



Building Permit

Residential 1 & 2 Fam Dwelling (New Only) Limited

385-15-000066-DWL

CITY OF HAPPY VALLEY
16000 SE Misty Drive
Happy Valley, OR 97068
503-783-3800
Fax: 503-658-5214

www.happyvalleyor.gov

building@happyvalleyor.gov

Permit Issued: February 19, 2015

TYPE OF WORK

Type of Work: New **Category of Construction:** Single Family Dwelling **Valuation:** \$256,667
Description of Work: Cambria Creek Lot 5 **2592**

JOB SITE INFORMATION

Property Address: 14225 SE 139Th Ave 5, , OR 97015-5307
Parcel: 22E02D 00705 - Primary
Owner: PACIFIC EVERGREEN HOMES
Address: 7410 SW OLESON RD, STE 133
PORTLAND OR 97223

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Nbr	Phone
ROTH ZACHRY HEATING INC	CCB	14008	503-266-1249
RENNER TRUCKING & EXCAVATING INC	CCB	163385	503-846-1512
SUNLIGHT ELECTRIC INC	CCB	172549	360-772-3877
ALAN NATHANIEL GOFFMOORE	CCB	187268	503-664-6423
THE MULLEN COMPANY	CCB	92689	503-640-0113
RENNER TRUCKING & EXCAVATION INC	(PB) Plumbing Contractor	PB463	503-846-1512

INSPECTIONS

The list of inspections below represents the inspections required for this project at the time of permit printing. Additional inspections may be required through the life of the project. You will receive notification of any additional inspection requirements for project completion. All required inspections must be completed and approved.

1060 Driveway Approach	1065 Sidewalk	1090 Street Trees
1120 Foundation	1150 Slab/Flatwork	1170 Post & Beam
1260 Framing	1460 Insulation	1520 Interior Shearwall
1530 Exterior Shearwall	1550 Firewall	1999 Final Building
2200 Underfloor Mechanical	2255 Gas Pressure Test	2300 Rough Mechanical
2999 Final Mechanical	3120 Underground Plumbing	3150 Underslab Plumbing
3170 Underfloor Plumbing	3201 Sewer Connection	3300 Water Service
3502 Top Out Rough Plumbing	3650 Shower Pan	3999 Final Plumbing
6010 Preliminary Erosion Control	6025 Erosion Control - Ground Cover	6050 Final Erosion Control
6799 Final Site Development Inspection		

Schedule Inspections online at www.buildingpermits.oregon.gov or by calling: 1-888-299-2821

When calling for an inspection, use **IVR Number: 385172863946**

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agencies policy.

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Building Permit

Residential 1 & 2 Fam Dwelling
(New Only) Limited
385-14-001497-DWL

CITY OF HAPPY VALLEY
16000 SE Misty Drive
Happy Valley, OR 97068
503-783-3800
Fax: 503-658-5214

www.happyvalleyor.gov

building@happyvalleyor.gov

Permit Issued: February 12, 2015

TYPE OF WORK

Type of Work: New **Category of Construction:** Single Family Dwelling **Valuation:** \$499,602
Description of Work: JACKSON HILLS III LOT 191, NSFR, 4952

JOB SITE INFORMATION

Property Address: 9802 SE Nicholas Dr 191, Happy Valley, OR 97086-7356
Parcel: 12E25CA06900 - Primary
Owner: CRYSTALRIDGE DEVELOPMENT
Address: P.O. BOX 1435 OREGON CITY OR 97045

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Nbr	Phone
TED RIEHL EXCAVATING & TRUCKING INC	CCB	133234	503-631-7634
MDB CONSTRUCTION LLC	CCB	170938	503-515-2509
CRYSTALRIDGE DEVELOPMENT INC	CCB	173845	503-631-7192
CENTRAL AIR INC	CCB	178624	503-656-1908
ELITE ELECTRIC GROUP LLC	CCB	191274	503-277-3788
TED RIEHL EXCAVATING & TRUCKING INC	(PB) Plumbing Contractor	3-567PB	503-631-7634
THE MULLEN COMPANY	CCB	92689	503-640-0113

INSPECTIONS

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1120 Foundation	1150 Slab/Flatwork	1170 Post & Beam
1260 Framing	1460 Insulation	1520 Interior Shearwall
1530 Exterior Shearwall	1550 Firewall	1999 Final Building
2200 Underfloor Mechanical	2255 Gas Pressure Test	2300 Rough Mechanical
2999 Final Mechanical	3120 Underground Plumbing	3150 Underslab Plumbing
3170 Underfloor Plumbing	3201 Sewer Connection	3300 Water Service
3502 Top Out Rough Plumbing	3650 Shower Pan	3999 Final Plumbing
6010 Preliminary Erosion Control	6025 Erosion Control - Ground Cover	6050 Final Erosion Control

Schedule Inspections online at www.buildingpermits.oregon.gov or by calling: 1-888-299-2821

When calling for an inspection, use **IVR Number: 385180075095**

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Building Permit

Residential 1 & 2 Fam Dwelling
(New Only) Limited

385-15-000052-DWL

CITY OF HAPPY VALLEY

16000 SE Misty Drive
Happy Valley, OR 97068
503-783-3800
Fax: 503-658-5214

www.happyvalleyor.gov

building@happyvalleyor.gov

Permit Issued: February 24, 2015

TYPE OF WORK

Type of Work: New **Category of Construction:** Townhouses **Valuation:** \$216,480
Description of Work: TH - Happy Valley Mornside, Lot #29, 2061 SQ FT

JOB SITE INFORMATION

Property Address: 12997 SE 155Th Ave 29, Happy Valley, OR 97086
Parcel: 22E01A 01128 - Primary
Owner: D R HORTON INC.
Address: 4380 SW MACADAM AVE, STE 100, PORTLAND OR 97239

RELATED PERMITS

385-15-000052-PLM-01 385-15-000052-STR-01

LICENSED PROFESSIONAL INFORMATION

<u>Business Name</u>	<u>License</u>	<u>License Nbr</u>	<u>Phone</u>
DEVELOPMENT NORTHWEST INC	CCB	112220	503-667-1781
DR HORTON INC PORTLAND	CCB	130859	503-222-4151
LINDBERG PIPE & GRADE INC	CCB	183853	360-213-1828
WOLCOTT PLUMBING	(PB) Plumbing Contractor	26-824PB	503-667-1781
PRAIRIE ELECTRIC INC	CCB	60178	360-573-2750
BIRCHFIELD HEATING & AIR CONDITIONING INC	CCB	88938	541-926-1374

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Building Permit

Residential 1 & 2 Fam Dwelling (New Only) Limited

385-15-000048-DWL

CITY OF HAPPY VALLEY
16000 SE Misty Drive
Happy Valley, OR 97068
503-783-3800
Fax: 503-658-5214

www.happyvalleyor.gov

building@happyvalleyor.gov

Permit Issued: February 24, 2015

TYPE OF WORK

Type of Work: New	Category of Construction: Townhouses	Valuation: \$213,112
Description of Work: TH - HAPPY VALLEY MORNINGSIDE LOT 134 2036 #		

JOB SITE INFORMATION

Property Address: 12826 SE 155Th Ave 134, Happy Valley, OR 97086-	Parcel: 22E01A 01257 - Primary	Owner: D R HORTON INC. Address: 4380 SW MACADAM AVE, STE 100 PORTLAND OR 97239
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RELATED PERMITS

385-15-000048-PLM-01

LICENSED PROFESSIONAL INFORMATION

<u>Business Name</u>	<u>License</u>	<u>License Nbr</u>	<u>Phone</u>
DEVELOPMENT NORTHWEST INC	CCB	112220	503-667-1781
DR HORTON INC PORTLAND	CCB	130859	503-222-4151
LINDBERG PIPE & GRADE INC	CCB	183853	360-213-1828
WOLCOTT PLUMBING	(PB) Plumbing Contractor	26-824PB	503-667-1781
TRADEMARK LANDSCAPES INC	Landscape Contractor	6796	503-631-3893
BIRCHFIELD HEATING & AIR CONDITIONING INC	CCB	88938	541-926-1374

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Building Permit

Residential 1 & 2 Fam Dwelling (New Only) Limited

385-15-000050-DWL

CITY OF HAPPY VALLEY
16000 SE Misty Drive
Happy Valley, OR 97068
503-783-3800
Fax: 503-658-5214

www.happyvalleyor.gov

building@happyvalleyor.gov

Permit Issued: February 24, 2015

TYPE OF WORK

Type of Work: New	Category of Construction: Townhouses	Valuation: \$216,480
Description of Work: TH - HAPPY VALLEY MORNINGSIDE, LOT 135 20601 #		

JOB SITE INFORMATION

Property Address: 12822 SE 155Th Ave 135, Happy Valley, OR 97086-	Parcel: 22E01A 01258 - Primary	Owner: D R HORTON INC. Address: 4380 SW MACADAM AVE, STE 100 PORTLAND OR 97239
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RELATED PERMITS

385-15-000051-PLM

LICENSED PROFESSIONAL INFORMATION

<u>Business Name</u>	<u>License</u>	<u>License Nbr</u>	<u>Phone</u>
DEVELOPMENT NORTHWEST INC	CCB	112220	503-667-1781
DR HORTON INC PORTLAND	CCB	130859	503-222-4151
LINDBERG PIPE & GRADE INC	CCB	183853	360-213-1828
WOLCOTT PLUMBING	(PB) Plumbing Contractor	26-824PB	503-667-1781
PRAIRIE ELECTRIC INC	CCB	60178	360-573-2750
TRADEMARK LANDSCAPES INC	Landscape Contractor	6796	503-631-3893
BIRCHFIELD HEATING & AIR CONDITIONING INC	CCB	88938	541-926-1374

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Building Permit

Residential 1 & 2 Fam Dwelling
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385-15-000063-DWL

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16000 SE Misty Drive
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503-783-3800
Fax: 503-658-5214

www.happyvalleyor.gov

building@happyvalleyor.gov

Permit Issued: February 17, 2015

TYPE OF WORK

Type of Work: New **Category of Construction:** Single Family Dwelling **Valuation:** \$365,134
Description of Work: SUNRISE MOUNTAIN VIEW LOT 20, NSFR, 3714

JOB SITE INFORMATION

Property Address: 12648 SE Jubilee St 20, Happy Valley, OR 97086-4401
Parcel: 22E01AB02000 - Primary
Owner: LENNAR NW INC
Address: 11807 NE 99TH ST, STE 1170 VANCOUVER WA 98682

LICENSED PROFESSIONAL INFORMATION

<u>Business Name</u>	<u>License</u>	<u>License Nbr</u>	<u>Phone</u>
DEVELOPMENT NORTHWEST INC	CCB	112220	503-667-1781
LENNAR NORTHWEST INC	CCB	195307	360-258-7900
TIER 1 EXCAVATING LLC	CCB	199449	971-285-2110
WOLCOTT PLUMBING	(PB) Plumbing Contractor	26-824PB	503-667-1781
PHILLIS CONSTRUCTION CO	CCB	59382	503-786-9522
ABOVE & BEYOND HYDROSEED	Landscape Contractor	981PA	
TIER 1 EXCAVATING LLC	(PB) Plumbing Contractor	PB1537	971-285-2110
PYRAMID HEATING & COOLING	(PB) Plumbing Contractor	PB676	503-786-9522

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Building Permit

Residential 1 & 2 Fam Dwelling (New Only) Limited

385-15-000067-DWL

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16000 SE Misty Drive
Happy Valley, OR 97068
503-783-3800
Fax: 503-658-5214

www.happyvalleyor.gov

building@happyvalleyor.gov

Permit Issued: February 12, 2015

TYPE OF WORK

Type of Work: New **Category of Construction:** Single Family Dwelling **Valuation:** \$311,174
Description of Work: SUNSHINE RIDGE, LOT #43, NSFR, 3285 SQ FT

JOB SITE INFORMATION

Property Address: 14488 SE Faris St 43, Happy Valley, OR 97086 **Parcel:** 22E01B 01342 **Owner:** CANYON CREST HOMES LLC
Address: 23801 SE 42ND CT RIDGEFIELD WA 98642

LICENSED PROFESSIONAL INFORMATION

<u>Business Name</u>	<u>License</u>	<u>License Nbr</u>	<u>Phone</u>
CANYON CREST HOMES INC	CCB	126559	503-722-8966
HENDRICKSON HVAC SERVICES INC	CCB	175926	360-687-2034
SEPPALA ENTERPRISES INC	CCB	189331	360-600-5911
PRAIRIE ELECTRIC INC	(C) Electrical Contractor	37-491C	360-573-2750
PRAIRIE ELECTRIC INC	CCB	60178	360-573-2750
SEPPALA ENTERPRISES	(PB) Plumbing Contractor	PB1128	

INSPECTIONS

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1060 Driveway Approach	1065 Sidewalk	1090 Street Trees
1120 Foundation	1150 Slab/Flatwork	1170 Post & Beam
1260 Framing	1460 Insulation	1520 Interior Shearwall
1530 Exterior Shearwall	1550 Firewall	1999 Final Building
2200 Underfloor Mechanical	2255 Gas Pressure Test	2300 Rough Mechanical
2999 Final Mechanical	3120 Underground Plumbing	3150 Underslab Plumbing
3170 Underfloor Plumbing	3201 Sewer Connection	3300 Water Service
3502 Top Out Rough Plumbing	3650 Shower Pan	3999 Final Plumbing
6010 Preliminary Erosion Control	6025 Erosion Control - Ground Cover	6050 Final Erosion Control

Schedule Inspections online at www.buildingpermits.oregon.gov or by calling: 1-888-299-2821

When calling for an inspection, use **IVR Number: 385192279513**

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Building Permit

Residential Structural

CITY OF HAPPY VALLEY

16000 SE Misty Drive
Happy Valley, OR 97068
503-783-3800
Fax: 503-658-5214

385-15-000032-STR

www.happyvalleyor.gov

building@happyvalleyor.gov

Permit Issued: February 02, 2015

TYPE OF WORK

Type of Work: Addition **Category of Construction:** Single Family Dwelling **Valuation:** \$29,904
Description of Work: ADDITION/REMODEL - Enclose existing front porch into living space, add new covered patio & porch, vault ceilings.

JOB SITE INFORMATION

Property Address: 14885 SE Monner Rd, Happy Valley, OR 97086
Parcel: 12E36CA01300 - Primary
Owner: JOHNNY DUME
Address: 14885 SE MONNER RD
HAPPY VALLEY OR
970865806

RELATED PERMITS

385-15-000032-MECH-01 385-15-000032-PLM-01

LICENSED PROFESSIONAL INFORMATION

Work is being performed by the Property Owner Property Owner Affidavit Has Been Filled

INSPECTIONS

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- | | | |
|-------------------------|---------------------|-------------------------|
| 1120 Foundation | 1150 Slab/Flatwork | 1170 Post & Beam |
| 1260 Framing | 1460 Insulation | 1520 Interior Shearwall |
| 1530 Exterior Shearwall | 1999 Final Building | |

Schedule Inspections online at www.buildingpermits.oregon.gov or by calling: 1-888-299-2821

When calling for an inspection, use **IVR Number: 385193175805**

PERMIT FEES

<u>Fee Description</u>	<u>Quantity</u>	<u>Amount</u>	<u>Amount</u>
Clackamas County - Electrical Fees	\$180.00	Amount	\$180.00
Structural plan review fee	359.35	Ea	\$233.58
Structural building permit fee	1.00	Ea	\$359.35
Planning review fee - single-family detached and attached, duplex and trip	\$105.00	Amount	\$105.00
State of Oregon Surcharge - Bldg (12% of applicable fees)	359.35	Ea	\$43.12
State of Oregon Surcharge - Elec (12% of applicable fees)	180.00	Ea	\$21.60
Total Fees:			\$942.65

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Building Permit

Residential Structural

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503-783-3800
Fax: 503-658-5214

385-14-001408-STR

www.happyvalleyor.gov

building@happyvalleyor.gov

Permit Issued: February 04, 2015

TYPE OF WORK

Type of Work: Alteration **Category of Construction:** Detached Accessory Structure **Valuation:** \$25,000
Description of Work: Build office within existing shop

JOB SITE INFORMATION

Property Address: 13255 SE Caldera Ct, Happy Valley, OR 97086
Parcel: 12E26DC03100 - Primary
Owner: DANA BROWN
Address: 13255 SE CALERA CT
HAPPY VALLEY OR 97086

RELATED PERMITS

385-14-001408-PLM-01

LICENSED PROFESSIONAL INFORMATION

Work is being performed by the Property Owner Property Owner Affidavit Has Been Filed

INSPECTIONS

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1260 Framing 1460 Insulation 1999 Final Building
Schedule Inspections online at www.buildingpermits.oregon.gov or by calling: 1-888-299-2821

When calling for an inspection, use **IVR Number: 385168838449**

PERMIT FEES

<u>Fee Description</u>	<u>Quantity</u>	<u>Amount</u>	<u>Amount</u>
Clackamas County - Electrical Fees	\$270.00	Amount	\$270.00
Structural plan review fee	318.10	Ea	\$206.77
Structural building permit fee	1.00	Ea	\$318.10
State of Oregon Surcharge - Elec (12% of applicable fees)	270.00	Ea	\$32.40
State of Oregon Surcharge - Bldg (12% of applicable fees)	318.10	Ea	\$38.17
Total Fees:			\$865.44

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Residential Structural

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503-783-3800
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385-14-001385-STR-01

www.happyvalleyor.gov

building@happyvalleyor.gov

Permit Issued: February 18, 2015

TYPE OF WORK

Type of Work: Alteration **Category of Construction:** ADU **Valuation:** \$114,401
Description of Work: ADU-Structure

JOB SITE INFORMATION

Property Address: 10902 SE 145Th Ave, Happy Valley, OR 97086
Parcel: 12E36BB00603 - Primary
Owner: AZARI JAMSHID
Address: 1440 19TH ST
MANHATTAN BEACH CA
90266

RELATED PERMITS

385-14-001385-DEMO 385-14-001385-PLM-01 385-14-001385-SD-01

LICENSED PROFESSIONAL INFORMATION

Work is being performed by the Property Owner Property Owner Affidavit Has Been Filed

INSPECTIONS

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1060 Driveway Approach 1120 Foundation 1170 Post & Beam
1260 Framing 1520 Interior Shearwall 1530 Exterior Shearwall
1999 Final Building 3999 Final Plumbing

Schedule Inspections online at www.buildingpermits.oregon.gov or by calling: 1-888-299-2821

When calling for an inspection, use **IVR Number: 385175548029**

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Building Permit

Residential Structural

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16000 SE Misty Drive
Happy Valley, OR 97068
503-783-3800
Fax: 503-658-5214

385-15-000124-STR

www.happyvalleyor.gov

building@happyvalleyor.gov

Permit Issued: February 20, 2015

TYPE OF WORK

Type of Work: New **Category of Construction:** Single Family Dwelling **Valuation:** \$20,000
Description of Work: Swimming Pool- Brown Residence

JOB SITE INFORMATION

Property Address: 9260 SE 132Nd Ave, Happy Valley, OR 97086
Parcel: 12E26AC01500 - Primary
Owner: MICHAEL AND SHELLY BROWN
Address: 9260 SE 132ND AVE
HAPPY VALLEY OR
97086-5939

RELATED PERMITS

385-15-000124-MECH-01

LICENSED PROFESSIONAL INFORMATION

<u>Business Name</u>	<u>License</u>	<u>License Nbr</u>	<u>Phone</u>
NEPTUNE SWIMMING POOL CO	CCB	11810	503-659-1335

INSPECTIONS

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1130 Foundation Wall/Rebar 1840 Pool Barrier 1999 Final Building
Schedule Inspections online at www.buildingpermits.oregon.gov or by calling: 1-888-299-2821

When calling for an inspection, use **IVR Number: 385153281119**

PERMIT FEES

<u>Fee Description</u>	<u>Quantity</u>	<u>Amount</u>
Structural plan review fee	262.60 Ea	\$170.69
Structural building permit fee	1.00 Ea	\$262.60
State of Oregon Surcharge - Bldg (12% of applicable fees)	262.60 Ea	\$31.51
Total Fees:		\$464.80

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agencies policy.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the center. (Note: the telephone number for the Oregon Utility Notification Center is (503) 232-1987).

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010.



Building Permit

Commercial Structural

CITY OF HAPPY VALLEY
16000 SE Misty Drive
Happy Valley, OR 97068
503-783-3800
Fax: 503-658-5214

385-14-001426-STR

www.happyvalleyor.gov

Feb 4, 2015

building@happyvalleyor.gov

Permit Issued: ~~January 09, 2015~~

TYPE OF WORK

Type of Work: New **Category of Construction:** Commercial **Valuation:** \$1,250,000
Description of Work: Walgreens 1-story building shell (Full Shell Building Issued 2.3.2015)
Foundation Only was previously issued 1.09.15

JOB SITE INFORMATION

Property Address: 11995 SE Sunnyside Rd, Happy Valley, OR 97086
Parcel: 22E03AA00700 - Primary
Owner: RPS VENTURE #2 LLC
Address: 2653 HIGH HEAVEN RD MCMINNVILLE OR 97128

LICENSED PROFESSIONAL INFORMATION

<u>Business Name</u>	<u>License</u>	<u>License Nbr</u>	<u>Phone</u>
LCG PENCE LLC	CCB	153167	503-399-7223
BENNER STANGE ASSOCIATES ARCHITECTS, INC.	Architect	2342	

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agencies policy.

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Building Permit

Commercial Structural

CITY OF HAPPY VALLEY
16000 SE Misty Drive
Happy Valley, OR 97068
503-783-3800
Fax: 503-658-5214

385-14-001456-STR

www.happyvalleyor.gov

building@happyvalleyor.gov

Permit Issued: February 26, 2015

TYPE OF WORK

Type of Work: Tenant Improvement **Category of Construction:** Commercial **Valuation:** \$500,000
Description of Work: Walgreens TI

JOB SITE INFORMATION

Property Address: 11995 SE Sunnyside Rd, Happy Valley, OR 97086
Parcel: 22E03AA00700 - Primary
Owner: RPS VENTURE #2 LLC
Address: 2653 HIGH HEAVEN RD MCMINNVILLE OR 97128

RELATED PERMITS

385-14-001473-PLM 385-14-001335-PLM 385-14-001424-STR
385-14-001426-STR 385-15-000089-STR 385-15-000097-FIRE

LICENSED PROFESSIONAL INFORMATION

<u>Business Name</u>	<u>License</u>	<u>License Nbr</u>	<u>Phone</u>
LCG PENCE LLC	CCB	153167	503-399-7223
BENNER STANGE ASSOCIATES ARCHITECTS, INC.	Architect	2342	

INSPECTIONS

The list of inspections below represents the inspections required for this project at the time of permit printing. Additional inspections may be required through the life of the project. You will receive notification of any additional inspection requirements for project completion. All required inspections must be completed and approved.

No Inspections Specified

Schedule Inspections online at www.buildingpermits.oregon.gov or by calling: 1-888-299-2821

When calling for an inspection, use **IVR Number: 385171522855**

PERMIT FEES

<u>Fee Description</u>	<u>Quantity</u>	<u>Amount</u>
Structural plan review fee	2,661.85 Ea	\$1,730.20
Structural building permit fee	1.00 Ea	\$2,661.85
State of Oregon Surcharge - Bldg (12% of applicable fees)	2,661.85 Ea	\$319.42
Total Fees:		\$4,711.47

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