



# SPOKANE COUNTY BUILDING AND PLANNING

## PERMIT

Permit Number: B1802551

Permit Issued Date: 09/10/2018

Expiration Date: 09/10/2021

**Project Description:** DEMOLISH AND REBUILD ATTACHED GARAGE AND ADD COVERED FRONT ENTRY & REAR PATIO (GSL 43#)

Primary Contact: ASHMOORE CABINETRY

Phone: 509-995-1186

Applicant: ASHMOORE CABINETRY

Address: 21916 E POWERS RD  
FAIRFIELD, WA 99012

Phone: 509-995-1186

Email:

### SITE INFORMATION:

Site Address: 6309 N HARVARD RD

Parcel Number: 56342.0140

Owner: DAVIS, NEAL A & PENNEY A

Address: 6309 N HARVARD RD  
NEWMAN LAKE, WA 99025-8412

Phone:

Email:

Assessor's Description: MCDOWELLS TRACTS PTN OF BLK 6 DAF: BEG  
AT NE COR OF BLK 6 TH S 0DEG 14MIN 51 SDS  
W ALG E LN OF SD BLK 228.47FT TH S 76DEG  
44MIN 08SDS W 518.43FT TH N 10DEG 51MIN  
05SDS W 356.73FT TO N LN BLK 6 TH S 89

Inspection Area: Eland Breiter

Water District:

Fire District: Spokane Valley Fire

Zoning: RT

Land Area: 3.62 Acre(s)

Structure/Setbacks:	Front	Rear	Left	Right
GARAGE, FRONT & REAR COVERED	225	200+	79	EXISTING
PATIO ADDITIONS				

### CONTRACTOR INFORMATION:

ASHMOC\*963QH, Exp. 12/09/2018

ASHMOORE CABINETRY

21916 E POWERS RD FAIRFIELD, WA 99012

509-995-1186

### BUILDING CHARACTERISTICS:

Group	Type	UOM	Quantity	Valuation
RESIDENTIAL A	RESIDENTIAL ACCES	SQFT	2,775.00	\$42,735.00
Total Building Area:			2,775.00	\$42,735.00

### BUILDING DETAILS:

Stories	1
Building Height	17.70

### DETAILS:

#### FEE DETAIL:

	Permit Fees Paid Amount
Inspection, Garage, or other residential accessory	\$249.75
Processing, Garage, Deck, or other residential	\$194.41
State Surcharge	\$6.50
<b>Total Fee:</b>	<b>\$450.66</b>

### CONDITIONS:

USE LIMITED TO INCIDENTAL RESIDENTIAL ACTIVITIES EG; STORAGE OF PRIVATE VEHICLES, FARM EQUIPMENT, HAY STORAGE. NO MERCANTILE, ASSEMBLY, ETC USES WITHOUT A CHANGE OF USE PERMIT AND DEVELOPMENT OF ON-SITE FIRE FLOW PER IBC/IFC

CONTACT THE SPOKANE REGIONAL CLEAN AIR AGENCY AT 477-4727 AND/OR VISIT [WWW.SPOKANECLEANAIR.ORG](http://WWW.SPOKANECLEANAIR.ORG) BEFORE ANY RENOVATION OR DEMOLITION ACTIVITY BEGINS TO ENSURE COMPLIANCE WITH APPLICABLE ASBESTOS REGULATIONS. AN ASBESTOS SURVEY MAY BE REQUIRED.

DISCLAIMER: THIS BUILDING PERMIT REQUIRES POTABLE WATER AND THE APPLICANT IDENTIFIED A "PERMIT-EXEMPT WELL", AS DEFINED IN RCW 90.44.050, AS THE PROPOSED WATER SOURCE. UNDER RCW 19.27.097 AND WHATCOM COUNTY V. HIRST, 186 WASH.2D 648 (2016), SPOKANE COUNTY IS REQUIRED TO EVALUATE THE SUFFICIENCY OF AN APPLICANT'S EVIDENCE OF AN ADEQUATE WATER SUPPLY FOR THE INTENDED USE OF THE BUILDING PRIOR TO ISSUANCE OF THE BUILDING PERMIT. WATER RIGHTS IN WASHINGTON STATE ARE SUBJECT TO THE ESTABLISHED RULE: "FIRST IN TIME IS THE FIRST IN RIGHT" AND WATER WITHDRAWAL FROM "PERMIT-EXEMPT WELLS" REMAIN SUBJECT TO SENIOR WATER RIGHTS, INCLUDING MINIMUM INSTREAM FLOW RULES ESTABLISHED BY WASHINGTON STATE DEPARTMENT OF ECOLOGY (WSDOE). SPOKANE COUNTY PRESENTLY HAS TWO WATER RESOURCE INVENTORY AREAS (WRIA) SUBJECT TO ADOPTED "INSTREAM FLOW" RULES, WRIA 55 (SEE, WAC 173-555) AND WRIA 57 (SEE WAC 173-557).

ON JANUARY 19, 2018, ENGROSSED SUBSTITUTE SENATE BILL 6091, CHAPTER 1, LAWS OF 2018, WATER AVAILABILITY (ESSB 6091) BECAME EFFECTIVE. ESSB 6091 PROVIDES THAT USE OF AN EXEMPT WELL CONSTRUCTED PRIOR TO THE EFFECTIVE DATE OF THE ACT (JANUARY 19, 2018) IS DEEMED EVIDENCE OF AN ADEQUATE WATER SUPPLY UNDER RCW 19.27.097. ESSB 6091 SECTION 202, APPLIES TO BUILDING PERMITS ASSOCIATED WITH WELLS CONSTRUCTED AFTER JANUARY 18, 2019 IN WRIA 55 AND AUTHORIZES POTENTIAL IMPACTS ON CLOSED WATER BODIES AND POTENTIAL IMPAIRMENT TO INSTREAM FLOW FOR NEW DOMESTIC GROUNDWATER WITHDRAWALS EXEMPT UNDER RCW 90.44.050 THROUGH COMPLIANCE WITH THE ESTABLISHED REQUIREMENTS.

NEITHER APPLICATION FOR NOR ISSUANCE OF THIS BUILDING PERMIT BY THE SPOKANE COUNTY BUILDING AND PLANNING DEPARTMENT (DEPARTMENT) GUARANTEE THE EXTENT AND/OR VALIDITY OF APPLICANT'S WATER RIGHTS, NOR PROVIDES PROTECTION AGAINST IMPAIRMENT CLAIMS BROUGHT BY SENIOR WATER USERS OR FUTURE ACTIONS BY THE WSDOE. ALL DETAILS, CONTAINED WITHIN THE APPLICATION AND PERMIT DOCUMENTS OF RECORD SUBMITTED BY THE OWNER/APPLICANT OR THEIR AUTHORIZED REPRESENTATIVE, ARE PRESUMED TRUE AND CORRECT FOR THE PURPOSE OF THE DEPARTMENT'S REVIEW. APPROVALS AND ISSUANCE OF PERMITS BASED ON INACCURATE DOCUMENTATION BY THE OWNER/APPLICANT OR THEIR AUTHORIZED REPRESENTATIVE SHALL NOT BE CONSTRUED TO BE AN APPROVAL OF A VIOLATION OF SPOKANE COUNTY BUILDING CODES, OR THE PROVISIONS OF ANY ORDINANCES OF THE SPOKANE COUNTY ENFORCED BY THE DEPARTMENT AND SHALL NOT BE VALID.

APPEALS: WITHIN TWENTY-ONE (21) CALENDAR DAYS FROM THE ISSUANCE OF THE PERMIT, A PARTY WITH STANDING MAY FILE A LAND USE PETITION (LUPA) IN SUPERIOR COURT PURSUANT TO CHAPTER 36.70C RCW.

IF YOUR CONSTRUCTION PROJECT CUMULATIVELY DISTURBS ONE OR MORE ACRES OF LAND THROUGH CLEARING, GRADING, EXCAVATING, OR STOCKPILING OF FILL MATERIAL, YOU MAY NEED CONSTRUCTION STORMWATER PERMIT COVERAGE FROM THE WASHINGTON STATE DEPARTMENT OF ECOLOGY. THIS APPLIES EVEN IF THE PROJECT IS BEING CONSTRUCTED IN PHASES OF LESS THAN ONE ACRE. SPOKANE COUNTY CANNOT DETERMINE WHETHER PERMIT COVERAGE IS NECESSARY. IT IS YOUR RESPONSIBILITY TO APPLY FOR COVERAGE. FOR DETAILED INFORMATION VISIT [HTTP://WWW.ECY.WA.GOV/PROGRAMS/WQ/STORMWATER/CONSTRUCTION/](http://WWW.ECY.WA.GOV/PROGRAMS/WQ/STORMWATER/CONSTRUCTION/) OR CALL 509 329-3610.

FOR BUILDING INSPECTIONS CALL THE BUILDING & PLANNING DEPT AT (509) 477-3675 OR REQUEST AN INSPECTION ONLINE AT [WWW.SPOKANECOUNTY.ORG/PERMITS](http://WWW.SPOKANECOUNTY.ORG/PERMITS). INSPECTION HOURS ARE 7:30-4:00 MONDAY - THURSDAY, AND 7:30-NOON ON FRIDAY.





**[www.spokanecounty.org/permits](http://www.spokanecounty.org/permits)**

**Sign in to track your permit or to request inspections for:**

**Project #:** B1802551

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**Caution:** Below is the Portal Access Code that you will be prompted to enter when using our online permitting system. This number is unique to you. Sharing this information with others will provide them with access to your account and information, and is not recommended.

**First Name:**

**Last Name:**

**Display Name:** ASHMOORE CABINetry

**Primary Phone:** 509-995-1186

**Primary Email:**

**Portal Access Code:** J8UAV-1WFX5

**Mailing Address:** 21916 E POWERS RD  
FAIRFIELD, WA 99012

**As always, if you have any questions, you can contact us at:**

**BPHELP@SPOKANECOUNTY.ORG**

**or call 509-477-3675 between the hours of 7:30 A.M. and 4:00 P.M. Monday through Thursday,  
and between 7:30 A.M. and Noon on Fridays.**