

Gibson, Deborah

From: Rob Harris [rharris@holdenlegal.com]
Sent: Tuesday, February 13, 2007 8:26 AM
To: Gibson, Deborah
Subject: Valley Centre



DOC070213.pdf

Deborah,

Thanks very much for your prompt work on this permit. I'm sure you have plenty to do, and you were very kind to help us out by expediting your review.

Attached are the final documents I will send to you, and they are perhaps the best ones. They are building permits and certificates of occupancy for buildings located in Valley Centre, and they are located in the Valley Centre Subdivision. These documents are from late 2000. I know in your earlier email you stated that you had what you needed. These documents are simply additional documents for your file. If you have any questions, please let me know.

Once again, thanks for your assistance.

Robert L. Harris
Holden, Kidwell, Hahn & Crapo, PLLC
1000 Riverwalk Drive, Suite 200
P.O. Box 50130
Idaho Falls, ID 83405-0130
Phone: (208) 523-0620
Fax: (208) 523-9518
E-Mail: rharris@holdenlegal.com

CONFIDENTIALITY NOTICE: This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination or distribution of this communication to other than the intended recipient is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email to the sender or collect telephone call to (208) 523-0620. Thank you.

-----Original Message-----

From: North Copier [mailto:northcopier@holdenlegal.com]
Sent: Tuesday, February 13, 2007 8:19 AM
To: rharris@holdenlegal.com
Subject: Scanned from MFP-00024504 [Single Side_E-MAIL] 02/13/2007 08:19

Scanned from MFP-00024504.

Rob Harris
Single Side_E-MAIL

Date: 02/13/2007 08:19
Pages:18
Resolution:200x200 DPI

INSPECTION RECORD CARD

PERMIT #: 051900-2 TYPE OF PERMIT: fourplexNWEK: HEAT TYPE: ELEC OR GAS
CONSTRUCTION TYPE: FRAME. LOG MODULAR OR MANUFACTUREDOWNERS NAME: Arave Const. MAP: _____SUBDIVISION: Valley Centre LOT: BLK 11 Lot 3STREET ADDRESS: 132 Valley Centre Drive #4
GENERAL LOCATION: _____

INSPECTIONS:

FOOTINGS: 2:30 DATE: 6-6-2000 REINSPEC: _____
Comments: passed

CONTRACTOR: _____

FOUNDATION: 6:56 DATE: 6-7-2000 REINSPEC: _____
Comments: passedCONTRACTOR: BurtonFRAMING: 9:00 DATE: 7-15-2000 REINSPEC: _____
Comments: still some work to be done @ this time
passed 8-10-2000

CONTRACTOR: _____

INSULATION: 3:00 DATE: 8-10-2000 REINSPEC: _____
Comments: passed

CONTRACTOR: _____

DRYWALL: PM DATE: 8-28-2000 REINSPEC: _____
Comments: passed

CONTRACTOR: _____

MASONRY: _____ DATE: _____ REINSPEC: _____
Comments: _____

CONTRACTOR: _____

FINAL: 1:44 DATE: 10-25-2000 REINSPEC: _____
Comments: passed
signed CMAD

ADDITIONAL COMMENTS: _____

SMEAD 108 YSP17576

TETON COUNTY, IDAHO. BUILDING PERMIT APPLICATION

rev 11/98

TETON COUNTY BUILDING DEPARTMENT
89 N. MAIN, P.O. Box 763, DRIGGS, IDAHO 83422
(208) 354-2593

OWNER: ALAVE CONSTRUCTION COMPANY, INC.

**** A COPY OF PROOF OF PROPERTY OWNERSHIP MUST ACCOMPANY THIS APPLICATION ****
If applicant is other than owner, a statement authorizing agent representation must accompany this application.

MAILING ADDRESS: 1395 NW MAIN BLACKFOOT, IDAHO 83221

APPLICANT NAME/ADDRESS: (If other than owner) _____

CONTRACTOR NAME/ADDRESS/PHONE: ALAVE CONSTRUCTION 785-3494BUILDING LOCATION: Section 23 Township 5 N. Range 45 E. Map # _____General Location 3/4 MILE NORTH OF DRIGGS ON HWY 33Street Address (to be assigned if not existing): 32 VALLEY CENTRE DRIVE #4Subdivision Name and Lot #: VALLEY CENTRE SUBDIVISION LOT 3, BLOCK 2ZONE: R-3 PROPERTY SIZE: 4.78 ACRESPROPOSED USE: (i.e., single family dwelling, garage, etc...) MULTIFAMILY DWELLING

►THE PROPERTY ON WHICH THIS STRUCTURE IS GOING TO BE BUILT MUST COMPLY WITH PLANNING &
 ZONING LAND DIVISION REGULATIONS.

IS THIS BUILDING TO BE USED FOR: RESIDENTIAL OR COMMERCIAL?IS THE PROPOSED USE ALLOWED IN THAT ZONE? YES

N Is this a manufactured, mobile or pre-built home? If yes, will it be set on blocks or a permanent foundation? _____

N Is a new driveway access proposed to a state highway or a county road? If yes, a copy of the permit must accompany this application OR an application must be submitted to the Road & Bridge Dept.

SQUARE FOOTAGE OF STRUCTURE: (measurement includes exterior walls):

First floor area	<u>2272</u>	Unfinished basement area	_____
Second floor/loft area	<u>2272</u>	Finished basement area	_____
Third floor/loft area	_____	Garage area	<u>7056</u>
Shed or Barn	_____	Carport/Lean-to area	_____

NOTE: The Building Official reserves the right to determine the classification of the structure based on plans submitted and actual construction.

Main source of heat to be used: gas _____ electric ☒ other _____
 Total number of kitchens: 4 bedrooms: 12 bathrooms: 8

OFFICE USE ONLY: Building Permit Number: 051900-2 Approximate Estimated Value \$ _____
 Building Permit Fee: \$ 1329.00

- IMPORTANT NOTICE -

Certificate of Occupancy will be issued upon request within two (2) business days of scheduled and approved final inspection of structure. **NO EXCEPTIONS.**

NOTICE: The Building Official reserves the right to determine the classification of the structure based on plans submitted and actual construction.

NO DEC.

97 REVISION

PAGE 2

PERCENT OF SLOPE TO BE DEVELOPED:House site 1 %Driveway 2 %

**** Slopes in excess of 15% require conformance with County Regulations for grading, drainage and erosion control.**

SEE ATTACHED SCHEDULE FOR THE FOLLOWING RESTRICTIONS**BUILDING SETBACKS FROM PROPERTY LINES AND ROAD EASEMENT/RIGHT OF WAY:**In feet: Front 50' Rear 50' Left side 50' Right side 30'**BUILDING SETBACKS FROM WATERWAYS: (either on or adjacent to site)**In feet: creek & springs NA river NA ponds NA irrigation ditch NA

BUILDING SETBACKS MUST BE 50' FROM ALL NATURAL WATERWAYS, 15' FROM ALL CANALS AND DITCHES. TETON RIVER REQUIRES A SETBACK OF 75'.

HEIGHT OF BUILDING FROM GRADE (outside measurements): 26'

~~~~~  
**ALL HABITABLE STRUCTURES MUST HAVE AN APPROVED SMALL WASTEWATER (SEPTIC) PERMIT, CITY SEWER HOOKUP PERMIT, OR OTHER WASTEWATER PERMIT APPROVED BY DISTRICT 7 HEALTH DEPARTMENT BEFORE A BUILDING PERMIT WILL BE ISSUED.**  
~~~~~

NOTE: A water well permit is not required for the issuance of this permit. However, should a well be constructed, the regulations and instructions of the State Engineer's Office and the Department of Environmental Quality, when appropriate, must be complied with.

Plan review fees are non-refundable and are paid in full at the time of application.
Teton County's acceptance of the plan review fee DOES NOT constitute plan approval.

APPLICANT'S SIGNATURE, CERTIFICATION & AUTHORIZATION: Under penalty of perjury, I hereby certify that I have read this application and state that the information herein is correct and I swear that any information which may hereafter be given by me in hearings before the Planning Commission of Teton County or the Board of County Commissioners of Teton County shall be truthful and correct. I agree to comply with all County regulations and State laws relating to the subject matter of this application and hereby authorized representative of this County to enter upon the above mentioned property for inspections purposes. I have received a copy of the "Notice To Developers and Builders" concerning Section 404 of the Clean Water Act and understand that it is my responsibility to determine the proposed development on the property listed fully complies with the applicable regulation.

Tom Arana

Signature of Owner/Applicant

5/16/00

Date

*****BUILDING PERMIT FEES ARE DUE IN FULL AT TIME OF APPLICATION*****

PAGE 3

NOTICE TO DEVELOPERS AND BUILDERS

Teton County has been made aware of more exacting definitions of wetlands resulting from newly adopted delineation methods by the U.S. ARMY CORPS of ENGINEERS. Some wetlands are not easily recognized, and may not appear very wet. If you intend to place any fill in a wetland, or an area that might be a wetland, contact the CORPS of ENGINEERS regarding required approvals under Section 404 of the CLEAN WATER ACT. All responsibility for compliance with the regulations rests with the owner/ developer or builder. For further information contact:

U.S. ARMY CORPS. OF ENGINEERS, REGULATORY OFFICE
1820 E. 17th SUITE 350
IDAHO FALLS, IDAHO 83404
(208) 522-1645

INSURANCE REQUIRED: State statutes require that all builders carry WORKMAN'S COMPENSATION. Homeowners acting as their own general should be sure that all sub-contractor insurance is up to date. If either the general contractor or homeowner employees sub-contractors without insurance, they could be held personally liable for any injury occurring on the job.

HEIGHT, SETBACK AND AREA SCHEDULE

District	Max Height	Front Yard	Rear Yard	Side Yard	Lot Area
R-1	30'	30'	20'	10'	9,000
R-2	30'	20'	20'	10'	7,000
R-2T	25'	20'	20'	10'	7,000
R-3	45'	20'	20'	5'	7,000
A-1.5	30'	30'	20'	10'	.5 acre
A-2.5	30'	30'	40'	30'	2.5 acres
A-2.5 (HS)	25'	30'	40'	30'	2.5 acres
A-20	Unlimited	30'	40'	30'	20 acres
C-1	45'	0	10'	10'	0
C-2	45'	0	10'	10'	0
C-3	45'	0	15'	10'	0
M-1	45'	0	10'	10'	0
M-2	45'	0	10'	10'	0

SCENIC CORRIDOR - ALL BUILDINGS MUST BE 50' FROM HIGHWAY EASEMENT/RIGHT OF WAY ON STATE HIGHWAYS 31, 32, 33, AND SKI HILL ROAD. SEE COUNTY ORDINANCES FOR SPECIFIC SCENIC CORRIDOR INFORMATION AND REGULATIONS.

PAGE 4

BUILDER CERTIFICATION FORMS

Component	Proposed	Prescriptive (IRES)
Floor or Crawlspace	<u>NA</u>	R19
Slab on grade	<u>R10</u>	R10
Wall - below grade	<u>NA</u>	R10
Wall - above grade	<u>R-19</u>	R19
Ceiling - attic	<u>R-49</u>	R38
Ceiling - vaulted	<u>NA</u>	R30
Doors	<u>U-22</u>	U.22
Glazing	<u>U-35</u>	U.50
Glazing % of Conditioned		
Floor Area	<u>970</u>	17%

☒ I will meet or beat the prescriptive values required.

BUILDER CERTIFICATION

I certify that the residential building to be constructed or sited at the above address or property will be built to the standards above which meet or exceed the requirements of Title 44, Chapter 23, Idaho Code.

The facts stated in this certification are true to the best of my knowledge. I acknowledge that a willful misrepresentation of a material fact may be punishable under the laws of the State of Idaho.

Tom Arave

Builder or General Contractor

5/16/00

Date

IRES Amendments Effective January 1, 1996.

***** OFFICE USE ONLY *****

CHECK LIST OF ALL REQUIREMENTS

- OWNER PHONE NO.: _____ APPLICANT PHONE NO.: _____
- COPY OF PROOF OF PROPERTY OWNERSHIP ATTACHED? _____
- STATEMENT FOR AGENT REPRESENTATION ATTACHED IF APPLICABLE: see office file
- VALID SEPTIC PERMIT ATTACHED: _____
- DRIVEWAY/ACCESS PERMIT REQUIRED?: Yes _____ (attached) No ☒
In the process of being obtained _____
- COPY OF CERTIFICATE OF TITLE ATTACHED IF APPLICABLE: N/A
- SNOW LOAD: Meets requirement ☒ Engineers stamp _____ Waiver attached (if applicable) _____
Does not meet requirement _____ (no certificate of occupancy will be issued)
Manufactured/Mobile homes require proof of snowload from dealer contract; attached? _____
- SETBACKS: Meets requirements? ☒ _____
- HEIGHT OF STRUCTURE: OK for zone? ☒ (will be measured during plan review)
- WETLAND REQUIREMENTS: Has been informed of the NOTICE on Page 3 N/A
- IS THIS DWELLING LOCATED IN A FLOODPLAIN/FLOODWAY? N/A
Additional regulations may apply
- IS THIS STRUCTURE AN ALLOWED USE IN THE ZONE? yes
- IS THIS STRUCTURE WITHIN THE SCENIC CORRIDOR? no
IF YES, SPECIAL PROVISIONS MAY APPLY.
- INSPECTION REQUIREMENTS: 24 Hour Notice ☒
- POSTING INSPECTION CARD AND PERMIT: ☒

NOTE: IT IS REQUIRED BY PLANNING & ZONING, AND ORDERED BY THE TETON COUNTY EMERGENCY SERVICES PERSONNEL THAT ADDRESS NUMBERS BE PERMANENTLY POSTED ON ALL HABITABLE DWELLINGS BEFORE FINAL INSPECTION. NUMBERS SHOULD BE POSTED ON THE DWELLING IN SUCH A MANNER SO THAT THEY ARE VISIBLE AND LEGIBLE FROM ROAD FRONTAGE.

►CERTIFICATE OF OCCUPANCY WILL BE ISSUED UPON REQUEST ONLY

(Certificates will only be issued on items that have been inspected under the current Building Code and for other county requirements. Inspection items that have not been inspected will be listed on the certificate. Teton County does not back inspections that have not been complied with).

A Teton County Building Dept. Employee has gone over all of the above items with the owner/applicant.

Owner/Applicant Signature: Tom Aram

PLANS NOT PICKED UP AT COMPLETION OF PROJECT WILL BE DISCARDED

ARAVE CONSTRUCTION COMPANY, INC.
Blackfoot, Idaho 83221

BUILDING PERMITS - 132

Willy Charles Davis

11,404.45

09986

5/17/00

9986

TETON CO. PLANNING AND BUILDING

\$11,404.45

ARAVE CONSTRUCTION COMPANY, INC.

1808 N.W. MAIN
BLACKFOOT, IDAHO 83221
(208) 728-3464

THE BANK OF COMMERCE
Blackfoot Office, P.O. Box 1846
Blackfoot, Idaho 83221

92-4/1241

PAY:

9986

MAY 17, 2000
DATE

*****\$11,404.45
AMOUNT

Memo:

Eleven Thousand Four Hundred Four and 45/100 Dollars

TO THE
TETON CO. PLANNING AND BUILDING
ORDER
P.O. BOX 763
OF
DRIEGS, ID 83422

⑈009986⑈ ⑆124100417⑆ 17 1301598 7⑈

Willy Charles Davis

09986

**TETON COUNTY
PLANNING AND BUILDING
DEPARTMENT**

**CERTIFICATE OF OCCUPANCY
COMMERCIAL**

**Indicating compliance with The 1997 Uniform Building Code, Uniform
Mechanical Code, Uniform Fire Code and
Planning and Zoning Ordinances**

Date Issued 11-6-2000 Building Permit # 051900-2 Bldg 4
Section 23 Township 5N Range 45E

Name On Permit ARAVE CONSTRUCTION CO. INC.
Address 132 VALLEY CENTER DR. City DEERGS State ID. Zip Code 83422
Subdivision VALLEY CENTER SUB. Lot # 3 Lot # 4
Bld

Name Of Owner ARAVE CONSTRUCTION CO. INC. Phone # (208) 285-3494
Address Of Owner 1395 NW Main City BLACKFOOT State ID. Zip Code 83221

Zoning District R-3 Type Of Construction V-N
Occupancy-Group R Div. 1 Use 4-FLEX APT.

- X Final Certificate of Occupancy
- Temporary Certificate of Occupancy good through

The Certificate of Occupancy shall be posted in a conspicuous place on the premises and shall not be removed except by the building official

Issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of this jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of this jurisdiction shall not be valid.

Patricia Koplow
Patricia Koplow
Deputy Planning Administrator

R. Bruce Nye
R. Bruce Nye
Building Official

Gary Hinkle
Gary Hinkle
Fire Chief

INSPECTION RECORD CARD

PERMIT #: 051900-2TYPE OF PERMIT: fourplexNWEK: HEAT TYPE: ELEC OR GAS
CONSTRUCTION TYPE: FRAME. LOG MODULAR OR MANUFACTUREDOWNERS NAME: Arave Const. MAP: _____SUBDIVISION: Valley Centre LOT: BLK 11 Lot 3STREET ADDRESS: 132 Valley Centre Drive #3
GENERAL LOCATION: _____

INSPECTIONS:

FOOTINGS: DATE: 5.31.2000 REINSPEC: _____
Comments: PASSED

CONTRACTOR: _____

FOUNDATION: DATE: 6-2-2000 REINSPEC: _____
Comments: PASSED
6-5-2000 GARAGES PASSED

CONTRACTOR: _____

FRAMING: 10:00 DATE: 7.24-2000 REINSPEC: _____
Comments: PASSEDCONTRACTOR: AraveINSULATION: 2:00 DATE: 8.2-2000 REINSPEC: _____
Comments: PASSED

CONTRACTOR: _____

DRYWALL: PM. DATE: 8.14-2000 REINSPEC: _____
Comments: _____

CONTRACTOR: _____

MASONRY: DATE: _____ REINSPEC: _____
Comments: _____
CONTRACTOR: _____FINAL 1:43 DATE: 10-23-2000 REINSPEC: _____
Comments: PASSED
SIGNED CARO

ADDITIONAL COMMENTS: _____

TETON COUNTY, IDAHO. BUILDING PERMIT APPLICATION

TETON COUNTY BUILDING DEPARTMENT
89 N. MAIN, P.O. Box 763, DRIGGS, IDAHO 83422
(208) 354-2593

OWNER: ARAVE CONSTRUCTION COMPANY, INC.

**** A COPY OF PROOF OF PROPERTY OWNERSHIP MUST ACCOMPANY THIS APPLICATION ****
If applicant is other than owner, a statement authorizing agent representation must accompany this application.

MAILING ADDRESS: 1395 NW MAIN BLACKFOOT, IDAHO 83221

APPLICANT NAME/ADDRESS: (if other than owner) _____

CONTRACTOR NAME/ADDRESS/PHONE: ARAVE CONSTRUCTION 785-3494BUILDING LOCATION: Section 23 Township 5 N. Range 45 E. Map # _____General Location 3/8 MILE NORTH OF DRIGGS ON HWAY 33Street Address (to be assigned if not existing) 32 VALLEY CENTRE DRIVE # 3 BUILDINGSubdivision Name and Lot #: VALLEY CENTRE SUBDIVISION LOT 3, BLOCK 2ZONE: R-3PROPERTY SIZE: 4.78 ACRESPERMIT ISSUED UPON
PLAN APPROVAL

THE PROPERTY ON WHICH THIS STRUCTURE IS GOING TO BE BUILT
ZONING LAND DIVISION REGULATIONS.
IS THIS BUILDING TO BE USED FOR **RESIDENTIAL** OR COMMERCIAL?

IS THE PROPOSED USE ALLOWED IN THAT ZONE? YES

N Is this a manufactured, mobile or pre-built home? If yes, will it be set on blocks or a permanent foundation? _____

N Is a new driveway access proposed to a state highway or a county road? If yes, a copy of the permit must accompany this application OR an application must be submitted to the Road & Bridge Dept.

SQUARE FOOTAGE OF STRUCTURE: (measurement includes exterior walls):

First floor area	<u>2272</u>	Unfinished basement area	_____
Second floor/ loft area	<u>2272</u>	Finished basement area	_____
Third floor/loft area	_____	Garage area	<u>1056</u>
Shed or Barn	_____	Carport/Lean-to area	_____

NOTE: The Building Official reserves the right to determine the classification of the structure based on plans submitted and actual construction.

Main source of heat to be used: gas _____ electric ☒ other _____
Total number of kitchens: 4 bedrooms: 12 bathrooms: 8

OFFICE USE ONLY: Building Permit Number: 051900-2 Approximate Estimated Value \$
Building Permit Fee: \$ 1329.00

- IMPORTANT NOTICE -

Certificate of Occupancy will be issued upon request within two (2) business days of scheduled and approved final inspection of structure. NO EXCEPTIONS.

BUILDING PERMITS ARE VALID ONLY FOR ONE (1) YEAR OR TWO (2) SUMMERS

8 buildings 32 units FOUNDATION ONLY UNTIL

NO REFUND

PAGE 2

PERCENT OF SLOPE TO BE DEVELOPED:House site 1 %Driveway 2 %

**** Slopes in excess of 15% require conformance with County Regulations for grading, drainage and erosion control.**

SEE ATTACHED SCHEDULE FOR THE FOLLOWING RESTRICTIONS**BUILDING SETBACKS FROM PROPERTY LINES AND ROAD EASEMENT/RIGHT OF WAY:**

In feet: Front 50' Rear 50' Left side 50' Right side 30'

BUILDING SETBACKS FROM WATERWAYS: (either on or adjacent to site)

In feet: creek & springs NA river NA ponds NA irrigation ditch NA

BUILDING SETBACKS MUST BE 50' FROM ALL NATURAL WATERWAYS, 15' FROM ALL CANALS AND DITCHES. TETON RIVER REQUIRES A SETBACK OF 75'.

HEIGHT OF BUILDING FROM GRADE (outside measurements): 26'

ALL HABITABLE STRUCTURES MUST HAVE AN APPROVED SMALL WASTEWATER (SEPTIC) PERMIT, CITY SEWER HOOKUP PERMIT, OR OTHER WASTEWATER PERMIT APPROVED BY DISTRICT 7 HEALTH DEPARTMENT BEFORE A BUILDING PERMIT WILL BE ISSUED.

NOTE: A water well permit is not required for the issuance of this permit. However, should a well be constructed, the regulations and instructions of the State Engineer's Office and the Department of Environmental Quality, when appropriate, must be complied with.

Plan review fees are non-refundable and are paid in full at the time of application. Teton County's acceptance of the plan review fee DOES NOT constitute plan approval.

APPLICANT'S SIGNATURE, CERTIFICATION & AUTHORIZATION: Under penalty of perjury, I hereby certify that I have read this application and state that the information herein is correct and I swear that any information which may hereafter be given by me in hearings before the Planning Commission of Teton County or the Board of County Commissioners of Teton County shall be truthful and correct. I agree to comply with all County regulations and State laws relating to the subject matter of this application and hereby authorized representative of this County to enter upon the above mentioned property for inspections purposes. I have received a copy of the "Notice To Developers and Builders" concerning Section 404 of the Clean Water Act and understand that it is my responsibility to determine the proposed development on the property listed fully complies with the applicable regulation.

Tom Arave

Signature of Owner/Applicant

5/16/00
Date

*****BUILDING PERMIT FEES ARE DUE IN FULL AT TIME OF APPLICATION***
FEES ARE NOT PICKED UP AT COMPLETION OF PROJECT WILL BE DISCARDED*

PAGE 3

NOTICE TO DEVELOPERS AND BUILDERS

Teton County has been made aware of more exacting definitions of wetlands resulting from newly adopted delineation methods by the U.S. ARMY CORPS of ENGINEERS. Some wetlands are not easily recognized, and may not appear very wet. If you intend to place any fill in a wetland, or an area that might be a wetland, contact the CORPS of ENGINEERS regarding required approvals under Section 404 of the CLEAN WATER ACT. All responsibility for compliance with the regulations rests with the owner/ developer or builder. For further information contact:

U.S. ARMY CORPS. OF ENGINEERS, REGULATORY OFFICE
1820 E. 17th SUITE 350
IDAHO FALLS, IDAHO 83404
(208) 522-1645

INSURANCE REQUIRED: State statutes require that all builders carry WORKMAN'S COMPENSATION. Homeowners acting as their own general should be sure that all sub-contractor insurance is up to date. If either the general contractor or homeowner employees sub-contractors without insurance, they could be held personally liable for any injury occurring on the job.

HEIGHT, SETBACK AND AREA SCHEDULE

District	Max Height	Front Yard	Rear Yard	Side Yard	Lot Area
R-1	30'	30'	20'	10'	9,000
R-2	30'	20'	20'	10'	7,000
R-2T	25'	20'	20'	10'	7,000
R-3	45'	20'	20'	5'	7,000
A-.5	30'	30'	20'	10'	.5 acre
A-2.5	30'	30'	40'	30'	2.5 acres
A-2.5 (HS)	25'	30'	40'	30'	2.5 acres
A-20	Unlimited	30'	40'	30'	20 acres
C-1	45'	0	10'	10'	0
C-2	45'	0	10'	10'	0
C-3	45'	0	15'	10'	0
M-1	45'	0	10'	10'	0
M-2	45'	0	10'	10'	0

SCENIC CORRIDOR - ALL BUILDINGS MUST BE 50' FROM HIGHWAY EASEMENT/RIGHT OF WAY ON STATE HIGHWAYS 31, 32, 33, AND SKI HILL ROAD. SEE COUNTY ORDINANCES FOR SPECIFIC SCENIC CORRIDOR INFORMATION AND REGULATIONS.

PAGE 4

BUILDER CERTIFICATION FORMS

<u>Component</u>	<u>Proposed</u>	<u>Prescriptive (IRES)</u>
Floor or Crawlspace	<u>NA</u>	R19
Slab on grade	<u>R-10</u>	R10
Wall - below grade	<u>NA</u>	R10
Wall - above grade	<u>R-19</u>	R19
Ceiling - attic	<u>R-49</u>	R38
Ceiling - vaulted	<u>NA</u>	R30
Doors	<u>U-22</u>	U.22
Glazing	<u>U-35</u>	U.50
Glazing % of Conditioned Floor Area	<u>87%</u>	17%

☒ I will meet or beat the prescriptive values required.

BUILDER CERTIFICATION

I certify that the residential building to be constructed or sited at the above address or property will be built to the standards above which meet or exceed the requirements of Title 44, Chapter 23, Idaho Code.

The facts stated in this certification are true to the best of my knowledge. I acknowledge that a willful misrepresentation of a material fact may be punishable under the laws of the State of Idaho.

Tom Arave
Builder or General Contractor

5/16/00
Date

IRES Amendments Effective January 1, 1996.

PAGE 5

***** OFFICE USE ONLY *****

CHECK LIST OF ALL REQUIREMENTS

- OWNER PHONE NO.: _____ APPLICANT PHONE NO.: _____
- COPY OF PROOF OF PROPERTY OWNERSHIP ATTACHED? _____
- STATEMENT FOR AGENT REPRESENTATION ATTACHED IF APPLICABLE: see office file
- VALID SEPTIC PERMIT ATTACHED: _____
- DRIVEWAY/ACCESS PERMIT REQUIRED?: Yes _____ (attached) No ☒
In the process of being obtained _____
- COPY OF CERTIFICATE OF TITLE ATTACHED IF APPLICABLE: N/A
- SNOW LOAD: Meets requirement ☒ Engineers stamp _____ Waiver attached (if applicable) _____
Does not meet requirement _____ (no certificate of occupancy will be issued)
Manufactured/Mobile homes require proof of snowload from dealer contract; attached? _____
- SETBACKS: Meets requirements? ☒
- HEIGHT OF STRUCTURE: OK for zone? ☒ (will be measured during plan review)
- WETLAND REQUIREMENTS: Has been informed of the NOTICE on Page 3 N/A
- IS THIS DWELLING LOCATED IN A FLOODPLAIN/FLOODWAY? N/A
=Additional regulations may apply=
- IS THIS STRUCTURE AN ALLOWED USE IN THE ZONE? yes
- IS THIS STRUCTURE WITHIN THE SCENIC CORRIDOR? no
IF YES, SPECIAL PROVISIONS MAY APPLY.
- INSPECTION REQUIREMENTS: 24 Hour Notice ☒
- POSTING INSPECTION CARD AND PERMIT: ☒

NOTE: IT IS REQUIRED BY PLANNING & ZONING, AND ORDERED BY THE TETON COUNTY EMERGENCY SERVICES PERSONNEL THAT ADDRESS NUMBERS BE PERMANENTLY POSTED ON ALL HABITABLE DWELLINGS BEFORE FINAL INSPECTION. NUMBERS SHOULD BE POSTED ON THE DWELLING IN SUCH A MANNER SO THAT THEY ARE VISIBLE AND LEGIBLE FROM ROAD FRONTAGE.

➤ **CERTIFICATE OF OCCUPANCY WILL BE ISSUED UPON REQUEST ONLY**
(Certificates will only be issued on items that have been inspected under the current Building Code and for other county requirements. Inspection items that have not been inspected will be listed on the certificate. Teton County does not back inspections that have not been complied with).

A Teton County Building Dept. Employee has gone over all of the above items with the owner/applicant.

Owner/Applicant Signature: Tom Arnesen

PLANS NOT PICKED UP AT COMPLETION OF PROJECT WILL BE DISCARDED

ARAVE CONSTRUCTION COMPANY, INC.
Blackfoot, Idaho 83221

BUILDING PERMITS - 132
Valley Center Drive

09986
11,404.45

5/17/00 9986 TETON CO. PLANNING AND BUILDING \$11,404.45

ARAVE CONSTRUCTION COMPANY, INC.

1285 N.W. MAIN
BLACKFOOT, IDAHO 83221
(208) 785-2684

THE BANK OF COMMERCE
Executive Office, P.O. Box 1060
Blackfoot, Idaho 83221

82-407241

DATE MAY 17, 2000 AMOUNT *****\$11,404.45

Memo:

Eleven Thousand Four Hundred Four and 45/100 Dollars

TO THE
TETON CO. PLANNING AND BUILDING
ORDER
P.O. BOX 763
OF
DRIGGS, ID 83422

#009986# 11241004171 17 1301598 7*

Kim A. [Signature]

09986

VALUATION CHART

Revised 050800-80% of Building Standards Magazine guide (Note: Rounded to the nearest dollar)

The computation chart listed below is set to determine the building permit cost for your project.

Sq.Ft. x Amt. = Valuation	Actual Value
SFD(Living Space) — Sq.Ft. (4544) x \$49.83 = 227200	x \$85.00 = 1986240
SFD(Rm. Add. w/Plum) — Sq.Ft. () x \$49.83 =	x \$64.50 =
SFD(Rm. Add. w/o Plum) — Sq.Ft. () x \$24.00 =	x \$31.50 =
Garage — Sq.Ft. (1234) x \$18.00 = 19008	x \$23.52 = 24837
(Attached) (Detached) Circle one	
Base(Unfinished) — Sq.Ft. () x \$11.00 =	x \$14.64 =
(Semi-Finished) — Sq.Ft. () x \$15.00 =	x \$19.44 =
Carport — Sq.Ft. () x \$12.00 =	x \$13.30 =
Shed / Barn — Sq.Ft. () x \$11.00 =	x \$12.50 =

Total Valuation =

(The amount per sq. ft. is subject to change with the Building Standard Guide)

BUILDING PERMIT FEES

SET AT 75% OF TABLE NO. 1-A-UBC 1997

(Note: Rounded to the nearest dollar)

TOTAL VALUATION

FEE

\$1.00 to \$500

\$18.00

\$501.00 to \$2,000.00

\$18.00 for the first \$500.00 plus \$2.00 for each additional \$100.00 or fraction thereof, to and including \$2000.00

\$2001.00 to \$25,000.00

\$52.00 for the first \$2000.00 plus \$11.00 for each additional \$1000.00 or fraction thereof, to and including \$25,000.00

\$25,001.00 to \$50,000.00

\$294.00 for the first \$25,000.00 plus \$8.00 for each additional \$1000.00, or fraction thereof, to and including \$50,000.00

\$50,001.00 to \$100,000.00

\$483.00 for the first \$50,000.00 plus \$5.00 for each additional \$1000.00, or fraction thereof, to and including \$100,000.00

\$100,001.00 to \$500,000.00

\$745.00 for the first \$100,000.00 plus \$4.00 for each additional \$1000.00, or fraction thereof, to and including \$500,000.00

\$500,001.00 to \$1,000,000.00

\$2425.00 for the first \$500,000.00 plus \$4.00 for each additional \$1000.00, or fraction thereof, to and including \$1,000,000.00

\$1,000,001.00 and up

\$4,207.00 for the first \$1,000,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof

RESIDENTIAL PLAN REVIEW FEES ARE 7% OF THE TOTAL BUILDING PERMIT FEE FOR VALUATIONS OF \$100,000.00 OR LESS AND 10% FOR \$100,001.00 OR OVER. ALL COMMERCIAL PLAN REVIEW FEE ARE 30% OF THE TOTAL BUILDING PERMIT FOR IN OFFICE PLAN REVIEW; IF PLANS NEED TO BE SENT OUT FOR PLAN REVIEW THE PRICE IS BASED ON THE PLAN REVIEWER COSTS. SQUARE FOOTAGE COST DETERMINED BY THE BUILDING OFFICIAL BASED ON BUILDING STANDARDS GUIDE. (BUILDING PERMIT FEES ARE NONREFUNDABLE)

**TETON COUNTY
PLANNING AND BUILDING
DEPARTMENT**

**CERTIFICATE OF OCCUPANCY
COMMERCIAL**

**Indicating compliance with The 1997 Uniform Building Code, Uniform
Mechanical Code, Uniform Fire Code and
Planning and Zoning Ordinances**

Date Issued 11-6-2000 Building Permit # 051900-2 Bldg. 3
Section 23 Township 5N Range 45E

Name On Permit ARAVE CONSTRUCTION CO. INC.
Address 132 VALLEY CENTER DR. City DEER State WY Zip Code 83422
Subdivision VALLEY CENTER SUB. Lot 3 Bid # 3

Name Of Owner ARAVE CONSTRUCTION CO. INC. Phone # (208) 285-1494
Address Of Owner 1395 NW MAIN City BLACKFOOT State WY Zip Code 83221

Zoning District R-3 Type Of Construction V-N
Occupancy Group R Div. 1 Use 4-PLAZA APT

- ☒ Final Certificate of Occupancy
- ☐ Temporary Certificate of Occupancy good through

The Certificate of Occupancy shall be posted in a conspicuous place on the premises and shall not be removed except by the building official

Issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of this jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of this jurisdiction shall not be valid.

Patricia Koplow
Patricia Koplow
Deputy Planning Administrator

R. Bruce Nye
R. Bruce Nye
Building Official

Gary Harris
Gary Harris
Fire Chief