



SPOKANE COUNTY BUILDING AND PLANNING

PERMIT

Permit Number: B1803343

Permit Issued Date: 01/23/2019

Expiration Date: 01/23/2022

Project Description: SINGLE FAMILY DWELLING W/GARAGE - GAS (50# GSL)

Primary Contact: PANORAMA BUILDERS

Phone: 509-385-2163

Applicant: PANORAMA BUILDERS

Address: 6435 S KATHLEEN CT
NINE MILE FALLS, WA 99026

Phone: 509-385-2163

Email: SAMMYJ52@HOTMAIL.COM

SITE INFORMATION:

Site Address: 4304 W REESE CT

Parcel Number: 26232.1407

Owner: PANORAMA BUILD LL

Address: 104 W SUMNER AVE
SPOKANE, WA 99204

Phone: 516-319-1771

Assessor's Description: BROOKE MEADOWS AT FALCON RIDGE LT 7
BLK 1 EXC PTN DAF: BEG AT NE COR LT 7, TH S
ALG E LN 30FT, TH S89DEG 55MIN 40SDS W
130.75FT TO W LN LT 7, TH NWLY ALG W LN
33.42FT TO NW COR LT 7, TH E ALG N LN

Inspection Area: Tom Hansen

Water District: City of Spokane

Fire District: Fire District 9

Zoning: UR

Land Area: 12398 Square Feet

Structure/Setbacks:	Front	Rear	Left	Right
RESIDENCE W/GARAGE	20	60	10	10

CONTRACTOR INFORMATION:

PANORBL829K2, Exp. 05/22/2020

PANORAMA BUILDERS

6435 S KATHLEEN CT NINE MILE FALLS, WA
99026

509-385-2163

SAMMYJ52@HOTMAIL.COM

BUILDING CHARACTERISTICS:

Group	Type	UOM	Quantity	Valuation
RESIDENTIAL	SFR-1ST FLOOR	SqFt	2,263.00	\$239,108.58
RESIDENTIAL	GARAGE/CARPORT	SQFT	906.00	\$13,952.40
RESIDENTIAL	DECK/PATIO COVER	SqFt	557.00	\$8,577.80
RESIDENTIAL	FINISHED BASEMENT	SqFt	2,263.00	\$239,108.58
Total Building Area:			5,989.00	\$500,747.36

BUILDING DETAILS:

BUILDING HEIGHT	21.00
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	DISHWASHER	1	\$11.38	\$11.38
PLUMBING	CLOTHES WASHER	1	\$11.38	\$11.38
PLUMBING	WATER USING DEVICE	3	\$11.38	\$34.14
PLUMBING	CROSS CONNECTION DEVICE	1	\$11.38	\$11.38
PLUMBING	TOILETS	3	\$11.38	\$34.14
PLUMBING	SINKS	6	\$11.38	\$68.28
PLUMBING	SHOWERS	1	\$11.38	\$11.38
PLUMBING	TUBS	2	\$11.38	\$22.76
				<hr/>
				\$683.43

FEE DETAIL:

	Permit Fees Paid Amount
Inspection, New Single Family Residence	\$1,377.47
Mechanical Inspection	\$478.59
Mechanical Processing	\$27.12
Mechanical SFR Credit	(\$81.35)
Plan Review, New Single Family Residence	\$89.70
Planning Residential Land Use Review	\$120.21
Plumbing Inspection	\$204.84
Plumbing Processing	\$27.12
Plumbing SFR Credit	(\$81.35)
Processing, New Construction or Addition	\$138.29
State Surcharge	\$6.50
Total Fee:	<hr/>
	\$2,307.14

CONDITIONS:

LOT DEVELOPMENT IS SUBJECT TO COMPLIANCE WITH GEOTECH EVALUATION/REPORT PREPARED BY IPEC, DATED 6/5/2018.

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.

SITE IS WITHIN MAPPED HIGH RISK DRAINAGE AREA. CIVIL ENGINEER TO PROVIDE FINAL PROJECT REPORT, ALONG WITH AS-BUILT PLANS IF FIELD MODIFICATIONS WERE PERFORMED, TO BUILDING & PLANNING VERIFYING SPECIFIED FOUNDATION DESIGN MEASURES WERE INSTALLED PRIOR TO ISSUANCE OF FINAL INSPECTION/CERTIFICATE OF OCCUPANCY

FOR INSPECTIONS CALL THE BUILDING AND PLANNING DEPT AT (509) 477-3675 OR REQUEST AN INSPECTION ONLINE AT 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:

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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: PANORAMA BUILDERS

Primary Phone: 509-385-2163

Primary Email: SAMMYJ52@HOTMAIL.COM

Portal Access Code: KC1SY-YEZYF

Mailing Address: 6435 S KATHLEEN CT
NINE MILE FALLS, WA 99026

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.**