

CAPE GEORGE COLONY CLUB  
 61 CAPE GEORGE DRIVE  
 PORT TOWNSEND, WA 98368

PHONE: (360) 385-1177  
 FAX: (360) 385-3038

RECEIVED JUL 28 2021

CGCC BUILDING PERMIT APPLICATION

Name: <u>Tache Bentley &amp; Lyndsay Fleharty</u>		Date: <u>7-28-21</u>
Property Address: <u>23 Magnolia Ave</u>		Port Townsend, WA 98368
Email Address: <u>LyndsayFleharty@gmail.com</u>	Daytime Phone: <u>360-316-0988</u>	Evening Phone: <u>360-316-6043</u>
Request Building Permit for: <b>Select one</b>	Legal Location:	
Home <input checked="" type="checkbox"/> Outbuilding <input type="checkbox"/>	Blk No. _____	Colony <input type="checkbox"/>
Manufactured/Mobile Home <input type="checkbox"/> Other <input type="checkbox"/>	Div No.: <u>7</u>	Village <input type="checkbox"/>
Addition <input type="checkbox"/>	Lot No.: <u>8</u>	Highlands <input checked="" type="checkbox"/>

Please answer the following questions		YES	NO
1	Is a Jefferson County Building Permit required for this project?	X	
2	I agree to abide by the CGCC Building and Property Regulations?	X	
3	Can the location of your proposed building be determined by survey markers?		X
4	Have your plot plans been prepared according to the CGCC Building and Property Regulations?	X	
5	Do the plans show the location of underground utilities?		
6	Do your plans require a Variance Request?	X	
7	Manufactured/Mobile Home Installation: (a) Does the plot plan include a description of the manufactured/mobile home year and the dimensions, not including the tongue? (b) Does the concrete slab floor on which the manufactured/mobile home is to be installed have a minimum thickness of three and one-half (3 1/2) inches?		
8	Indicate the exact set-back as measured from the front property line to the nearest point of structure, including overhangs (minimum set back requirement is 25 feet):	<u>45</u> ft. <u>  </u> in.	
9	Indicate the exact overall height of structure as measured from point of highest natural grade at the foundation line to highest point of roof ridge (maximum height of 17 feet):	<u>28</u> ft. <u>  </u> in.	
10	Indicate the exact square footage of your living area – minimum 1,000 sq.ft.	<u>2179</u> sq ft	
Attach a copy of Approved Jefferson County permit and plans.		<u>X</u> attached	
Attach plot plans per CGCC Building and Property Regulations.		<u>X</u> attached	
Attach Fills/Earthwork/Culverts/Drainage Permit application, if applicable		<u>NA</u> attached	
Attach driveway Connection Permit application.		<u>NA</u> attached	
Attach Water Connection Permit application, if applicable		<u>NA</u> attached	
Attach Variance Request application, if applicable		<u>X</u> attached	

Contact Building Committee upon completion of your project for final

Owner's or Agent's signature: <u>[Signature]</u>	Date: <u>7-28-21</u>
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Building Committee: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Disapproved (reason):	Date: <u>9/3/21</u>
Signature: <u>[Signature]</u>	

Manager Signature: <u>[Signature]</u>	Date: <u>9/3/21</u>
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JEFFERSON COUNTY  
 DEPARTMENT OF COMMUNITY DEVELOPMENT  
 621 Sheridan Street | Port Townsend, WA 98368  
 360-379-4450 | email: dcd@co.jefferson.wa.us  
 www.co.jefferson.wa.us/commdevelopment  
**BUILDING PERMIT**

PERMIT #: BLD2021-00226 Received Date: 4/12/2021  
 SITE ADDRESS: 23 MAGNOLIA AVE Issue Date: 6/9/2021  
 PORT TOWNSEND, 98368 Expiration Date: 6/9/2022

OWNER: TACHE BENTLEY PHONE: 360.316.6043  
 LYNDISAY FLUHARTY  
 1240 W SIMS WAY # 109  
 PORT TOWNSEND WA 98368-3058

SUBDIVISION: 9415 - CAPE GEORGE VILLAGE #7  
 PARCEL NUMBER: 941500008 Section: 18 Township: 30 N Range: 1W

CONTRACTOR:

**PROJECT DESCRIPTION: NEW SINGLE-FAMILY RESIDENCE WITH ATTACHED GARAGE  
 SEP1994-00076**

TYPE OF WORK	RES	<u>SQUARE FOOTAGE:</u>	
TYPE OF IMP	NEW	MAIN:	1,181
VALUATION	310,411.00	ADD'L:	998
CODE EDITION:	2015	HEAT TYPE:	PRO
OCCUPANCY:	R-3	HEAT BASE:	HEAT TYPE:
OCCUPANCY:	U-1	UNHEATED:	# OF STORIES:
CONST TYPE:	5N	OTHER:	SHORELINE:
CONST TYPE:		GARAGE:	308
		DECK:	982
			SETBACK:
			BANK HEIGHT:

SEWAGE DISPOSAL: ALT  
 WATER SYSTEM: 11050

BEDROOMS:	BATHROOMS:
Exist: 3	Exist: 2
Prop: 3	Prop: 2
Total: 3	Total: 2

Type	Amount Paid	By:	Date:	Receipt:
Permit	\$2,504.00	MSP	04/26/21	196405
Plan Check	\$1,627.60	MSP	04/26/21	196405
Consistency Review	\$291.00	MSP	04/26/21	196405
Potable Water Application	\$141.00	MSP	04/26/21	196405
EH SEP/RES Rev	\$141.00	MSP	04/26/21	196405
Scanning Fee	\$24.00	MSP	04/26/21	196405
State Building Code	\$6.50	MSP	04/26/21	196405
Tech Fee	\$236.76	MSP	04/26/21	196405
<b>Total:</b>	<b>\$4,971.86</b>			

**R105.5 Expiration.** Every *permit* issued shall become invalid unless the work authorized by such *permit* is commenced within 180 days after its issuance, or if the work authorized by such *permit* is suspended or abandoned for a period of 180 days after the time the work is commenced.

**HEALTH DEPARTMENT AND PUBLIC WORKS APPROVAL REQUIRED PRIOR TO FINAL INSPECTION**

**THIS PERMIT IS VALID FOR ONE YEAR OR IT MUST BE PROPERLY RENEWED**

**BUILDING INSPECTION HOT-LINE 379-4455.**

Request must be received by **3pm** the day **before** the inspection is needed.

Final Inspections require 24 hour notice.

Office Hours 9:00 am - 4:30 pm **MONDAY - THURSDAY**

HOT LINE AVAILABLE 24 HOURS A DAY

**SPECIAL CONDITIONS APPLY - SEE ATTACHED**

STORM WATER  
MANAGED ACCORDING TO  
SMALL PROJECT REQUIREMENTS  
FOLLOWING BMP'S & CONSTRUCTION  
POLLUTION PREVENTION

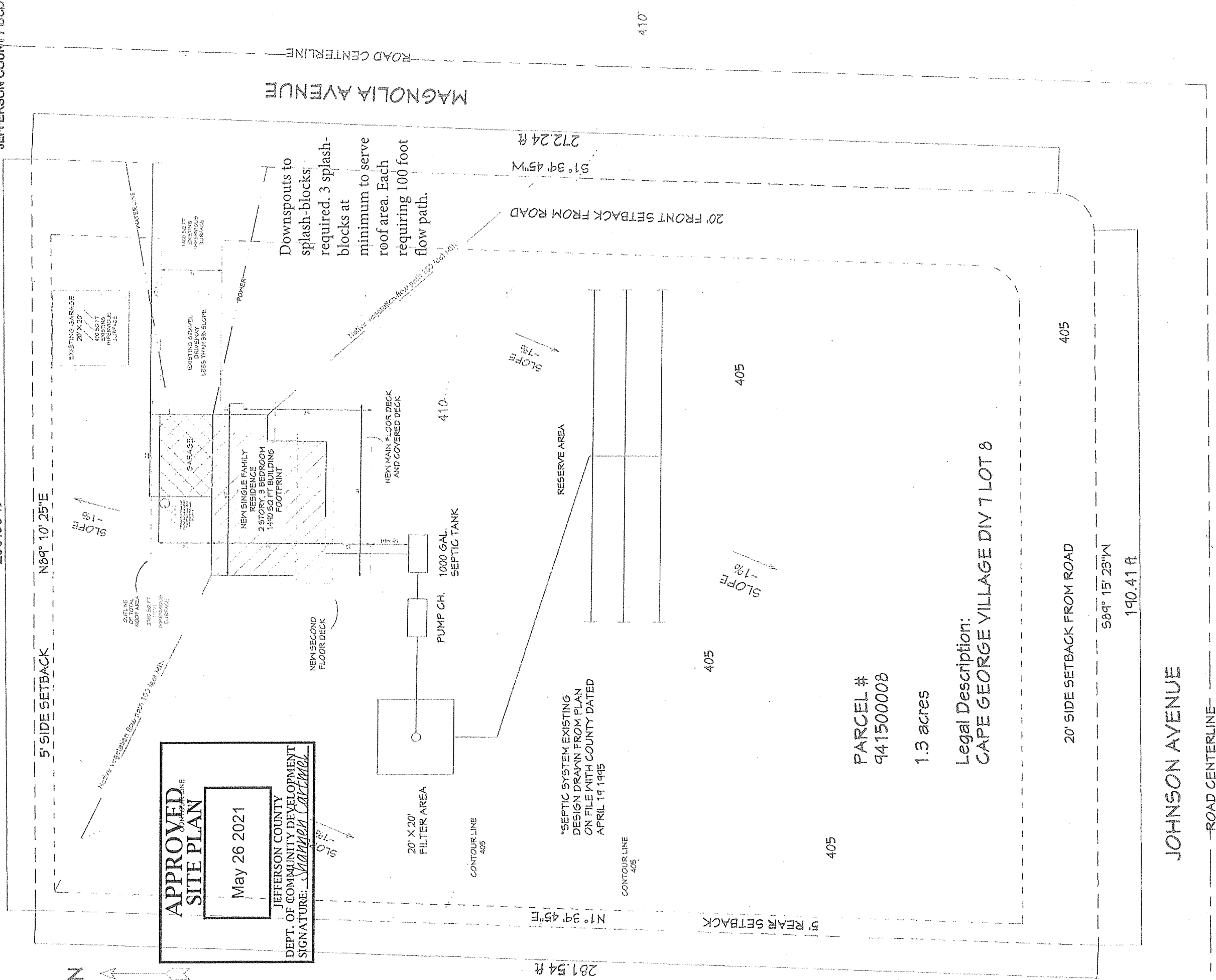
DOWNSPOUTS WITH SPLASH BLOCKS  
PER BMP TS-30; FULL DISPERSION

IMPERVIOUS SURFACE:  
EXISTING:  
400 SQ FT GARAGE  
1400 SQ FT GRAVEL DRIVEWAY  
TOTAL EXISTING: 1800 SQ FT / LOT AREA = 56,628 SQ FT  
EXISTING IMPERVIOUS SURFACE = 3.2%

NEW IMPERVIOUS SURFACE:  
1490 SQ FT SINGLE FAMILY RESIDENCE + GARAGE ROOF AREA  
TOTAL EXISTING: 1800 SQ FT + 1490 SQ FT  
= 3290 SQ FT / LOT AREA = 56,628 SQ FT  
TOTAL IMPERVIOUS SURFACE = 5.9%

**RECEIVED**  
Apr 12 2021

JEFFERSON COUNTY DCD



**APPROVED**  
**SITE PLAN**  
May 26 2021  
JEFFERSON COUNTY  
DEPT. OF COMMUNITY DEVELOPMENT  
SIGNATURE: *Shannon Carthel*

PARCEL #  
941500008  
1.3 acres

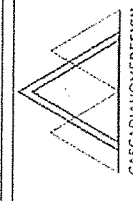
Legal Description:  
CAPE GEORGE VILLAGE DN 7 LOT 8

JOHNSON AVENUE  
ROAD CENTERLINE

LYNDSAY FLUHARTY & TACHE BENTLEY  
25 MAGNOLIA AVE.  
PORT TOWNSEND, WA 98368

DATE:  
3/26/2021  
SCALE:  
1" = 25'

LILY HICKENBOTTOM 206.715.8082  
LILY@CASCADIAHOMEDSIGN.COM



SITE PLAN

FLUHARTY-BENTLEY  
RESIDENCE