



# SPOKANE COUNTY BUILDING AND PLANNING

## PERMIT

Permit Number: B1803168

Permit Issued Date: 10/10/2018

Expiration Date: 10/10/2021

**Project Description:** RESIDENCE W/GARAGE - GAS (43# GSL)

Primary Contact: INVEST NORTHWEST, INC

Phone:

Applicant: INVEST NORTHWEST, INC

Address: 3508 E WESLEY CT  
SPOKANE, WA 99202

Phone:

Email:

### SITE INFORMATION:

Site Address: 5908 S LOCHSA LN

Parcel Number: 44033.2103

Owner: HOGABOAM FAMILY, LLC

Address: 159 INVERNESS WAY  
PASCO, WA 99301

Phone:

Email:

Assessor's Description: WHISPERING WINDS PUD (AFN 5469685) LT 3  
BLK 1

Inspection Area: Dan Howard

Right of Way: 30

Water District: Spokane County Water  
District #3

Fire District: Fire District 8

Zoning: RCV

Land Area: 15029 Square Feet

Structure/Setbacks:	Front	Rear	Left	Right
RESIDENCE W/GARAGE	60+	50+	8	8

### CONTRACTOR INFORMATION:

INVESNI933NM, Exp. 06/19/2020

INVEST NORTHWEST INC

9116 E SPRAGUE AVE #238 SPOKANE, WA 99206

509-534-1752

### BUILDING CHARACTERISTICS:

Group	Type	UOM	Quantity	Valuation
RESIDENTIAL	UNFINISHED BASEME	SQFT	1,698.00	\$26,149.20
RESIDENTIAL	SFR-1ST FLOOR	SqFt	1,698.00	\$179,410.68
RESIDENTIAL	GARAGE/CARPORT	SQFT	720.00	\$11,088.00
RESIDENTIAL	DECK/PATIO COVER	SqFt	208.00	\$3,203.20
Total Building Area:			4,324.00	\$219,851.08

### BUILDING DETAILS:

BUILDING HEIGHT	25.25
Stories	1

### DETAILS:

Class	Type	Quantity	Unit Charge	Value
MECHANICAL	WATER HEATER, FUEL BURNING	1	\$51.52	\$51.52
MECHANICAL	VENTILATION FAN	4	\$25.76	\$103.04
MECHANICAL	HEAT PUMP/AC	1	\$51.52	\$51.52
MECHANICAL	DOMESTIC KITCHEN RANGE	1	\$51.52	\$51.52
MECHANICAL	GAS FIREPLACE/INSERT	1	\$51.52	\$51.52
MECHANICAL	DUCT SYSTEM	1	\$51.52	\$51.52
MECHANICAL	GAS PIPING (1-5 OUTLETS)	1	\$14.91	\$14.91
MECHANICAL	FURNACE LESS THAN 400,000 BTU	1	\$51.52	\$51.52
MECHANICAL	CLOTHES DRYER	1	\$51.52	\$51.52
PLUMBING	FLOOR DRAIN	1	\$11.38	\$11.38
PLUMBING	DISHWASHER	1	\$11.38	\$11.38

PLUMBING	CLOTHES WASHER	1	\$11.38	\$11.38
PLUMBING	WATER USING DEVICE	1	\$11.38	\$11.38
PLUMBING	GARBAGE DISPOSAL/GRINDER	1	\$11.38	\$11.38
PLUMBING	TOILETS	3	\$11.38	\$34.14
PLUMBING	SINKS	4	\$11.38	\$45.52
PLUMBING	TUBS	2	\$11.38	\$22.76
				<hr/>
				\$637.91

#### **FEE DETAIL:**

	<b>Permit Fees Paid Amount</b>
Inspection, New Single Family Residence	\$994.52
Mechanical Inspection	\$478.59
Mechanical Processing	\$27.12
Mechanical SFR Credit	(\$81.35)
Plan Review, New Single Family Residence	\$89.70
Plan Review, New Single Family Residence	\$89.70
Planning Residential Land Use Review	\$120.21
Plumbing Inspection	\$159.32
Plumbing Processing	\$27.12
Plumbing SFR Credit	(\$81.35)
Processing, New Construction or Addition	\$138.29
State Surcharge	
<b>Total Fee:</b>	<hr/>
	\$1,961.87

#### **CONDITIONS:**

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: The applicant for this building permit identified the proposed source of potable water as a "permit-exempt well", defined in RCW 90.44.050. Spokane County is required to evaluate the applicant's evidence of an adequate water supply for the intended use prior to issuance of the building permit (RCW 19.27.097). In Washington State, vested rights in land use matters may occur at the time the building permit application is counter complete (RCW 19.27.095). The Washington State Supreme Court has ruled "permit-exempt wells" remain subject to senior water rights, including minimum instream flow rules established by Washington State Department of Ecology. (See, Whatcom County v. Hirst, 186 Wash.2d 648 (2016)). The Hirst court followed the established rule that in Washington State, water rights are "first in time is the first in right". Following application, identification of an existing or newly installed well in proximity to the proposed source of potable water will require the applicant provide additional evidence potable water is legally available. Hirst requires the determination of "legal water availability" when a building permit is issued. Neither application nor issuance of this building permit guarantee the extent and/or validity of applicant's water rights under any permit or certificate used to demonstrate legal availability of water, nor provide protection against impairment claims brought by senior water users or future actions by the Department of Ecology.

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 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 jurisdiction or enforced by the department and shall not be valid.

Appeals: Within twenty-one (21) calendar days from the issuance of the permit, a party withstanding 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](http://www.spokanecounty.org/permits)**

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

**Project #:** B1803168

**Project Description:** RESIDENCE W/GARAGE - GAS (43# GSL)

**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:** INC

**Last Name:** INVEST NORTHWEST

**Display Name:** INVEST NORTHWEST, INC

**Primary Phone:**

**Primary Email:**

**Portal Access Code:** 6W5HL-ZUC9F

**Mailing Address:** 3508 E WESLEY CT  
SPOKANE, WA 99202

**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.**