



SPOKANE COUNTY BUILDING AND PLANNING

PERMIT

Permit Number: B1802710

Permit Issued Date: 11/05/2018

Expiration Date: 11/05/2021

Project Description: FOURPLEX W/GARAGES - GAS (PLAN REVIEW & INSPECTIONS ONLY)
Project Name: PLAN REVIEW & INSPECTIONS ONLY FOR MILLWOOD ESTATES
Primary Contact: C410 LLC / HOLHSTER HOMES LLC Applicant: C410 LLC / HOLHSTER HOMES LLC
Phone: Address: 12209 E MISSION AVE STE 5
SPOKANE VALLEY, WA 99206
Phone: 509-294-0009
Email:

SITE INFORMATION:

Site Address: 3304 N FOWLER RD BLDG A Owner: MILLWOOD ESTATES
Parcel Number: 45054.0230 Address: 12209 E MISSION AVE, SUITE 5
SPOKANE, WA 99206
Phone: 509-294-0009
Assessor's Description: GRANDVIEW ACRES ADDITION TO MILLWOOD
LTS 9 & 10 BLK 2 Email:
Inspection Area: Eland Breiter
Water District: City of Millwood Fire District: Spokane Valley Fire
Zoning: Land Area: 92160 Square Feet

Structure/Setbacks:	Front	Rear	Left	Right
FOURPLEX W/GARAGES				

CONTRACTOR INFORMATION:

C410*L*822N2, Exp. 08/22/2020

C410 LLC
12209 E MISSION AVE, SUITE 5 SPOKANE, WA
99206
509-294-0009

BUILDING CHARACTERISTICS:

Group	Type	UOM	Quantity	Valuation
RESIDENTIAL	GARAGE/CARPORT	SQFT	1,328.00	\$20,451.20
RESIDENTIAL	DECK/PATIO COVER	SqFt	594.00	\$9,147.60
RESIDENTIAL	SFR-1ST FLOOR	SqFt	4,918.00	\$519,635.88
Total Building Area:			6,840.00	\$549,234.68

BUILDING DETAILS:

BUILDING HEIGHT 19.00
Stories 1

DOUBLE R HEATING & AIR CONDITIONING LLC
PO BOX 1386 VERADALE, WA 99037
509-319-6544
kent@doublerheating.com
BIGSKSM954KQ, Exp. 05/28/2019

BIG SKY MECHANICAL LLC
4309 N WILLOW RD SPOKANE, WA 99206
509-944-3011

DETAILS:

Class	Type	Quantity	Unit Charge	Value
MECHANICAL	WATER HEATER, FUEL BURNING	4	\$51.52	\$206.08
MECHANICAL	VENTILATION FAN	10	\$25.76	\$257.60

MECHANICAL	DOMESTIC KITCHEN RANGE	4	\$51.52	\$206.08
MECHANICAL	DUCT SYSTEM	4	\$51.52	\$206.08
MECHANICAL	GAS PIPING (1-5 OUTLETS)	4	\$14.91	\$59.64
MECHANICAL	FURNACE LESS THAN 400,000 BTU	4	\$51.52	\$206.08
MECHANICAL	CLOTHES DRYER	4	\$51.52	\$206.08
PLUMBING	DISHWASHER	4	\$11.38	\$45.52
PLUMBING	CLOTHES WASHER	4	\$11.38	\$45.52
PLUMBING	GARBAGE DISPOSAL/GRINDER	4	\$11.38	\$45.52
PLUMBING	TOILETS	8	\$11.38	\$91.04
PLUMBING	SINKS	12	\$11.38	\$136.56
PLUMBING	SHOWERS	4	\$11.38	\$45.52
PLUMBING	TUBS	4	\$11.38	\$45.52
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				\$1,802.84

FEE DETAIL:

	Permit Fees Paid Amount
Inspection, New Single Family Residence	\$1,573.20
Mechanical Inspection	\$1,347.64
Mechanical Processing	\$27.12
Mechanical SFR Credit	(\$81.35)
Plan Review, New Single Family Residence	\$89.70
Plumbing Inspection	\$455.20
Plumbing Processing	\$27.12
Plumbing SFR Credit	(\$81.35)
Processing, New Construction or Addition	\$138.29
State Surcharge	\$12.50
Total Fee:	<hr/>
	\$3,508.07

CONDITIONS:

General Facilities Charges to be paid in full and a Boundary Line Adjustment to correct property line/structure conflicts shall be completed prior to Certificate of Occupancy per City of Millwood.

CONTACT THE SPOKANE REGIONAL CLEAN AIR AGENCY AT 477-4727 AND/OR VISIT 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 INSPECTIONS CALL THE BUILDING AND 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

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

Project #: B1802710

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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: C410 LLC / HOLHSTER HOMES
LLC

Display Name: C410 LLC / HOLHSTER HOMES LLC

Primary Phone:

Primary Email:

Portal Access Code: S5UFF-0BJRQ

Mailing Address: 12209 E MISSION AVE STE 5
SPOKANE VALLEY, WA 99206

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.**