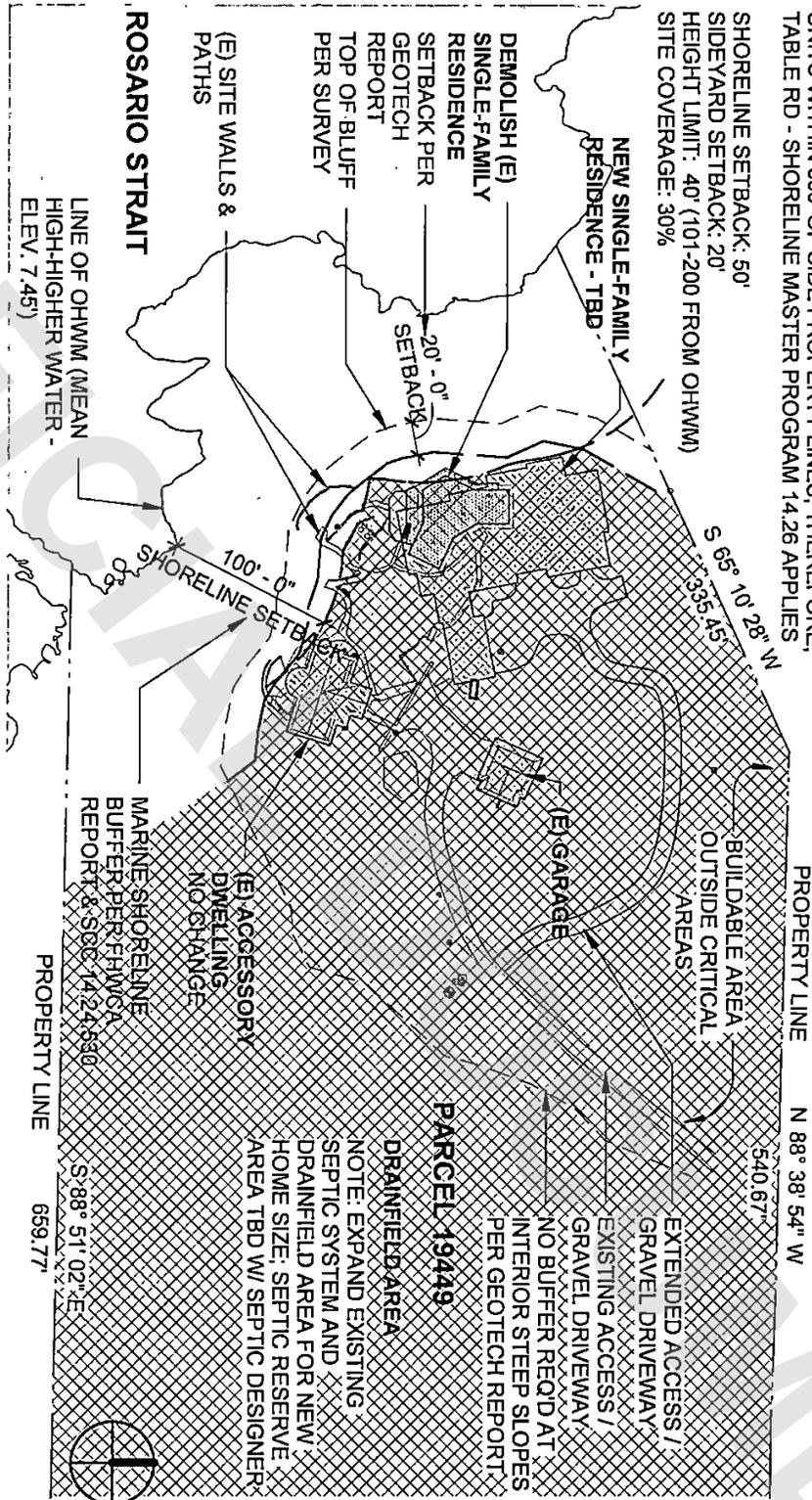
Given under my hand and seal of office this 7th day of July, 2025

[Signature]
Notary Public residing at Los Angeles
My Commission Expires: 5/27/26



DESIGNATED "RURAL" SHORELINE AREA W/ NO DWELLING UNITS WITHIN 300' OF SIDE PROPERTY LINES; THEREFORE, TABLE RD - SHORELINE MASTER PROGRAM 14.26 APPLIES

SHORELINE SETBACK: 50'
SIDEYARD SETBACK: 20'
HEIGHT LIMIT: 40' (101-200 FROM OHWM)
SITE COVERAGE: 30%



PROTECTED CRITICAL AREA SITE PLAN

14121 DEVIN CLIFF LN.
ANACORTES, WA 98221
06/03/2025

Approved PCA Site Plan
PL24-0382
AW 6/16/2025

SILK | CAVASSA | MARCHETTI
architecture & interiors