

After recording return to:

City of Sedro-Woolley
720 Murdock Street
Sedro-Woolley, WA 98284



200706180169

Skagit County Auditor

6/18/2007 Page

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1:33PM

Document Title: Notice and Order of Abatement

Grantor: City of Sedro-Woolley

FIRST AMERICAN TITLE CO.

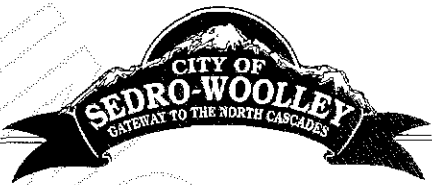
Grantee: Public

M9058-2

ACCOMMODATION RECORDING ONLY

Tax Parcel: P118247/4779-000-002-0000

Legal: Plat of ANKNEY HEIGHTS, LOT 2, Situate in Skagit
County, Washington.



CITY OF SEDRO-WOOLLEY
Sedro-Woolley Municipal Building
720 Murdock Street
Sedro-Woolley, WA 98284
Phone (360) 855-1661
Fax (360) 855-0707

Jack R. Moore
Planning Director & Building Official

NOTICE AND ORDER TO ABATE UNSAFE OR UNLAWFUL CONDITION

DATE: June 15, 2007

PROPERTY OWNER: Advocate Group Enterprises, LLC
12423 NE 145th Place, B158
Kirkland, WA 98034

Advocate Group Enterprises, LLC
2006 Noble Court SE
Auburn, WA 98284

SITE ADDRESS: 422 Longtime Lane
Sedro-Woolley, WA 98284

As owner, agent, lessee, or other person occupying or having charge or control of the building, lot or premises at 422 Longtime Lane you are hereby notified that the undersigned, pursuant to the Sedro-Woolley Municipal Code of the City of Sedro-Woolley (SWMC), has determined that there exists upon or adjoining said premises the following condition(s) contrary to the following provisions of the SWMC:

SWMC 15.04.050:

It is unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy, or maintain any building or structure in the city, or cause the same to be done, contrary to or in violation of any of the provisions of this chapter and the codes adopted by reference.

Your property includes a slope that was altered without a permit and for which no geotechnical report has been submitted to the City to establish that the slope is stable as altered as is required by the City. The hazard created by such action is a violation of the International Property Maintenance Code §108.1.3 which prohibits the location of a structure in such a manner as constitutes a hazard to the occupants of the structure.

In an effort to determine the current condition of the slope on your property as well as the slope on adjacent properties, the City hired a competent geotechnical engineering firm to study the slope, offer an opinion on its stability and in the event the slope was determined to be



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unstable as a result of the illegal alteration, to propose one or more remedies. The attached report from Geotest, dated February 26, 2007 is provided for your information and incorporated into this Notice and Order. The report clearly states that "the lot slopes are over steepened and present a hazard." See Page 1.

You are hereby notified to abate said condition to the satisfaction of the undersigned within ninety (90) days of the date of this notice. If you do not abate such condition within ninety (90) days, the City may abate the condition at your expense.

Abatement is to be accomplished in the following manner: Compliance with the Geotest report or the submission of an alternate geotechnical plan and report which adequately addresses the slope stability concerns on your property (including compliance with the alternate report). Significant earth work requires a Fill and Grade permit from the City of Sedro-Woolley and must be obtained prior to the commencement of demolition activities.

Pursuant to the International Property Maintenance Code adopted by the City in SWMC 15.04.020K, you have the right to appeal this order to the board of appeals. Such appeal shall be taken by filing a written application for appeal within 20 days of this Notice was served upon you with the City Clerk's office. Any application for appeal shall be based on a claim that the true intent of the International Property Maintenance Code has been incorrectly interpreted, does not apply, or the requirements have been met.

This Notice and Order may be filed with the Skagit County Auditor's Office as Notice against the above-listed property.

SWMC 15.04.055 states: In addition to any other remedies and penalties provided by this chapter and not in lieu thereof, and as separate and distinct remedies, the city of Sedro-Woolley may bring a civil suit in any court of competent jurisdiction to obtain a judgment, including but not limited to declaratory and injunctive relief, to enforce the requirements of this chapter. And, SWMC 15.04.060 further states: Notwithstanding the provisions of the Uniform Codes adopted by references in this chapter, any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this chapter is committed, continued or permitted, and upon conviction of any such violation such person shall be punishable by a fine of not more than five thousand dollars, or by imprisonment not to exceed one year, or by both such fine and imprisonment.

Please direct any questions regarding this Notice and Order to the undersigned official.


Jack R. Moore, BCO
Planning Director & Building Official

