



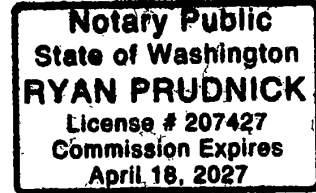
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12/27/2023 11:30 AM Pages: 1 of 2 Fees: \$204.50  
Skagit County Auditor

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PROTECTED CRITICAL AREA SITE PLAN  
Page 1 of 2



Grantor/Owner: Timothy Albrecht

Grantee: PUBLIC

Site Address: 17460 Mallard Cove Lane

Property ID #: P64473, P64472 & P29974

Assessors Tax Account #: 3882-000-075-0007, 3882-000-074-0107 & 340436-0-085-0903

Legal Description: SW ¼ NE ¼ Sec. 36 Twp. 34 N Rng. 04 E

Permit/Activity #: PL22-0020/PL22-0021/PL22-0022

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.

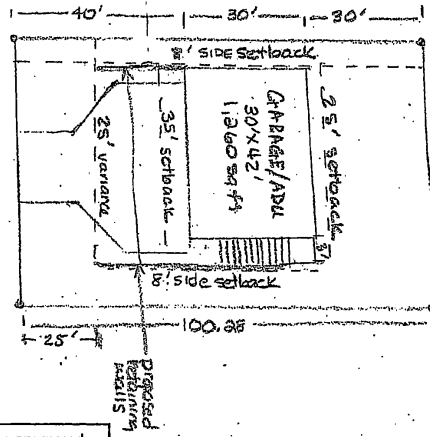
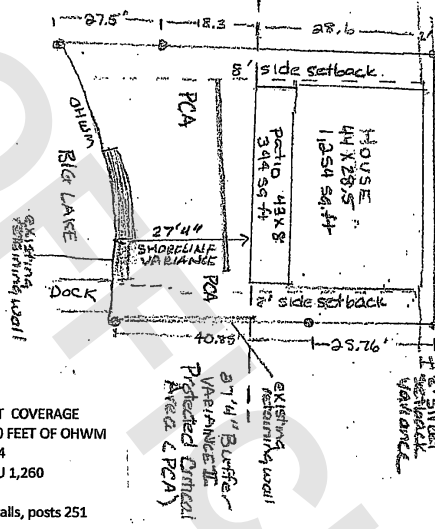
Owner: *Tim R Albrecht* Date: 12/22/23

On this day personally appeared before me TIMOTHY ALBRECHT, 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 22<sup>nd</sup> day of DECEMBER, 2023

*Timothy Albrecht*  
Notary Public residing at Edmonds  
My Commission Expires: 04/18/2027

ALBRECHT CRITICAL AREA SITE PLAN



30 PERCENT COVERAGE  
 WITHIN 200 FEET OF OHWM  
 House 1,254  
 Garage/ADU 1,260  
 Patio 344  
 Retaining walls, posts 251  
 Total 3,109  
 Lot Square Footage - 10,430  
 Impervious Surface 30%

Protected Critical Area  
 OHWM - 27'4"  
 Total Square Feet - 2,337

SETBACKS  
 Street (back) 25 feet  
 Street (front) 35 feet  
 Side 08 feet  
 Lake 100 feet

Critical areas approved  
 12/22/2023

Staff: Kelsey Bellavance  
 Kelsey Bellavance

Approved Setback Variances  
 Street (back) 02 feet  
 Street (front) 25 feet  
 Side 08 feet  
 Shoreline 27 feet, 4 inches

Owners: Tim and Laurie Albrecht  
 Address: 17460 Mallard Cove Lane  
 Parcels: 64472, 64473, 29974  
 Permit #: PL21-0369  
 Preparer: Tim and Laurie Albrecht  
 Date: December 19, 2023