



201110210058

Skagit County Auditor

10/21/2011 Page 1 of 3 1:34PM

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: CE11-0083

Violator: Columbia Bank

Legal Description: (2.56ac)DR 14: THE NORTH 310 FEET OF THE WEST 360 FEET OF The West Half of the Northeast Quarter of the Northeast Quarter of Section 22, Township 35 North, Range 4 East of the W.M.; EXCEPT County Road rights-of-way.

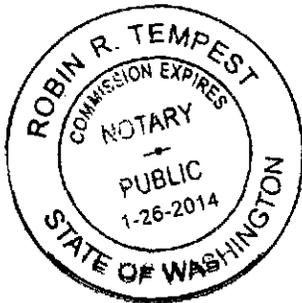
Address of Violation: 21646 Ratchford Road, Sedro Woolley

Parcel Number: P37054

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

DATED this 21st day of October, 2011.

Bill Dowe
Skagit County Deputy Director



State of Washington, County of Skagit. On this 21st day of October, year of 2011, before me Robin R. Tempest 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 Robin R. Tempest
Notary Public in and for the State of Washington residing at Mount Vernon
My commission expires: 1-26-14



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
CE11-0083
08-17-2011

Part 1 Property Owner Information

Property Owner	Summit Bank, Attn: Personal Property	Columbia Bank
Mailing Address	P O Box 805	P. O. Box 2156 Tacoma, WA 98401
City	Burlington Wa	Zip 98233 Phone

Part 2 Site Information

Address of Violation 21646 RATCHFORD ROAD SW Same as Mailing Address

Parcel Number(s) p37054

Legal Description (2.56ac)DR 14: THE NORTH 310 FEET OF THE WEST 360 FEET OF The West Half of the Northeast Quarter of the Northeast Quarter of Section 22, Township 35 North, Range 4 East of the W.M.; EXCEPT County Road rights-of-way. 350422-1-002-0005

Part 3 Findings of Fact

The Administrative Official has issued the following findings of fact relating to code violations on your property:

1. A site visit was conducted on September 29, 2008 by Skagit County Code Enforcement Officer, Elaine Pitman. Ms. Pitman observed a second story living space addition and deck addition to an existing garage, all constructed without County review, approval, permits or inspections.
2. Skagit County Planning and Development Services mailed a contact letter to the owners, Elijah and Stephanie Winn, on November 12, 2008. No response was received.
3. Skagit County Planning and Development Services mailed a Notice of Violation to the owners, Summit Bank, on July 13, 2011. No response was received.

Part 4 Conclusions of Law

The Administrative Official has found you in violation of the following provisions of Skagit County Code:

1. SCC 15.04 and IBC 105.1. Construction shall not occur without first making application and obtaining the required building permit. Your construction of a second story living space addition and deck without a permit violates these code sections.

Part 5 Corrective Action Ordered

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

1. Provide a completed application, including fees, for a building permit for your structure by September 7, 2011, and obtain the required permit, or
2. Remove or dismantle the second story addition and deck addition.

Part Penalty



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Skagit County hereby assesses a civil penalty of \$100.00 for each day that any violation listed above continues past **September 7, 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

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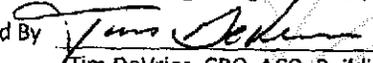
Disclosures

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. 3489.

Issued By


Tim DeVries, CBO, ACO, Building
Official, Floodplain Manager

Date

8/18/11



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