



City of Happy Valley

16000 SE Misty Drive
Happy Valley, OR 97086
503-783-3800
Fax: 503-658-5214

Building Permit

Residential 1 & 2 Fam Dwelling (New Only) Limited

Permit Number: 385-18-000863-DWL

IVR Number: 385043503414

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: December 06, 2018

Project: FOX GLEN, LOT 4, NSFR 2697

TYPE OF WORK

Category of Construction: Single Family Dwelling

Type of Work: New

Calculated Job Value: \$273,550.50

Description of Work: FOX GLEN, LOT 4, NSFR 2697

JOB SITE INFORMATION

Worksite address

16913 SE FOX GLEN CT 4
HAPPY VALLEY, OR 97015-8726

Parcel

Unknown

Owner:

LENNAR NW INC

Address:

11807 NE 99TH ST
SUITE 1170
VANCOUVER, WA 98682

LICENSED PROFESSIONAL INFORMATION

Business name	License	License number	Phone
DEVELOPMENT NORTHWEST INC	CCB	112220	503-667-1781
GBL CONSTRUCTION LLC	CCB	211911	503-969-1499
POWER LINE ELECTRIC INCORPORATED	CCB	205976	971-645-3807
GBL CONSTRUCTION LLC	(PB) Plumbing Contractor	PB2008	503-519-9771
DEVELOPMENT NORTHWEST INC	(PB) Plumbing Contractor	26-824PB	503-667-1781
ABOVE AND BEYOND HYDROSEED	Landscape Contractor	981PA	360-727-3345
LENNAR NORTHWEST INC - Primary	CCB	195307	360-258-7900

PENDING INSPECTIONS

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Building Permit

Residential 1 & 2 Fam Dwelling (New Only) Limited

Permit Number: 385-18-000864-DWL

IVR Number: 385022005573

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: December 06, 2018

Project: FOX GLEN, LOT 5, NSFR 2478

TYPE OF WORK

Category of Construction: Single Family Dwelling

Type of Work: New

Calculated Job Value: \$264,989.85

Description of Work: FOX GLEN, LOT 5, NSFR 2478

JOB SITE INFORMATION

Worksite address

16901 SE FOX GLEN CT 5
HAPPY VALLEY, OR 97015-8726

Parcel

Unknown

Owner:

LENNAR NW INC

Address:

11807 NE 99TH ST
SUITE 1170
VANCOUVER, WA 98682

LICENSED PROFESSIONAL INFORMATION

Business name	License	License number	Phone
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GBL CONSTRUCTION LLC	CCB	211911	503-969-1499
POWER LINE ELECTRIC INCORPORATED	CCB	205976	971-645-3807
GBL CONSTRUCTION LLC	(PB) Plumbing Contractor	PB2008	503-519-9771
DEVELOPMENT NORTHWEST INC	(PB) Plumbing Contractor	26-824PB	503-667-1781
ABOVE AND BEYOND HYDROSEED	Landscape Contractor	981PA	360-727-3345
LENNAR NORTHWEST INC - Primary	CCB	195307	360-258-7900

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Building Permit

Residential 1 & 2 Fam Dwelling (New Only) Limited

Permit Number: 385-18-000862-DWL

IVR Number: 385000732196

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: December 06, 2018

Project: FOX GLEN, LOT 6, NSFR 2697

TYPE OF WORK

Category of Construction: Single Family Dwelling

Type of Work: New

Calculated Job Value: \$273,550.50

Description of Work: FOX GLEN, LOT 6, NSFR 2697

JOB SITE INFORMATION

Worksite address

16895 SE FOX GLEN CT 6
HAPPY VALLEY, OR 97015-8727

Parcel

Unknown

Owner:

LENNAR NW INC

Address:

11807 NE 99TH ST
SUITE 1170
VANCOUVER, WA 98682

LICENSED PROFESSIONAL INFORMATION

Business name	License	License number	Phone
DEVELOPMENT NORTHWEST INC	CCB	112220	503-667-1781
GBL CONSTRUCTION LLC	CCB	211911	503-969-1499
POWER LINE ELECTRIC INCORPORATED	CCB	205976	971-645-3807
GBL CONSTRUCTION LLC	(PB) Plumbing Contractor	PB2008	503-519-9771
DEVELOPMENT NORTHWEST INC	(PB) Plumbing Contractor	26-824PB	503-667-1781
ABOVE AND BEYOND HYDROSEED	Landscape Contractor	981PA	360-727-3345
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Building Permit

Residential 1 & 2 Fam Dwelling (New Only) Limited

Permit Number: 385-18-000861-DWL

IVR Number: 385054094912

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: December 10, 2018

Project: FOX GLEN, LOT 50, NSFR 2862

TYPE OF WORK

Category of Construction: Single Family Dwelling

Type of Work: New

Calculated Job Value: \$280,230.70

Description of Work: FOX GLEN, LOT 50, NSFR 2862

JOB SITE INFORMATION

Worksite address

12357 SE GOALI CT 50
HAPPY VALLEY, OR 97015-8730

Parcel

Unknown

Owner:

LENNAR NW INC

Address:

11807 NE 99TH ST
SUITE 1170
VANCOUVER, WA 98682

LICENSED PROFESSIONAL INFORMATION

Business name	License	License number	Phone
DEVELOPMENT NORTHWEST INC	CCB	112220	503-667-1781
GBL CONSTRUCTION LLC	CCB	211911	503-969-1499
POWER LINE ELECTRIC INCORPORATED	CCB	205976	971-645-3807
GBL CONSTRUCTION LLC	(PB) Plumbing Contractor	PB2008	503-519-9771
DEVELOPMENT NORTHWEST INC	(PB) Plumbing Contractor	26-824PB	503-667-1781
ABOVE AND BEYOND HYDROSEED	Landscape Contractor	981PA	360-727-3345
LENNAR NORTHWEST INC - Primary	CCB	195307	360-258-7900

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Building Permit

Residential 1 & 2 Fam Dwelling (New Only) Limited

Permit Number: 385-18-000933-DWL

IVR Number: 385036480122

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: December 07, 2018

Project: PIONEER HIGHLANDS, LOT 8, NSFR 2913

TYPE OF WORK

Category of Construction: Single Family Dwelling

Type of Work: New

Submitted Job Value: \$300,747.00

Description of Work: PIONEER HIGHLANDS, LOT 8, NSFR 2913

JOB SITE INFORMATION

Worksite address

15292 SE LEWIS ST 8
HAPPY VALLEY, OR 97086-7338

Parcel

Unknown

Owner:

HERITAGE HOMES OF
MOLALLA OREGON INC
DBA HOLT

Address:

604 WEST EVERGREEN
VANCOUVER, WA 98666

LICENSED PROFESSIONAL INFORMATION

Business name	License	License number	Phone
HERITAGE HOMES OF MOLALLA OREGON INC - Primary	CCB	133921	360-892-0514
SCHRAM BROTHERS EXCAVATING LLC	CCB	131324	360-892-6510
H2 PLUMBING LLC	(PB) Plumbing Contractor	PB1695	503-695-2805
H2 PLUMBING LLC	CCB	209247	971-235-0504
GARNER ELECTRIC CO	(C) Electrical Contractor	34-305C	503-648-4552
SCHRAM BROTHERS EXCAVATING LLC	(PB) Plumbing Contractor	PB1542	360-518-2674
GARNER ELECTRIC CO	CCB	121159	503-648-4552
HEATGUY LLC	CCB	187461	360-253-4822

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Building Permit

Residential 1 & 2 Fam Dwelling (New Only) Limited

Permit Number: 385-18-000906-DWL

IVR Number: 385003519870

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: December 17, 2018

Project: SCOUTERS MEADOW, LOT 16, NSFR 2752

TYPE OF WORK

Category of Construction: Single Family Dwelling

Type of Work: New

Calculated Job Value: \$282,583.20

Description of Work: SCOUTERS MEADOW, LOT 16, NSFR 2752

JOB SITE INFORMATION

Worksite address

16964 SE TRANQUIL ST 16
HAPPY VALLEY, OR 97086-8608

Parcel

13E31B 03300

Owner:

HERITAGE HOMES OF
MOLALLA OREGON INC
DBA HOLT

Address:

604 WEST EVERGREEN
VANCOUVER, WA 98666

LICENSED PROFESSIONAL INFORMATION

Business name	License	License number	Phone
HERITAGE HOMES OF MOLALLA	CCB	133921	360-892-0514
OREGON INC - Primary			
LANTIL LLC	CCB	162368	503-908-8058
H2 PLUMBING LLC	(PB) Plumbing Contractor	PB1695	503-695-2805
H2 PLUMBING LLC	CCB	209247	971-235-0504
POWER LINE ELECTRIC	(C) Electrical Contractor	C1099	971-645-3807
INCORPORATED			
SCHRAM BROTHERS EXCAVATING	CCB	131324	360-892-6510
LLC			
HEATGUY LLC	CCB	187461	360-253-4822

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Building Permit

Residential 1 & 2 Fam Dwelling (New Only) Limited

Permit Number: 385-18-000768-DWL

IVR Number: 385051261315

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: December 13, 2018

Project: THE RESERVE, LOT 13, NSFR 3908

TYPE OF WORK

Category of Construction: Single Family Dwelling

Type of Work: New

Submitted Job Value: \$410,060.00

Description of Work: THE RESERVE, LOT 13, NSFR 3908

JOB SITE INFORMATION

Worksite address

11762 SE WATERLEAF DR 13
HAPPY VALLEY, OR 97086-6730

Parcel

12E35DB01300

Owner:

KISELEV PAVEL &
LYUDMILA

Address:

9706 NE 75TH WAY
VANCOUVER, WA 98662

LICENSED PROFESSIONAL INFORMATION

Business name

29:11 CONSTRUCTION LLC - Primary

License

CCB

License number

222944

Phone

503-339-6818

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Building Permit

Residential 1 & 2 Fam Dwelling (New Only) Limited

Permit Number: 385-18-000795-DWL

IVR Number: 385077676934

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: December 19, 2018

Project: Trails at Rock Creek, Lot 50, NSFR 3260 - MODEL HOME

TYPE OF WORK

Category of Construction: Single Family Dwelling

Type of Work: New

Submitted Job Value: \$360,642.00

Description of Work: Trails at Rock Creek, Lot 50, NSFR 3260 - MODEL HOME

JOB SITE INFORMATION

Worksite address

12403 SE VOYAGEURS LOOP 50
HAPPY VALLEY, OR 97086-

Parcel

Unknown

Owner:

D R HORTON INC

Address:

4380 SW MACADAM AVE,
STE 100
PORTLAND, OR 97239

LICENSED PROFESSIONAL INFORMATION

Business name	License	License number	Phone
D R HORTON INC PORTLAND - Primary	CCB	130859	503-222-4151
GARNER ELECTRIC CO	CCB	121159	503-648-4552
PRESTO HOMES INC	(PB) Plumbing Contractor	PB2001	503-387-6937
APEX AIR LLC	CCB	203034	360-342-8109
TRADEMARK LANDSCAPES INC	Landscape Contractor	6796	503-631-3893
DEVELOPMENT NORTHWEST INC	CCB	112220	503-667-1781
PRESTO HOMES INC	CCB	196215	503-387-6937

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Building Permit

Residential 1 & 2 Fam Dwelling (New Only) Limited

Permit Number: 385-18-000796-DWL

IVR Number: 385076017712

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: December 19, 2018

Project: Trails at Rock Creek, Lot 51, NSFR 3391 - MODEL HOME

TYPE OF WORK

Category of Construction: Single Family Dwelling

Type of Work: New

Submitted Job Value: \$374,817.00

Description of Work: Trails at Rock Creek, Lot 51, NSFR 3391 - MODEL HOME

JOB SITE INFORMATION

Worksite address

12409 SE VOYAGEURS LOOP 51
HAPPY VALLEY, OR 97086-

Parcel

Unknown

Owner:

D R HORTON INC

Address:

4380 SW MACADAM AVE,
STE 100
PORTLAND, OR 97239

LICENSED PROFESSIONAL INFORMATION

Business name	License	License number	Phone
D R HORTON INC PORTLAND - Primary	CCB	130859	503-222-4151
GARNER ELECTRIC CO	CCB	121159	503-648-4552
PRESTO HOMES INC	(PB) Plumbing Contractor	PB2001	503-387-6937
APEX AIR LLC	CCB	203034	360-342-8109
TRADEMARK LANDSCAPES INC	Landscape Contractor	6796	503-631-3893
DEVELOPMENT NORTHWEST INC	CCB	112220	503-667-1781
PRESTO HOMES INC	CCB	196215	503-387-6937

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Building Permit

Residential Structural

Permit Number: 385-18-000923-STR

IVR Number: 385052957894

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: December 03, 2018

Project: DETACHED GARAGE

TYPE OF WORK

Category of Construction: Single Family Dwelling

Type of Work: Other

Calculated Job Value: \$95,600.00

Description of Work: DETACHED GARAGE (2000SF)

JOB SITE INFORMATION

Worksite address

11515 SE IDLEMAN RD
HAPPY VALLEY, OR 97086

Parcel

12E27DC00400

Owner:

RUDNITSKY VLADISLAV
& NATALIE

Address:

11515 SE IDLEMAN RD
CLACKAMAS, OR 97015

LICENSED PROFESSIONAL INFORMATION

Business name

SEE PROPERTY OWNER
INFORMATION - Primary

License

Owner (Property)

License number

OWNER

Phone

PENDING INSPECTIONS

Inspection	Inspection group	Inspection status
1999 Final Building	Struct Res	Pending
1260 Framing	Struct Res	Pending
1120 Foundation	Struct Res	Pending
1160 UFER Ground	Struct Res	Pending
1530 Exterior Shearwall	Struct Res	Pending
1195 Structural Concrete	Struct Res	Pending

SCHEDULING INSPECTIONS

Various inspections are minimally required on each project and often dependent on the scope of work. Contact the issuing jurisdiction indicated on the permit to determine required inspections for this project.

Schedule or track inspections at www.buildingpermits.oregon.gov

Schedule by phone call 1-888-299-2821 use IVR number: 385052957894

Schedule using the Oregon ePermitting Inspection App, search "epermitting" in the app store

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Building Permit

Residential Structural

Permit Number: 385-18-000977-STR

IVR Number: 385025978932

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: December 11, 2018

Project: Patio Cover & Masonry Fireplace

TYPE OF WORK

Category of Construction: Single Family Dwelling

Type of Work: Alteration

Submitted Job Value: \$15,000.00

Description of Work: Patio Cover & Masonry Fireplace

JOB SITE INFORMATION

Worksite address

10281 SE HILLSIDE CT
HAPPY VALLEY, OR 97086

Parcel

12E27DC03800

Owner:

TRAN BANG V & DAO THI
ANH LAM

Address:

10281 SE HILLSIDE CT
HAPPY VALLEY, 97086

LICENSED PROFESSIONAL INFORMATION

Business name

SEE PROPERTY OWNER
INFORMATION - Primary

License

Owner (Property)

License number

OWNER

Phone

PENDING INSPECTIONS

Inspection

1999 Final Building

Inspection group

Struct Res

Inspection status

Pending

1260 Framing

Struct Res

Pending

1110 Footing

Struct Res

Pending

SCHEDULING INSPECTIONS

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Schedule by phone call 1-888-299-2821 use IVR number: 385025978932

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Building Permit

Residential Structural

Permit Number: 385-18-000998-STR

IVR Number: 385062735670

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: December 14, 2018

Project: OUTDOOR COVERED SPACE

TYPE OF WORK

Category of Construction: Other

Type of Work: Other

Submitted Job Value: \$40,000.00

Description of Work: OUTDOOR COVERED SPACE

JOB SITE INFORMATION

Worksite address

8690 SE MARGIE WAY
HAPPY VALLEY, OR 97086

Parcel

12E26AB05500

Owner:

Address:

TORRES TERA
8690 SE MARGIE WAY
HAPPY VALLEY, OR
97086

LICENSED PROFESSIONAL INFORMATION

Business name

PATRICK DOUGLAS SWAN - Primary

License

CCB

License number

68673

Phone

503-313-0423

PENDING INSPECTIONS

Inspection	Inspection group	Inspection status
1999 Final Building	Struct Res	Pending
1260 Framing	Struct Res	Pending
1110 Footing	Struct Res	Pending
1140 Post Holes	Struct Res	Pending

SCHEDULING INSPECTIONS

Various inspections are minimally required on each project and often dependent on the scope of work. Contact the issuing jurisdiction indicated on the permit to determine required inspections for this project.

Schedule or track inspections at www.buildingpermits.oregon.gov

Schedule by phone call 1-888-299-2821 use IVR number: 385062735670

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(Structural/Mechanical), ORS 479.540 (Electrical), and ORS 693.010-020 (Plumbing).



City of Happy Valley

16000 SE Misty Drive
Happy Valley, OR 97086
503-783-3800
Fax: 503-658-5214

Building Permit

Residential Structural

Permit Number: 385-18-001001-STR

IVR Number: 385081998483

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: December 17, 2018

Project: BUILD AWNING OVER DECK / WINDOW REPLACED IN BATH

TYPE OF WORK

Category of Construction: Single Family Dwelling

Type of Work: Other

Submitted Job Value: \$13,000.00

Description of Work: BUILD AWNING OVER DECK - APPROX. 439SF - WINDOW REPLACED IN BATH
(PERMIT NOT NEEDED FOR EXTERIOR SIDING REPAIR)

JOB SITE INFORMATION

Worksite address	Parcel	Owner:	PIO JENNIFER L C
14843 SE JACKSON HILLS DR	12E25CB01700	Address:	14843 SE JACKSON HILLS DR
HAPPY VALLEY, OR 97086			HAPPY VALLEY, 97086
		Owner:	PIO JONATHON ALLEN
		Address:	14843 SE JACKSON HILLS DR
			HAPPY VALLEY, 97086

LICENSED PROFESSIONAL INFORMATION

Business name	License	License number	Phone
PACIFIC BUILDING SOLUTIONS LLC	CCB	215897	360-904-7892
- Primary			

PENDING INSPECTIONS

Inspection	Inspection group	Inspection status
1999 Final Building	Struct Res	Pending
1260 Framing	Struct Res	Pending
1140 Post Holes	Struct Res	Pending

SCHEDULING INSPECTIONS

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City of Happy Valley

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Happy Valley, OR 97086
503-783-3800
Fax: 503-658-5214

Building Permit

Residential Structural

Permit Number: 385-18-001023-STR

IVR Number: 385064023488

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: December 18, 2018

Project: ENCLOSE PATIO TO INCREASE KITCHEN 77 SF - REMODEL KITCHEN

TYPE OF WORK

Category of Construction: Single Family Dwelling

Type of Work: Addition

Submitted Job Value: \$25,000.00

Description of Work: ENCLOSE PATIO TO INCREASE KITCHEN 77 SF - REMODEL KITCHEN

JOB SITE INFORMATION

Worksite address

10240 SE 147TH AVE
HAPPY VALLEY, OR 97086

Parcel

12E25CC00900

Owner:

SCHACKART MARK
ALAN & REBECCA LOU

Address:

10240 SE 147TH AVE
HAPPY VALLEY, OR
97086

LICENSED PROFESSIONAL INFORMATION

Business name

PACIFIC PREMIUM BUILDERS LLC -
Primary

License

CCB

License number

218170

Phone

503-974-4442

PENDING INSPECTIONS

Inspection	Inspection group	Inspection status
1999 Final Building	Struct Res	Pending
1260 Framing	Struct Res	Pending
1110 Footing	Struct Res	Pending
1460 Insulation	Struct Res	Pending
1170 Post & Beam	Struct Res	Pending
1530 Exterior Shearwall	Struct Res	Pending

SCHEDULING INSPECTIONS

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Schedule by phone call 1-888-299-2821 use IVR number: 385064023488

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City of Happy Valley

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Happy Valley, OR 97086
503-783-3800
Fax: 503-658-5214

Building Permit

Residential Structural

Permit Number: 385-18-001042-STR

IVR Number: 385095734250

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: December 27, 2018

Project: PATIO COVER

TYPE OF WORK

Category of Construction: Other

Type of Work: Addition

Submitted Job Value: \$7,385.10

Description of Work: REAR PATIO COVER

JOB SITE INFORMATION

Worksite address

10029 SE PARKWOOD WAY
HAPPY VALLEY, OR 97086

Parcel

Unknown

Owner:

MITCH AND KATHY
GILLIES

Address:

10029 SE PARKWOOD
WAY
HAPPY VALLEY, OR
97086

LICENSED PROFESSIONAL INFORMATION

Business name

VULCAN DESIGN & CONSTRUCTION
INC - Primary

License

CCB

License number

212649

Phone

360-604-4777

PENDING INSPECTIONS

Inspection

1999 Final Building

Inspection group

Struct Res

Inspection status

Pending

1260 Framing

Struct Res

Pending

1140 Post Holes

Struct Res

Pending

SCHEDULING INSPECTIONS

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Fax: 503-658-5214

Building Permit

Commercial Structural

Permit Number: 385-18-000970-STR

IVR Number: 385029390136

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: December 17, 2018

Project: HAPPY VALLEY CROSSROADS - FAT CUPCAKE - TI - BLDG E

TYPE OF WORK

Category of Construction: Commercial

Type of Work: Tenant Improvement

Submitted Job Value: \$45,000.00

Description of Work: TI - FAT CUPCAKE - BLDG E SUITE 170 - HAPPY VALLEY CROSSROADS

JOB SITE INFORMATION

Worksite address

13203 SE 172ND AVE 170
HAPPY VALLEY, OR 97086-8738

Parcel

Unknown

Owner:

GRAMOR
DEVELOPMENT INC /
SUNNYSIDE 172ND LLC

Address:
19767 SW 72ND AVE,
SUITE 100
TUALATIN, OR 97068

LICENSED PROFESSIONAL INFORMATION

Business name

KISS CONSTRUCTION LLC - Primary

License

CCB

License number

195768

Phone

971-998-2292

PENDING INSPECTIONS

Inspection

1999 Final Building
1260 Framing
1460 Insulation

Inspection group

Struct Com
Struct Com
Struct Com

Inspection status

Pending
Pending
Pending

SCHEDULING INSPECTIONS

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Schedule or track inspections at www.buildingpermits.oregon.gov

Schedule by phone call 1-888-299-2821 use IVR number: 385029390136

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