



201008130049

Skagit County Auditor

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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 CE06-0248

Violator: Rocky and Melody Lohoff

Legal Description:

ACRES 0.78, DK 3: THAT PORTION OF GOVERNMENT LOT 5S OF SECTION 31, TOWASBIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF A CERTAIN LOGGING DITCH LYING DIRECTLY SOUTH OF THE PRESENT COUNTY ROAD RUNNING EAST AND WEST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 5, AT A POINT WHERE THE SOUTH LINE OF SAID DITCH INTERSECTS THE EASTERLY LINE OF THE GREAT NORTHERN RAILWAY COMPANY RIGHT OF WAY; THENCE EAST ALONG THE SOUTH LINE OF SAID DITCH 210 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE EASTERLY LINE OF SAID RIGHT OF WAY 228 FEET; THENCE WEST TO THE EASTERLY LINE OF SAID RIGHT OF WAY; THENCE NORTHERLY ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING, EXCEPT RIGHTS OF WAY OF PACIFIC HIGHWAY.

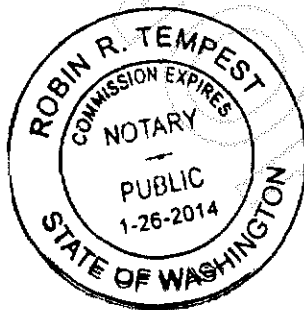
Address of Violation: 23263, 23273 Pioneer Highway, Mount Vernon

Parcel Number: P17549

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

DATED this 11th day of AUGUST, 2010.

Skagit County Building Official



State of Washington, County of Skagit. On this 11th day of August, 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 Tempest

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

My commission expires: 1-26-14



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PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

BILL DOWE, CBO, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

TIM DEVRIES, CBO
Building Official

CERTIFIED MAIL

July 21, 2010

NOTICE AND ORDER TO ABATE

Rocky and Melody Lohoff
20457 Curran Place
Mount Vernon, WA 98274

Case Number: CE06-0248

Subject property location: 23263, 23273 Pioneer Highway, Mount Vernon

Legal Description: ACRES 0.78, DK 3: THAT PORTION OF GOVERNMENT LOT 5S OF SECTION 31, TOWASBIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF A CERTAIN LOGGING DITCH LYING DIRECTLY SOUTH OF THE PRESENT COUNTY ROAD RUNNING EAST AND WEST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 5, AT A POINT WHERE THE SOUTH LINE OF SAID DITCH INTERSECTS THE EASTERLY LINE OF THE GREAT NORTHERN RAILWAY COMPANY RIGHT OF WAY; THENCE EAST ALONG THE SOUTH LINE OF SAID DITCH 210 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE EASTERLY LINE OF SAID RIGHT OF WAY 228 FEET; THENCE WEST TO THE EASTERLY LINE OF SAID RIGHT OF WAY; THENCE NORTHERLY ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING, EXCEPT RIGHTS OF WAY OF PACIFIC HIGHWAY. DK 3: THAT PORTION OF GOVERNMENT LOT 5S OF SECTION 31, TOWASBIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF A CERTAIN LOGGING DITCH LYING DIRECTLY SOUTH OF THE PRESENT COUNTY ROAD RUNNING EAST AND WEST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 5, AT A POINT WHERE THE SOUTH LINE OF SAID DITCH INTERSECTS THE EASTERLY LINE OF THE GREAT NORTHERN RAILWAY COMPANY RIGHT OF WAY; THENCE EAST ALONG THE SOUTH LINE OF SAID DITCH 210 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE EASTERLY LINE OF SAID RIGHT OF WAY 228 FEET; THENCE WEST TO THE EASTERLY LINE OF SAID RIGHT OF WAY; THENCE NORTHERLY ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING, EXCEPT RIGHTS OF WAY OF PACIFIC HIGHWAY.

Assessor's Tax Parcel: P17549

Tax I.D. Number: 330431-2-023-0003

Pursuant to Titles 14 and 15 of the Skagit County Code (SCC), Building Inspector Brad Wold conducted a site visit on July 7, 2010. During the site visit Mr. Wold observed continued construction/remodel to the existing non-residential building and residential building without the required permits, review and inspections. A previous Notice and Order to Abate was sent certified mail on April 9, 2007.

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:

1800 Continental Place ♦ Mount Vernon, WA 98272
Phone: (360) 336-9410



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"Helping You Plan and Build"

1. SCC 15.04 and IBC 105.1. Construction shall not occur without first making application and obtaining the required building permit. Your remodel/addition to a **residential** structure without a permit violates these code sections. Building permit BP06-0597 previously issued did not cover the work performed and has been revoked pursuant to the April 9, 2007 Notice and Order to Abate.

2. SCC 15.04 and IBC 105.1. Construction shall not occur without first making application and obtaining the required building permit. Your remodel/addition to a **non-residential** structure without a permit violates these code sections. Building permit BP06-0596 previously issued did not cover the work performed and our department was unable to approve subsequent revisions without additional information. The current status of this permit is "suspend".

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

1. Provide a completed application, including fees, for building permits for your remodel/additions by August 11, 2010, and obtain the required permits, or

Remove or dismantle the unpermitted remodel/additions by August 11, 2010.

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.

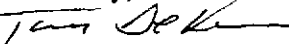
A civil penalty of one hundred dollars (\$100.00) is hereby assessed for each day that any violation noted above continues past the required compliance date of **August 11, 2010**. All civil penalties will be enforced and collected as authorized by law.

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



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