



201110240083
Skagit County Auditor

10/24/2011 Page 1 of 3 2:56PM

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

CERTIFICATE OF NON-COMPLIANCE

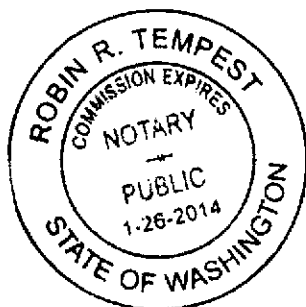
Skagit County Planning and Development Services has found the property listed below in non-compliance with Skagit County Code Title 14 or 15, or both, pursuant to the attached Notice and Order to Abate. The property owner has been notified. This certificate of Non-Compliance will remain in effect until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

Case Number: CE09-0083
Violator: Ivan and Valentina Natekin
Legal Description: (1.0000 ac) TR 1 S/P 89-79 APP 12-17-79 AF#7912190032 BEING A PTN NW1/4 NE1/4
Address of Violation: 15068 & 15064 Nookachamps Road, Mount Vernon
Parcel Number: P27648

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

CE09-0083

08-25-2011

Part 1 Property Owner Information

Property Owner **NATEKIN IVAN & NATEKIN VALENTINA**

Mailing Address **P O BOX 523**

City **MOUNT VERNON WA**

Zip **98273** Phone _____

Part 2 Site Information

Address of Violation **15068 & 15064 NOOKACHAMPS ROAD MV**

Parcel Number(s) **p27648**

Legal Description **(1.0000 ac) TR 1 S/P 89-79 APP 12-17-79 AF#7912190032 BEING A PTN NW1/4 NE1/4. 340423-1-001-0204**

☐ Same as
Mailing
Address

Part 3 Findings of Fact

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

1. Building permit BP09-0741 for an accessory dwelling was issued on June 18, 2010. The owner, by signing the building permit, agreed to the required inspections and special conditions associated with the permit.
2. A site visit was conducted on February 25, 2011 by Skagit County Building Inspector, Bob VanderLinden. Mr. VanderLinden confirmed the presence of a second dwelling, which appears from the outside to be complete. No inspections have been requested or performed.
3. Skagit County Planning and Development Services mailed a Notice of Violation to the owners on July 25, 2011. No response has been received by our department.

Part 4 Conclusions of Law

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

1. IRC R109.4 Approval Required. "Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building Official." Construction work on the accessory dwelling has been performed beyond the point where an inspection is required. No inspections on the accessory dwelling have been requested or performed.

Part 5 Corrective Action Ordered

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

1. Obtain all required inspections and perform any necessary repairs/corrections for any part of the structure that does not comply with the building code. The owner or agent shall request



201110240083
Skagit County Auditor

building inspection by September 21, 2011.

2. Comply with all additional requirements for BP09-0741, including installing a new septic system for the accessory dwelling. Owner or agent shall request inspection to review progress on additional requirements by September 21, 2011.

**Part
6**

Penalty

Skagit County hereby assesses a civil penalty of \$100.00 for each day that any violation listed above continues past **September 21, 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

8/25/14



201110240083
Skagit County Auditor