



201007160062

Skagit County Auditor

7/16/2010 Page

1 of

3 2:11PM

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

## CERTIFICATE OF NON-COMPLIANCE

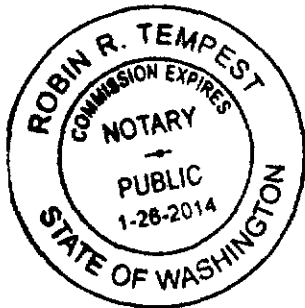
Skagit County Planning and Development Services has found the property listed below in non-compliance with Skagit County Code Title 14 or 15, or both, pursuant to the attached Notice and Order to Abate. The property owner has been notified. This certificate of Non-Compliance will remain in effect until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

Case Number CE10-0033  
Violator: Donald L Wallace  
Legal Description: CASCADE RIVER PARK NO 1 LOT 75  
Address of Violation: 8481 South Cascade Drive, Marblemount  
Parcel Number: P63624

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

DATED this 15<sup>TH</sup> day of July, 2010

Skagit County Building Official



State of Washington, County of Skagit. On this 15<sup>th</sup> day of July, year of 2010, before me Robin Tempest Notary Public, personally appeared Tim DeVries 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 Robin R. Tempest

Notary Public in and for the State of Washington residing at Mount Vernon

My commission expires: 1-25-14



# PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

BILL DOWE, CBO, DEPUTY DIRECTOR

PATTI CHAMBERS  
Administrative Coordinator

TIM DEVRIES, CBO  
Building Official

CERTIFIED MAIL

May 26, 2010

## NOTICE AND ORDER TO ABATE

Donald L. Wallace  
P. O. Box 52  
Marblemount, WA 98267

**Case Number:** CE10-0033  
**Subject property location:** 8481 South Cascade Drive, Marblemount  
**Legal Description:** CASCADE RIVER PARK NO 1 LOT 75  
**Assessor's Tax Parcel:** 3871-000-075-0000  
**Tax I.D. Number:** P63624

Pursuant to Titles 14 and 15 of the Skagit County Code (SCC), Building Inspector Bob VanderLinden conducted a site visit on April 7, 2010. During the site visit Mr. VanderLinden observed large amounts of junk, including junk vehicles, vehicle waste/parts and garbage on your property in excess of what is allowed by code.

**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 14.04. Excessive amounts of junk and/or junk vehicles on your property meeting the definition of a junkyard. A junkyard is the use of more than 500 square feet of area of a parcel of land for the sorting, dismantling, or storage of junk. Junk means scrap metals, discarded household appliances, furnishings and fixtures, or unlicensed and/or inoperable vehicles, etc. The zoning of your parcel does not permit or allow junkyards and therefore you are in violation of Skagit County Code for this unpermitted use.

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

1. Remove all items of junk, as defined by SCC 14.04, to a combined area that is 500 square feet or less in size by June 16, 2010.



201007160062  
Skagit County Auditor

7/16/2010 Page 2 of 3 2:11PM

1800 Continental Place • Mount Vernon, WA 98273  
Phone: (360) 336-9410 • Fax: (360) 336-9416

*"Helping You Plan and Build Better Communities"*

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.

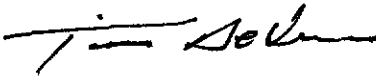
A civil penalty of one hundred dollars (\$100.00) is hereby assessed for each day that any violation noted above continues past the required compliance date of **June 16, 2010**. All civil penalties will be enforced and collected as authorized by law.

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 contact me at (360) 336-9410, ext. 3489.

Sincerely,



Tim DeVries, CBO  
Building Official



201007160062  
Skagit County Auditor

7/16/2010 Page

3 of

3 2:11PM