



Building Permit

Residential 1 & 2 Fam Dwelling (New Only) Limited

CITY OF HAPPY VALLEY

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

385-14-001515-DWL

www.happyvalleyor.gov

building@happyvalleyor.gov

Permit Issued: January 26, 2015

TYPE OF WORK

Type of Work: New **Category of Construction:** Townhouses **Valuation:** \$160,534
Description of Work: TH HAPPY VALLEY MORNINGSIDE, LOT 75, NSFR, 1573

JOB SITE INFORMATION

Property Address: 15766 SE Nyla Way 75, Happy Valley, OR 97086
Parcel: 22E01A 01184 - Primary
Owner: D R HORTON INC.
Address: 4380 SW MACADAM AVE, STE 100, PORTLAND OR 97239

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

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

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

When calling for an inspection, use **IVR Number: 385176844476**

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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385-14-001516-DWL

www.happyvalleyor.gov

building@happyvalleyor.gov

Permit Issued: January 26, 2015

TYPE OF WORK

Type of Work: New **Category of Construction:** Townhouses **Valuation:** \$156,726
Description of Work: TH HAPPY VALLEY MORNINGSIDE, LOT 76, NSFR, 1544

JOB SITE INFORMATION

Property Address: 15768 SE Nyla Way 76, Happy Valley, OR 97086
Parcel: 22E01A 01185 - Primary
Owner: D R HORTON INC.
Address: 4380 SW MACADAM AVE, STE 100, PORTLAND OR 97239

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

INSPECTIONS

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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: 385185351454**

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Building Permit

Residential 1 & 2 Fam Dwelling
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385-14-001517-DWL

CITY OF HAPPY VALLEY
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Fax: 503-658-5214

www.happyvalleyor.gov

building@happyvalleyor.gov

Permit Issued: January 26, 2015

TYPE OF WORK

Type of Work: New **Category of Construction:** Townhouses **Valuation:** \$156,726
Description of Work: TH HAPPY VALLEY MORNINGSIDE LOT 77, NSFR, 1544

JOB SITE INFORMATION

Property Address: 15772 SE Nyla Way 77, Happy Valley, OR 97086
Parcel: 22E01A 01186 - Primary
Owner: D R HORTON INC.
Address: 4380 SW MACADAM AVE, STE 100, PORTLAND OR 97239

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

When calling for an inspection, use **IVR Number: 385156569377**

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Building Permit

Residential 1 & 2 Fam Dwelling (New Only) Limited

385-14-001518-DWL

CITY OF HAPPY VALLEY

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Fax: 503-658-5214

www.happyvalleyor.gov

building@happyvalleyor.gov

Permit Issued: January 26, 2015

TYPE OF WORK

Type of Work: New **Category of Construction:** Townhouses **Valuation:** \$156,726
Description of Work: TH HAPPY VALLEY MORNINGSIDE LOT 78, NSFR, 1544

JOB SITE INFORMATION

Property Address: 15780 SE Nyla Way 78, Happy Valley, OR 97086
Parcel: 22E01A 01187 - Primary
Owner: D R HORTON INC.
Address: 4380 SW MACADAM AVE, STE 100, PORTLAND OR 97239

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Nbr	Phone
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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Schedule Inspections online at www.buildingpermits.oregon.gov or by calling: 1-888-299-2821

When calling for an inspection, use **IVR Number: 385142410880**

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Building Permit

Residential 1 & 2 Fam Dwelling (New Only) Limited

385-14-001519-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: January 26, 2015

TYPE OF WORK

Type of Work: New **Category of Construction:** Townhouses **Valuation:** \$160,534
Description of Work: TH HAPPY VALLEY MORNINGSIDE LOT 79, NSFR, 1573

JOB SITE INFORMATION

Property Address: 15788 SE Nyla Way 79, Happy Valley, OR 97086
Parcel: 22E01A 01188 - Primary
Owner: D R HORTON INC.
Address: 4380 SW MACADAM AVE, STE 100, PORTLAND OR 97239

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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2999 Final Mechanical	3120 Underground Plumbing	3150 Underslab Plumbing
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When calling for an inspection, use **IVR Number: 385116081395**

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Building Permit

Residential 1 & 2 Fam Dwelling
(New Only) Limited

385-14-001525-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: January 23, 2015

TYPE OF WORK

Type of Work: New **Category of Construction:** Single Family Dwelling **Valuation:** \$344,393
Description of Work: LINCOLN HEIGHTS LOT 90, NSFR, 3516

JOB SITE INFORMATION

Property Address: 11516 SE Ryle Rd 90, Portland, OR 97086
Parcel: 12E27DB03300 - Primary
Owner: MELANIE TRUONG
Address: 12207 SE EAGLE GLEN DR
HAPPY VALLEY OR 97086

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Nbr	Phone
MHC HEATING & COOLING LLC	(BH) Boiler Business and Limited Maintenance Specialty Contractor HVAC/R	202116	503-317-3321

INSPECTIONS

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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

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When calling for an inspection, use **IVR Number: 385135069269**

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385-14-001425-DWL

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Happy Valley, OR 97068
503-783-3800
Fax: 503-658-5214

www.happyvalleyor.gov

building@happyvalleyor.gov

Permit Issued: January 21, 2015

TYPE OF WORK

Type of Work: New **Category of Construction:** Single Family Dwelling **Valuation:** \$437,240
Description of Work: Sunrise Mtn View Lot 29, NSFR 4385

JOB SITE INFORMATION

Property Address: 12686 SE Meadehill Ave 29, Happy Valley, OR 97086-4404
Parcel: 22E01AB02900 - Primary
Owner: LENNAR
Address: 11807 NE 99TH ST SUITE 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
PROTECH ELECTRIC LLC	CCB	198399	503-380-6503
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 AND BEYOND HYDROSEED	Landscape Contractor	981PA	360-600-3622
PROTECH ELECTRIC LLC	(C) Electrical Contractor	C897	503-380-6503
PYRAMID HEATING & COOLING	(LHR) Electrical Contractor, Limited Maintenance Specialty HVAC	LHR113	503-786-9522
TIER 1 EXCAVATING LLC	(PB) Plumbing Contractor	PB1537	971-285-2110

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Building Permit

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Fax: 503-658-5214

385-14-001280-DWL

www.happyvalleyor.gov

building@happyvalleyor.gov

Permit Issued: January 30, 2015

TYPE OF WORK

Type of Work: New **Category of Construction:** Townhouses **Valuation:** \$207,293
Description of Work: DUPLEX Taralon North Lot 6, NSFR 2040

JOB SITE INFORMATION

Property Address: 15773 SE Kingbird Dr 6, Happy Valley, OR 97015-3630
Parcel: 22E01DA12000 - Primary
Owner: DR HORTON
Address: 4380 SW MACADAM, SUITE 100 PORTLAND OR 97239

RELATED PERMITS

385-14-001280-PLM-01

LICENSED PROFESSIONAL INFORMATION

<u>Business Name</u>	<u>License</u>	<u>License Nbr</u>	<u>Phone</u>
DR HORTON INC PORTLAND	CCB	130859	503-222-4151
LINDBERG PIPE & GRADE INC	CCB	183853	360-213-1828
PHILLIS CONSTRUCTION CO	CCB	59382	503-786-9522
PRAIRIE ELECTRIC INC	CCB	60178	360-573-2750
TRADEMARK LANDSCAPES INC	Landscape Contractor	6796	503-631-3893
THE MULLEN COMPANY	CCB	92689	503-640-0113

INSPECTIONS

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When calling for an inspection, use **IVR Number: 385180323296**

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building@happyvalleyor.gov

Permit Issued: January 30, 2015

TYPE OF WORK

Type of Work: New **Category of Construction:** Single Family Dwelling **Valuation:** \$195,655
Description of Work: Taralon North Lot 7, NSFR 1956

JOB SITE INFORMATION

Property Address: 15795 SE Kingbird Dr 7, Happy Valley, OR 97015-3630
Parcel: 22E01DA12100 - Primary
Owner: DR HORTON
Address: 4380 SW MACADAM, SUITE 100 PORTLAND OR 97239

RELATED PERMITS

385-14-001284-PLM-01

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Nbr	Phone
DR HORTON INC PORTLAND	CCB	130859	503-222-4151
LINDBERG PIPE & GRADE INC	CCB	183853	360-213-1828
PHILLIS CONSTRUCTION CO	CCB	59382	503-786-9522
PRAIRIE ELECTRIC INC	CCB	60178	360-573-2750
TRADEMARK LANDSCAPES INC	Landscape Contractor	6796	503-631-3893
THE MULLEN COMPANY	CCB	92689	503-640-0113

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When calling for an inspection, use **IVR Number: 385153923549**

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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

385-15-000006-STR

www.happyvalleyor.gov

building@happyvalleyor.gov

Permit Issued: January 07, 2015

TYPE OF WORK

Type of Work: Addition	Category of Construction: Single Family Dwelling	Valuation:	\$6,000
Description of Work: 15X22 Carport #33			

JOB SITE INFORMATION

Property Address: 8750 SE 155Th Ave 33, Happy Valley, OR 97086	Parcel: 12E25A 01500 - Primary	Owner: Address:
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LICENSED PROFESSIONAL INFORMATION

<u>Business Name</u>	<u>License</u>	<u>License Nbr</u>	<u>Phone</u>
Z COMFORT CONSTRUCTION INC	CCB	150353	503-572-3792

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

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

When calling for an inspection, use **IVR Number: 385193121024**

PERMIT FEES

<u>Fee Description</u>	<u>Quantity</u>	<u>Amount</u>
Structural plan review fee	107.20 Ea	\$69.68
Structural building permit fee	1.00 Ea	\$107.20
State of Oregon Surcharge - Bldg (12% of applicable fees)	107.20 Ea	\$12.86
Total Fees:		\$189.74

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.