



201002010057

Skagit County Auditor

2/1/2010 Page

1 of

3 8:50AM

After Recording Return to:
Skagit County Planning and Development Services
1800 Continental Place
Mount Vernon WA 98273

CERTIFICATE OF NON-COMPLIANCE

Skagit County Planning and Development Services has found the property listed below in non-compliance with Skagit County Code Title 14 or 15, or both, pursuant to the attached Notice and Order to Abate. The property owner has been notified. This certificate of Non-Compliance will remain in effect until compliance is achieved.

Case Number CE07-0223

Violator: Sandra Kupka / Magnolia Group

Legal Description: HEART O' THE SKAGIT RIVER TRS 1/36 INT IN LT 33 & ALL TR 12

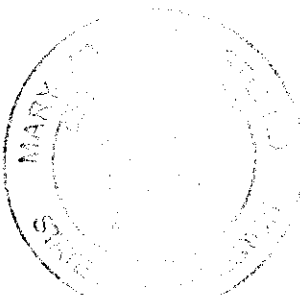
Address of Violation: 32902 Cockreham Lane, Sedro Woolley

Parcel Number: P65633

I, Tim DeVries, do hereby certify under penalty of perjury that the above information, to the best of my knowledge, is correct.

DATED this 28TH day of JANUARY, 2010.

Skagit County Building Official



State of Washington, County of Skagit. On this 28th day of January, year of 2010, before me MARY JOANNE OSTLUND Notary Public, personally appeared TIM DE VRIES 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 Mary Joanne Ostlund

Notary Public in and for the State of Washington residing at

Burlington My commission expires: 2-5-2011



PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

BILL DOWE, CBO, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

TIM DEVRIES, CBO
Building Official

CERTIFIED MAIL

October 14, 2009

Supplemental NOTICE AND ORDER TO ABATE

Sandra Kupka / Magnolia Group
32902 Cockreham Lane
Sedro-Woolley, WA 98284

Case Number: CE07-0223
Subject: Property located at 32902 Cockreham Lane, Sedro-Woolley
Legal Description: HEART O' THE SKAGIT RIVER TRS 1/36 INT IN LT 33 & ALL TR 12
Assessor's Tax Parcel: P65633
Tax I.D. Number: 3923-000-012-0004

Pursuant to Titles 14 and 15 of the Skagit County Code (SCC), Elaine Pitman, then a Code Compliance Officer for Skagit County Planning and Development Services, conducted a site visit on December 12, 2007. During the site visit, Officer Pitman observed that a single-wide manufactured home had been placed on the above described property, which is within a designated floodway. A contact letter was sent on December 18, 2007, and was returned refused. A Stop Work Order was posted on site January 9, 2008. Officer Pitman re-inspected the site February 1, 2008, and observed that the Stop Work Order had been removed. A Notice of Violation was sent by certified mail February 4, 2008, and returned March 4, 2008 unclaimed. A copy was also sent via regular mail, and was not returned by the Post Office.

The Administrative Official has found that you are in violation of Titles 14 and/or 15 of the Skagit County Code (SCC) and land use regulations or statutes as follows:

1. SCC 14.34.190 Placement of a single-wide manufactured home in a designated floodway without a building permit.

Mailing Address: 1800 Continental Place ♦ Mount Vernon, WA 98273

Temporary Physical Location: 1700 E. College Way, Mount Vernon

Phone: (360) 336-9410 ♦ Fax: (360)

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You are hereby ordered to take the following action to abate the above violations:

1. Remove the manufactured home no later than November 11, 2009; **OR** -
2. Demonstrate that the manufactured home is not in the floodway by providing an elevation certificate completed by a licensed professional land surveyor that shows the lowest adjacent grade to be at a higher elevation than the base flood elevation no later than November 11, 2009.

A failure to comply with this order may result in referral to the Prosecuting Attorney's office for further enforcement action including commencing a court action for criminal and civil penalties.

A civil penalty of one hundred dollars (\$100.00) is hereby assessed for each day that any violation noted above continues past the required compliance date of November 11, 2009. All civil penalties will be enforced and collected as authorized by law.

If the required corrective work is not commenced or completed within the time allotted, the Administrative Official may cause the work to be done. Any county costs incurred to abate the violation(s) will be charged as a public nuisance lien against the property. A public nuisance lien may violate the terms of your real estate loan and Deed of Trust or Mortgage. It may cause your lender to start foreclosure proceedings against your property. If you have any questions about that, please contact your lender.

Appeal to the Skagit County Hearing Examiner: This order becomes final fifteen (15) days after service unless you file a timely appeal with the Skagit County Hearing Examiner. Applications for appeals are available from Skagit County Planning and Development Services. Appeals must be made in writing and submitted, along with the required fees, to Planning and Development Services within fourteen (14) calendar days of service of this Notice and Order to Abate. Appeals will be processed under Chapter 14.06 SCC.

If you have any questions regarding this order, please call (360) 336-9410, ext. 3489.



Tim DeVries, CBO
Building Official



201002010057
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2/1/2010 Page 3 of 3 8:50AM

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