



201109130070

Skagit County Auditor

9/13/2011 Page 1 of 4 12:48PM

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 CE11-0028

Violator: Port of Skagit County, Dean Holt Construction, LLC

Legal Description: SKAGIT REGIONAL AIRPORT BINDING SITE PLAT, PHASE 2, DIV 2, LOT 17, ACRES 1.71, AF# 200406280198. ALSO TOGETHER WITH THAT PORTION OF LOT 16, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 57 DEGREES 38' 02" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 16, A DISTANCE OF 65.00 FEET; THENCE SOUTH 32 DEGREES 21' 58" EAST, PARALLEL TO THE WESTERLY LINE OF SAID LOT 16, A DISTANCE OF 281.57 FEET TO THE INTERSECTION WITH THE SOUTHERLY LINE OF SAID LOT 16; THENCE SOUTH 57 DEGREES 37' 15" WEST, ALONG SAID SOUTHERLY LINE 65.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 16; THENCE NORTH 32 DEGREES 21' 58" WEST, ALONG THE WESTERLY LINE OF SAID LOT 16, A DISTANCE OF 281.58 FEET TO THE TRUE POINT OF BEGINNING. BEING A PORTION OF SECTION 3 & 4, TOWNSHIP 34 NORTH, RANGE 3 EAST. AF# 200406280198.

Address of Violation: 15053 Crosswind Drive, Burlington

Parcel Number: P121745 & P129780 (B/O)

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

DATED this 13th day of September, 2011.

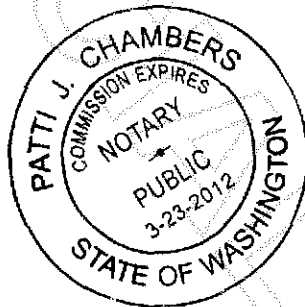

Skagit County Deputy Director

State of Washington, County of Skagit. On this 13TH day of SEPTEMBER, year of 2011, before me PATTI J. CHAMBERS Notary Public, personally appeared BILL DOWE 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 Patti J. Chambers

Notary Public in and for the State of Washington residing at MOUNT VERNON

My commission expires: 3/23/2012



201109130070

Skagit County Auditor



Notice and Order to Abate

Planning & Development Services · 1800 Continental Place ·
Mount Vernon WA 98273
voice 360-336-9410 · fax 360-336-9416 ·
www.skagitcounty.net/planning

Case Number

CE11-0028

05-11-2011

Part 1	Property Owner Information
Property Owner	Port of Skagit County Building Owner: Dean Holt Construction LLC
Mailing Address	P.O. Box 348 Address: 15053 Crosswind Drive
City	Burlington WA Zip 98233 Phone

Part 2	Site Information
Address of Violation	15053 Crosswind Drive BURL <input type="checkbox"/> Same as Mailing Address
Parcel Number(s)	p121745, P129780(Building Only)
Legal Description	SKAGIT REGIONAL AIRPORT BINDING SITE PLAT, PHASE 2, DIV 2, LOT 17, ACRES 1.71, AF# 200406280198. ALSO TOGETHER WITH THAT PORTION OF LOT 16, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 57 DEGREES 38' 02" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 16, A DISTANCE OF 65.00 FEET; THENCE SOUTH 32 DEGREES 21' 58" EAST, PARALLEL TO THE WESTERLY LINE OF SAID LOT 16, A DISTANCE OF 281.57 FEET TO THE INTERSECTION WITH THE SOUTHERLY LINE OF SAID LOT 16; THENCE SOUTH 57 DEGREES 37' 15" WEST, ALONG SAID SOUTHERLY LINE 65.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 16; THENCE NORTH 32 DEGREES 21' 58" WEST, ALONG THE WESTERLY LINE OF SAID LOT 16, A DISTANCE OF 281.58 FEET TO THE TRUE POINT OF BEGINNING. BEING A PORTION OF SECTION 3 & 4, TOWNSHIP 34 NORTH, RANGE 3 EAST. 8052-000-017-0000

Part 3	Findings of Fact
The Administrative Official has issued the following findings of fact relating to code violations on your property:	
<ol style="list-style-type: none">1. Dean Holt Construction LLC applied for a building permit for two signs on February 20, 2008. The proposed signs exceed the size limit allowed by our sign code and a letter was sent to the contact requesting revised plans. No revisions have been received.2. Planning and Development Services sent a follow up letter to the property and building owners on February 1, 2011 reminding the owners of the permit application and informing them code enforcement procedures would be initiated if the signs were placed without obtaining the required permits. No response has been received.3. Skagit County Building Inspector Brad Wold conducted a site visit March 24, 2011, and confirmed both signs were erected without a building permit.4. A Notice of Violation was sent April 14, 2011. No response has been received.	

Part 4	Conclusions of Law
The Administrative Official has found you in violation of the following provisions of Skagit County Code:	
<ol style="list-style-type: none">1. <u>SCC 15.04 and IBC 105.1</u>. Construction shall not occur without first making application and obtaining the required building permit. Your construction of a freestanding sign and a sign attached to the building without a permit violates these code sections.	



201109130070
Skagit County Auditor

2. SCC 14.16.820(8)(a) and (b). Commercial business wall and freestanding signs shall not exceed 40 square feet of sign area.

**Part
5**

Corrective Action Ordered

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

1. A permit for both signs was applied for February 20, 2008, but has not been issued. Provide the required information, as outlined in the enclosed letter, to our office by June 1, 2011, and obtain the required permit, or
2. Remove or dismantle the signs.

**Part
6**

Penalty

Skagit County hereby assesses a civil penalty of \$100.00 for each day that any violation listed above continues past **June 1, 2011**. Skagit County assesses penalties if the violation continues past the deadline, even if the violation is eventually corrected, and refers penalties to a collection agency when necessary.

**Part
7**

Disclosures

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

Appeal to the Skagit County Hearing Examiner: This order becomes final 15 days after service unless you file an appeal to the Skagit County Hearing Examiner, with the required fees, within 14 days after service. Appeal forms are available from, and must be submitted to, Skagit County Planning and Development Services. Appeals are processed as appeals of Level I decisions under Skagit County Code 14.06.110.

If you have any questions regarding this order, please contact me at (360) 336-9410, ext. 3456.

Issued By

Bill Dowe
Bill Dowe, CBO, Deputy Director

Date

5/11/11



201109130070
Skagit County Auditor