



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: 385-20-000224-DWL

IVR Number: 385013668888

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: June 01, 2020

Project: Wyler Estates-Ph 2, Parcel 5, TL 12E25BB01803, NSFR 4756

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Single Family Dwelling

Type of Work: New

Submitted Job Value: \$449,722.78

Description of Work: Wyler Estates-Ph 2, Parcel 5, TL 12E25BB01803, NSFR 4756

JOB SITE INFORMATION

Worksite Address

14495 SE MICAH ST
HAPPY VALLEY, OR 97086

Parcel

12E25BB01803

Owner:

Ngoc (Nora) Nguyen

Address:

7531 SE Henderson St.
Portland, OR 97206

LICENSED PROFESSIONAL INFORMATION

Business Name

SEE PROPERTY OWNER
INFORMATION - Primary

License

Owner (Property)

License Number

OWNER

Phone

PENDING INSPECTIONS

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Building Permit

Residential 1 & 2 Fam Dwelling (New Only) Limited

Permit Number: 385-20-000471-DWL

IVR Number: 385097948411

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: June 03, 2020

Project: Creekside Terrace, Lot 25, NSFR 2196

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Single Family Dwelling

Type of Work: New

Submitted Job Value: \$242,176.68

Description of Work: Creekside Terrace, Lot 25, NSFR 2196

JOB SITE INFORMATION

Worksite Address

12809 SE CREEKSIDE TER 25
HAPPY VALLEY, OR 97086-6193

Parcel

23E06BB01225

Owner:

STONE CREEK BUILDING &
DEVELOPEMENT INC

Address:

10121 SE SUNNYSIDE RD
STE 170
CLACKAMAS, OR 97015

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Number	Phone
STONE CREEK BUILDING & DEVELOPMENT INC - Primary	CCB	167738	503-548-7383
ELITE ELECTRIC GROUP LLC	CCB	191274	503-432-8845
SUBCOM EXCAVATION & UTILITIES LLC	CCB	195965	503-648-9310
DELTA PLUMBING INC	(PB) Plumbing Contractor	PB562	503-698-7342
SUBCOM EXCAVATION & UTILITIES LLC	(PB) Plumbing Contractor	PB1977	503-648-9310
DELTA PLUMBING INC	CCB	182846	503-998-0683
INTEGRITY AIR LLC	CCB	203869	503-598-0966

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Building Permit

Residential 1 & 2 Fam Dwelling (New Only) Limited

Permit Number: 385-20-000366-DWL

IVR Number: 385095623480

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: June 23, 2020

Project: Gateway to Happy Valley, Lot 13, NSFR 3292

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Single Family Dwelling

Type of Work: New

Submitted Job Value: \$370,298.90

Description of Work: Gateway to Happy Valley, Lot 13, NSFR 3292

JOB SITE INFORMATION

Worksite Address

12830 SE GATEWAY DR 13
HAPPY VALLEY, OR 97086

Parcel

12E26CD07300

Owner:

STONE BRIDGE HOMES
NW LLC

Address:

4230 GALEWOOD ST STE
100
LAKE OSWEGO, OR 97035

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Number	Phone
STONE BRIDGE HOMES NW LLC - Primary	CCB	173318	503-387-7577
COMFORT ZONE HEATING AND AIR CONDITIONING INC	CCB	110091	503-667-5595
ELECTRICAL INNOVATIONS INC	CCB	66412	503-358-6989
JOHNNYS EXCAVATION INC	CCB	207245	971-212-7271
WILLIAM NORMAN JARDINE & CAROLYN L MCINTOSH	(PB) Plumbing Contractor	3-320PB	503-630-5436
WILLIAM NORMAN JARDINE & CAROLYN L MCINTOSH	CCB	108747	503-630-5436

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Building Permit

Residential 1 & 2 Fam Dwelling (New Only) Limited

Permit Number: 385-20-000616-DWL

IVR Number: 385022805697

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: June 22, 2020

Project: Grand View Meadows, Lot 35, NSFR 2960

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Single Family Dwelling

Type of Work: New

Submitted Job Value: \$336,593.55

Description of Work: Grand View Meadows, Lot 35, NSFR 2960

JOB SITE INFORMATION

Worksite Address

9915 SE ELDERBERRY ST 35
HAPPY VALLEY, OR 97086-9648

Parcel

13E30CD00835

Owner:

ICHIJO USA CO LTD

Address:

1406 140TH PL NE STE
104
BELLEVUE, WA 98007

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Number	Phone
ICHIJO USA CO LTD - Primary	CCB	215360	503-206-7192
PIPE IT PLUMBING LLC	CCB	174351	503-544-0477
JOHNNYS EXCAVATION INC	CCB	207245	971-212-7271
PIPE IT PLUMBING LLC	(PB) Plumbing Contractor	PB297	503-544-0477
SUPREME HEATING & COOLING LLC	CCB	221270	503-333-3213
JOHNNYS EXCAVATION INC	(PB) Plumbing Contractor	PB1941	971-212-7271
WEST SIDE ELECTRIC COMPANY INC	CCB	13306	503-231-1548

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Building Permit

Residential 1 & 2 Fam Dwelling (New Only) Limited

Permit Number: 385-19-001182-DWL

IVR Number: 385063073860

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: June 29, 2020

Project: Hidden Falls III, Lot 110, NSFR 3115

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Single Family Dwelling

Type of Work: New

Submitted Job Value: \$355,553.97

Description of Work: Hidden Falls III, Lot 110, NSFR 3115

JOB SITE INFORMATION

Worksite Address

15779 SE BOLLAM DR 110
HAPPY VALLEY, OR 97015

Parcel

22E01DD05500

Owner:

ICON CONSTRUCTION &
DEVELOPMENT

Address:

1980 WILLAMETTE FALLS
DR
SUITE 200
WEST LINN, OR 97068

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Number	Phone
ICON CONSTRUCTION & DEVELOPMENT LLC - Primary	CCB	150499	503-657-0406
ROME PLUMBING INC	CCB	96346	503-407-7225
ROME PLUMBING INC	(PB) Plumbing Contractor	34-265PB	503-693-1403
MORRIS HEATING & AIR CONDITIONING INC	CCB	73184	503-329-4208
RENOUD ELECTRIC INC	CCB	100992	503-362-8214
RENOUD ELECTRIC INC	(C) Electrical Contractor	24-326C	503-362-8214

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Building Permit

Residential 1 & 2 Fam Dwelling (New Only) Limited

Permit Number: 385-20-000457-DWL

IVR Number: 385069073262

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: June 15, 2020

Project: Hidden Falls III, Lot 144, NSFR 2368

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Single Family Dwelling

Type of Work: New

Submitted Job Value: \$255,574.38

Description of Work: Hidden Falls III, Lot 144, NSFR 2368

JOB SITE INFORMATION

Worksite Address

15967 SE CHERRY BLOSSOM WAY 144
HAPPY VALLEY, OR 97015-8019

Parcel

22E01DD08900

Owner:

ICON CONSTRUCTION &
DEVELOPMENT

Address:

1980 WILLAMETTE FALLS
DR
SUITE 200
WEST LINN, OR 97068

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Number	Phone
RENOUD ELECTRIC INC	CCB	100992	503-362-8214
ICON CONSTRUCTION & DEVELOPMENT LLC	CCB	150499	503-657-0406
ROME PLUMBING INC	CCB	96346	503-407-7225
MORRIS HEATING & AIR CONDITIONING INC	CCB	73184	503-329-4208
ROME PLUMBING INC	(PB) Plumbing Contractor	34-265PB	503-693-1403

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Building Permit

Residential 1 & 2 Fam Dwelling (New Only) Limited

Permit Number: 385-20-000623-DWL

IVR Number: 385041020931

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: June 09, 2020

Project: Jackson Hills 4, Lot 20, NSFR 3840

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Single Family Dwelling

Type of Work: New

Submitted Job Value: \$425,037.63

Description of Work: Jackson Hills 4, Lot 20, NSFR 3840

JOB SITE INFORMATION

Worksite Address

15169 SE NORTHERN HEIGHTS DR 20
HAPPY VALLEY, OR 97086-1101

Parcel

Unknown

Owner:

TALIESIN HOMES NW LLC

Address:

12042 SE SUNNYSIDE RD,
#475
CLACKAMAS, OR 97015

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Number	Phone
TALIESIN HOMES NW LLC - Primary	CCB	172302	503-761-6259
SUNLIGHT ELECTRIC INC	(C) Electrical Contractor	C230	360-772-3877
DEVELOPMENT NORTHWEST INC	(PB) Plumbing Contractor	26-824PB	503-667-1781
TIER 1 EXCAVATING LLC	(PB) Plumbing Contractor	PB1537	971-285-2110
DEVELOPMENT NORTHWEST INC	CCB	112220	503-667-1781
TIER 1 EXCAVATING LLC	CCB	199449	971-285-2110

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Building Permit

Residential 1 & 2 Fam Dwelling (New Only) Limited

Permit Number: 385-20-000428-DWL

IVR Number: 385082069272

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: June 08, 2020

Project: JACKSON HILLS 4, LOT 43, NSFR 2615 - Baranouski Residence

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Single Family Dwelling

Type of Work: New

Submitted Job Value: \$297,105.00

Description of Work: JACKSON HILLS 4, LOT 43, NSFR 2615

JOB SITE INFORMATION

Worksite Address

8919 SE STILLWATER LN 43
HAPPY VALLEY, OR 97086-1105

Parcel

12E25BD05600

Owner:

RED HILLS
CONSTRUCTION INC

Address:

14128 SE SUNSHADOW ST
HAPPY VALLEY, OR 97086

LICENSED PROFESSIONAL INFORMATION

Business Name

RED HILLS CONSTRUCTION INC -
Primary

License

CCB

License Number

147722

Phone

503-709-7901

NEC ELECTRIC INC

CCB

195319

360-910-6991

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Building Permit

Residential 1 & 2 Fam Dwelling (New Only) Limited

Permit Number: 385-20-000280-DWL

IVR Number: 385089760991

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: June 11, 2020

Project: Kings Landing, Lot 12, NSFR 3849

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Single Family Dwelling

Type of Work: New

Submitted Job Value: \$429,075.40

Description of Work: Kings Landing, Lot 12, NSFR 3849

JOB SITE INFORMATION

Worksite Address

13136 SE GATEWAY DR 12
HAPPY VALLEY, OR 97086-6192

Parcel

Unknown

Owner:

STONE BRIDGE HOMES
NW LLC

Address:

4230 GALEWOOD ST STE
100
LAKE OSWEGO, OR 97035

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Number	Phone
STONE BRIDGE HOMES NW LLC - Primary	CCB	173318	503-387-7577
COMFORT ZONE HEATING AND AIR CONDITIONING INC	CCB	110091	503-667-5595
JOHNNYS EXCAVATION INC	(PB) Plumbing Contractor	PB1941	971-212-7271
WILLIAM NORMAN JARDINE & CAROLYN L MCINTOSH	(PB) Plumbing Contractor	3-320PB	503-630-5436
ELECTRICAL INNOVATIONS INC	CCB	66412	503-358-6989
WILLIAM NORMAN JARDINE & CAROLYN L MCINTOSH	CCB	108747	503-630-5436
JOHNNYS EXCAVATION INC	CCB	207245	971-212-7271

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Building Permit

Residential 1 & 2 Fam Dwelling (New Only) Limited

Permit Number: 385-20-000247-DWL

IVR Number: 385067837664

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: June 08, 2020

Project: Kings Landing, Lot 14, NSFR 3468

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Single Family Dwelling

Type of Work: New

Submitted Job Value: \$396,796.11

Description of Work: Kings Landing, Lot 14, NSFR 3468

JOB SITE INFORMATION

Worksite Address

13170 SE GATEWAY DR 14
HAPPY VALLEY, OR 97086

Parcel

Unknown

Owner:

STONE BRIDGE HOMES
NW LLC

Address:

4230 GALEWOOD ST STE
100
LAKE OSWEGO, OR 97035

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Number	Phone
STONE BRIDGE HOMES NW LLC - Primary	CCB	173318	503-387-7577
COMFORT ZONE HEATING AND AIR CONDITIONING INC	CCB	110091	503-667-5595
JOHNNYS EXCAVATION INC	(PB) Plumbing Contractor	PB1941	971-212-7271
WILLIAM NORMAN JARDINE & CAROLYN L MCINTOSH	(PB) Plumbing Contractor	3-320PB	503-630-5436
ELECTRICAL INNOVATIONS INC	CCB	66412	503-358-6989
WILLIAM NORMAN JARDINE & CAROLYN L MCINTOSH	CCB	108747	503-630-5436
JOHNNYS EXCAVATION INC	CCB	207245	971-212-7271

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Building Permit

Residential 1 & 2 Fam Dwelling (New Only) Limited

Permit Number: 385-20-000498-DWL

IVR Number: 385047358417

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: June 11, 2020

Project: Pioneer Highlands, Lot 17, NSFR 3590

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Single Family Dwelling

Type of Work: New

Submitted Job Value: \$394,046.70

Description of Work: Pioneer Highlands, Lot 17, NSFR 3590

JOB SITE INFORMATION

Worksite Address

15403 SE LEWIS ST 17
HAPPY VALLEY, OR 97086

Parcel

12E25DB01700

Owner:

HERITAGE HOMES OF
MOLALLA OREGON INC
DBA HOLT

Address:

PO BOX 61426
VANCOUVER, WA 98666

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Number	Phone
HERITAGE HOMES OF MOLALLA OREGON INC - Primary	CCB	133921	360-892-0514
LANTIL LLC	CCB	162368	503-908-8058
LANTIL LLC	(C) Electrical Contractor	3-332C	503-760-8522
INTEGRITY AIR LLC	CCB	203869	503-598-0966
GRAVITY PLUMBING INC	(PB) Plumbing Contractor	PB1065	503-490-0763
SCHRAM BROTHERS EXCAVATING LLC	(PB) Plumbing Contractor	PB1542	360-518-2674
SCHRAM BROTHERS EXCAVATING LLC	CCB	131324	360-892-6510
GRAVITY PLUMBING INC	CCB	194505	503-490-0763

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Building Permit

Residential 1 & 2 Fam Dwelling (New Only) Limited

Permit Number: 385-20-000449-DWL

IVR Number: 385031868986

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: June 03, 2020

Project: Scouters Mountain, Lot 60, NSFR 3718

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Single Family Dwelling

Type of Work: New

Submitted Job Value: \$410,025.48

Description of Work: Scouters Mountain, Lot 60, NSFR 3718

JOB SITE INFORMATION

Worksite Address

11054 SE FIELD CRAFT PASS 60
HAPPY VALLEY, OR 97086-6290

Parcel

12E36AB00800

Owner:

TOLL BROTHERS

Address:

4949 MEADOWS ROAD,
STE. 420
LAKE OSWEGO, OR 97035

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Number	Phone
TOLL BROS INC - Primary	CCB	220737	215-938-8000
Clerkin, Michael J.	Architect	11885	817-329-6710
GARNER ELECTRIC CO	CCB	121159	503-648-4552
PACIFIC GROUND WORKS INC	CCB	152746	503-349-5762
PHILLIS CONSTRUCTION CO	CCB	59382	503-786-9522
DEVELOPMENT NORTHWEST INC	(PB) Plumbing Contractor	26-824PB	503-667-1781
TRADEMARK LANDSCAPES INC	Landscape Contractor	6796	503-631-3893
PACIFIC GROUND WORKS INC	(PB) Plumbing Contractor	34-451PB	503-349-5762
DEVELOPMENT NORTHWEST INC	CCB	112220	503-667-1781

PENDING INSPECTIONS

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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: 385-20-000537-DWL

IVR Number: 385044679059

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: June 01, 2020

Project: Scouters Mountain, Lot 156, NSFR 2529

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Single Family Dwelling

Type of Work: New

Submitted Job Value: \$279,518.22

Description of Work: Scouters Mountain, Lot 156, NSFR 2529

JOB SITE INFORMATION

Worksite Address

15180 SE BADEN POWELL RD 156
HAPPY VALLEY, OR 97086-6046

Parcel

12E36BD03900

Owner:

LENNAR NORTHWEST INC

Address:

11807 NE 99TH ST STE
1170
VANCOUVER, WA 98682

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Number	Phone
LENNAR NORTHWEST INC - Primary	CCB	195307	360-258-7900
SUNLIGHT ELECTRIC INC	CCB	172549	360-772-3877
HEATGUY LLC	CCB	187461	360-253-4822
COLUMBIA EXCAVATING LLC	CCB	210964	503-209-1648
DEVELOPMENT NORTHWEST INC	(PB) Plumbing Contractor	26-824PB	503-667-1781
COLUMBIA EXCAVATING LLC	(PB) Plumbing Contractor	PB2253	
DEVELOPMENT NORTHWEST INC	CCB	112220	503-667-1781

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Building Permit

Residential 1 & 2 Fam Dwelling (New Only) Limited

Permit Number: 385-20-000548-DWL

IVR Number: 385080089134

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: June 15, 2020

Project: Scouters Mountain, Lot 171, NSFR 2761

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Single Family Dwelling

Type of Work: New

Submitted Job Value: \$310,578.60

Description of Work: Scouters Mountain, Lot 171, NSFR 2761

JOB SITE INFORMATION

Worksite Address

11320 SE TRUSTWORTHY PL 171
HAPPY VALLEY, OR 97086-6311

Parcel

12E36BD04400

Owner:

LENNAR NORTHWEST INC

Address:

11807 NE 99TH ST STE
1170
VANCOUVER, WA 98682

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Number	Phone
LENNAR NORTHWEST INC - Primary	CCB	195307	360-258-7900
SUNLIGHT ELECTRIC INC	CCB	172549	360-772-3877
HEATGUY LLC	CCB	187461	360-253-4822
COLUMBIA EXCAVATING LLC	(PB) Plumbing Contractor	PB2253	
COLUMBIA EXCAVATING LLC	CCB	210964	503-209-1648
DEVELOPMENT NORTHWEST INC	(PB) Plumbing Contractor	26-824PB	503-667-1781
DEVELOPMENT NORTHWEST INC	CCB	112220	503-667-1781

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Fax: 503-658-5214

Building Permit

Residential 1 & 2 Fam Dwelling (New Only) Limited

Permit Number: 385-20-000484-DWL

IVR Number: 385059946344

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: June 18, 2020

Project: Stella Heights, Lot 6, NSFR 2000

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Single Family Dwelling

Type of Work: New

Submitted Job Value: \$209,694.00

Description of Work: Stella Heights, Lot 6, NSFR 2000

JOB SITE INFORMATION

Worksite Address

10536 SE 162ND AVE 6
HAPPY VALLEY, OR 97086-8613

Parcel

13E31BA00600

Owner:

Address:

TALIESIN HOMES NW LLC
12042 SE SUNNYSIDE RD,
#475
CLACKAMAS, OR 97015

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Number	Phone
TALIESIN HOMES NW LLC - Primary	CCB	172302	503-761-6259
TIER 1 EXCAVATING LLC	(PB) Plumbing Contractor	PB1537	971-285-2110
TIER 1 EXCAVATING LLC	CCB	199449	971-285-2110
DEVELOPMENT NORTHWEST INC	(PB) Plumbing Contractor	26-824PB	503-667-1781
DEVELOPMENT NORTHWEST INC	CCB	112220	503-667-1781
SUNLIGHT ELECTRIC INC	CCB	172549	360-772-3877

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

Building Permit

Residential 1 & 2 Fam Dwelling (New Only) Limited

Permit Number: 385-20-000568-DWL

IVR Number: 385011597103

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: June 15, 2020

Project: Stella Heights, Lot 12, NSFR 2281

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Single Family Dwelling

Type of Work: New

Submitted Job Value: \$249,296.46

Description of Work: Stella Heights, Lot 12, NSFR 2281

JOB SITE INFORMATION

Worksite Address

10619 SE MORNING DEW RD 12
HAPPY VALLEY, OR 97086-8611

Parcel

13E31BA01200

Owner:

LENNAR NORTHWEST INC

Address:

11807 NE 99TH ST STE
1170
VANCOUVER, WA 98682

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Number	Phone
LENNAR NORTHWEST INC - Primary	CCB	195307	360-258-7900
MAX PLUMBING SERVICE INC	CCB	205392	971-275-0198
GARNER ELECTRIC WASHINGTON LLC	CCB	208174	253-872-6051
MAX PLUMBING SERVICE INC	(PB) Plumbing Contractor	PB1583	971-275-0198
LINDBERG PIPE & GRADE INC	(PB) Plumbing Contractor	PB1569	360-213-1828
LINDBERG PIPE & GRADE INC	CCB	183853	360-213-1828
PRO HEATING AND COOLING INC	CCB	209001	971-205-4989

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

Building Permit

Residential 1 & 2 Fam Dwelling (New Only) Limited

Permit Number: 385-20-000485-DWL

IVR Number: 385077034252

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: June 18, 2020

Project: Stella Heights, Lot 9, NSFR 2965

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Single Family Dwelling

Type of Work: New

Submitted Job Value: \$324,901.50

Description of Work: Stella Heights, Lot 9, NSFR 2965

JOB SITE INFORMATION

Worksite Address

10578 SE 162ND AVE 9
HAPPY VALLEY, OR 97086-8613

Parcel

13E31BA00900

Owner:

TALIESIN HOMES NW LLC

Address:

12042 SE SUNNYSIDE RD,
#475
CLACKAMAS, OR 97015

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Number	Phone
TALIESIN HOMES NW LLC - Primary	CCB	172302	503-761-6259
TIER 1 EXCAVATING LLC	(PB) Plumbing Contractor	PB1537	971-285-2110
TIER 1 EXCAVATING LLC	CCB	199449	971-285-2110
DEVELOPMENT NORTHWEST INC	(PB) Plumbing Contractor	26-824PB	503-667-1781
DEVELOPMENT NORTHWEST INC	CCB	112220	503-667-1781
SUNLIGHT ELECTRIC INC	CCB	172549	360-772-3877

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Building Permit

Residential 1 & 2 Fam Dwelling (New Only) Limited

Permit Number: 385-20-000576-DWL

IVR Number: 385057517609

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: June 08, 2020

Project: Stella Heights, Lot 33, NSFR 2676

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Single Family Dwelling

Type of Work: New

Submitted Job Value: \$293,366.88

Description of Work: Stella Heights, Lot 33, NSFR 2676

JOB SITE INFORMATION

Worksite Address

16925 SE LAUREN TER 33
HAPPY VALLEY, OR 97086-8619

Parcel

13E31BA03300

Owner:

LENNAR NORTHWEST INC

Address:

11807 NE 99TH ST STE
1170
VANCOUVER, WA 98682

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Number	Phone
LENNAR NORTHWEST INC - Primary	CCB	195307	360-258-7900
MAX PLUMBING SERVICE INC	CCB	205392	971-275-0198
PRO HEATING AND COOLING INC	CCB	209001	971-205-4989
LINDBERG PIPE & GRADE INC	(PB) Plumbing Contractor	PB1569	360-213-1828
MAX PLUMBING SERVICE INC	(PB) Plumbing Contractor	PB1583	971-275-0198
LINDBERG PIPE & GRADE INC	CCB	183853	360-213-1828
GARNER ELECTRIC WASHINGTON LLC	CCB	208174	253-872-6051

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Happy Valley, OR 97086

503-783-3800

Fax: 503-658-5214

Building Permit

Residential 1 & 2 Fam Dwelling (New Only) Limited

Permit Number: 385-20-000578-DWL

IVR Number: 385098997509

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: June 08, 2020

Project: Stella Heights, Lot 35, NSFR 2569

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Single Family Dwelling

Type of Work: New

Submitted Job Value: \$284,136.21

Description of Work: Stella Heights, Lot 35, NSFR 2569

JOB SITE INFORMATION

Worksite Address

16902 SE HEMRICH RD 35
HAPPY VALLEY, OR 97086-8620

Parcel

13E31BA03500

Owner:

LENNAR NORTHWEST INC

Address:

11807 NE 99TH ST STE
1170
VANCOUVER, WA 98682

LICENSED PROFESSIONAL INFORMATION

Business Name

License

License Number

Phone

LENNAR NORTHWEST INC -
Primary

CCB

195307

360-258-7900

MAX PLUMBING SERVICE INC

CCB

205392

971-275-0198

MAX PLUMBING SERVICE INC

(PB) Plumbing Contractor

PB1583

971-275-0198

LINDBERG PIPE & GRADE INC

(PB) Plumbing Contractor

PB1569

360-213-1828

PRO HEATING AND COOLING INC

CCB

209001

971-205-4989

LINDBERG PIPE & GRADE INC

CCB

183853

360-213-1828

GARNER ELECTRIC WASHINGTON
LLC

CCB

208174

253-872-6051

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Building Permit

Residential 1 & 2 Fam Dwelling (New Only) Limited

Permit Number: 385-20-000434-DWL

IVR Number: 385017895106

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: June 29, 2020

Project: Stella Heights, Lot 44, NSFR 2727

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Single Family Dwelling

Type of Work: New

Submitted Job Value: \$304,274.58

Description of Work: Stella Heights, Lot 44, NSFR 2727

JOB SITE INFORMATION

Worksite Address

17064 SE HEMRICH RD 44
HAPPY VALLEY, OR 97086-8621

Parcel

13E31BA04400

Owner:

LENNAR NORTHWEST INC

Address:

11807 NE 99TH ST STE
1170
VANCOUVER, WA 98682

LICENSED PROFESSIONAL INFORMATION

Business Name

License

License Number

Phone

LENNAR NORTHWEST INC -
Primary

CCB

195307

360-258-7900

MAX PLUMBING SERVICE INC

CCB

205392

971-275-0198

LINDBERG PIPE & GRADE INC

(PB) Plumbing Contractor

PB1569

360-213-1828

PRO HEATING AND COOLING INC

CCB

209001

971-205-4989

GARNER ELECTRIC WASHINGTON
LLC

(C) Electrical Contractor

C1158

253-872-6051

MAX PLUMBING SERVICE INC

(PB) Plumbing Contractor

PB1583

971-275-0198

LINDBERG PIPE & GRADE INC

CCB

183853

360-213-1828

GARNER ELECTRIC WASHINGTON
LLC

CCB

208174

253-872-6051

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Building Permit

Residential 1 & 2 Fam Dwelling (New Only) Limited

Permit Number: 385-20-000182-DWL

IVR Number: 385000866926

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: June 09, 2020

Project: TH - Trails at Rock Creek Ph 2, Lot 123, 4-Unit Townhouse 1780

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Townhouses

Type of Work: New

Submitted Job Value: \$201,095.00

Description of Work: TH - Trails at Rock Creek Ph 2, Lot 123, 4-Unit Townhouse 1780

JOB SITE INFORMATION

Worksite Address

17078 SE CUYAHOGA WAY 123
HAPPY VALLEY, OR 97086-2204

Parcel

Unknown

Owner:

D R HORTON INC

Address:

4380 SW MACADAM AVE,
STE 200
PORTLAND, OR 97239

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Number	Phone
DR 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
DEVELOPMENT NORTHWEST INC	(PB) Plumbing Contractor	26-824PB	503-667-1781
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: 385-20-000184-DWL

IVR Number: 385052843218

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: June 09, 2020

Project: TH -Trails at Rock Creek Ph 2, Lot 124, 4-Unit Townhouse 1727

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Townhouses

Type of Work: New

Submitted Job Value: \$197,041.25

Description of Work: TH -Trails at Rock Creek Ph 2, Lot 124, 4-Unit Townhouse 1727

JOB SITE INFORMATION

Worksite Address

17092 SE CUYAHOGA WAY 124
HAPPY VALLEY, OR 97086-2204

Parcel

Unknown

Owner:

D R HORTON INC

Address:

4380 SW MACADAM AVE,
STE 200
PORTLAND, OR 97239

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Number	Phone
DR 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
DEVELOPMENT NORTHWEST INC	(PB) Plumbing Contractor	26-824PB	503-667-1781
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: 385-20-000186-DWL

IVR Number: 385097776189

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: June 09, 2020

Project: TH - Trails at Rock Creek Ph 2, Lot 125, 4-Unit Townhouse 1727

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Townhouses

Type of Work: New

Submitted Job Value: \$197,041.00

Description of Work: TH - Trails at Rock Creek Ph 2, Lot 125, 4-Unit Townhouse 1727

JOB SITE INFORMATION

Worksite Address

17106 SE CUYAHOGA WAY 125
HAPPY VALLEY, OR 97086-2200

Parcel

Unknown

Owner:

D R HORTON INC

Address:

4380 SW MACADAM AVE,
STE 200
PORTLAND, OR 97239

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Number	Phone
DR 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
DEVELOPMENT NORTHWEST INC	(PB) Plumbing Contractor	26-824PB	503-667-1781
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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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: 385-20-000185-DWL

IVR Number: 385027058403

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: June 09, 2020

Project: TH - Trails at Rock Creek Ph 2, Lot 126, 4-Unit Townhouse 1780

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Townhouses

Type of Work: New

Submitted Job Value: \$201,094.63

Description of Work: TH - Trails at Rock Creek Ph 2, Lot 126, 4-Unit Townhouse 1780

JOB SITE INFORMATION

Worksite Address

17120 SE CUYAHOGA WAY 126
HAPPY VALLEY, OR 97086-2200

Parcel

Unknown

Owner:

D R HORTON INC

Address:

4380 SW MACADAM AVE,
STE 200
PORTLAND, OR 97239

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Number	Phone
DR 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
DEVELOPMENT NORTHWEST INC	(PB) Plumbing Contractor	26-824PB	503-667-1781
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

PENDING INSPECTIONS

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Building Permit

Residential 1 & 2 Fam Dwelling (New Only) Limited

Permit Number: 385-20-000169-DWL

IVR Number: 385099114954

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: June 25, 2020

Project: Trails at Rock Creek Ph 2, Lot 127, NSFR 3260

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Single Family Dwelling

Type of Work: New

Submitted Job Value: \$372,603.07

Description of Work: Trails at Rock Creek Ph 2, Lot 127, NSFR 3260

JOB SITE INFORMATION

Worksite Address

17134 SE CUYAHOGA WAY 127
HAPPY VALLEY, OR 97086

Parcel

Unknown

Owner:

D R HORTON INC

Address:

4380 SW MACADAM AVE,
STE 200
PORTLAND, OR 97239

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Number	Phone
DR 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
DEVELOPMENT NORTHWEST INC	(PB) Plumbing Contractor	26-824PB	503-667-1781
DEVELOPMENT NORTHWEST INC	CCB	112220	503-667-1781
PRESTO HOMES INC	CCB	196215	503-387-6937

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City of Happy Valley
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Happy Valley, OR 97086
503-783-3800
Fax: 503-658-5211

Building Permit

Residential Structural

Permit Number: 385-20-000497-STR

IVR Number: 385071336479

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: June 01, 2020

Project: DECK

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Single Family Dwelling

Type of Work: Alteration

Submitted Job Value: \$21,500.00

Description of Work: DECK - Remove (2) existing decks and construct a 467 SF deck with stairs in rear yard.

JOB SITE INFORMATION

Worksite Address

13299 SE KANNE RD
HAPPY VALLEY, OR 97086

Parcel

12E26AC01301

Owner:

TRESENTE ROBERT &
CLAUDIA

Address:

13299 SE KANNE RD
HAPPY VALLEY, OR 97086

LICENSED PROFESSIONAL INFORMATION

Business Name

A M LEECH CONSTRUCTION LLC -
Primary

License

CCB

License Number

214293

Phone

503-964-7680

PENDING INSPECTIONS

Inspection

1999 Final Building
1260 Framing
1110 Footing

Inspection Group

Struct Res
Struct Res
Struct Res

Inspection Status

Pending
Pending
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

Call or text the word "schedule" to 1-888-299-2821 use IVR number: 385071336479

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

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

Building Permit

Residential Structural

Permit Number: 385-20-000604-STR

IVR Number: 385007264056

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: June 01, 2020

Project: horse barn

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Detached Accessory Structure

Type of Work: New

Submitted Job Value: \$7,355.00

Description of Work: 36'x36' horse barn. pole barn construction. Open end walls and open sides. metal roof.

NO plumbing/electrical

JOB SITE INFORMATION

Worksite Address

11050 SE 172ND AVE
HAPPY VALLEY, OR 97086

Parcel

13E31A 01201

Owner:

POAREO PAUL W & ELLYN
R ASHIDA

Address:

1436 3RD ST
MANHATTAN BEACH, CA
90266

LICENSED PROFESSIONAL INFORMATION

Business Name

ROSE PACIFIC ENVIRONMENTAL
CONTRACTING INC

License

CCB

License Number

228153

Phone

971-220-0900

PENDING INSPECTIONS

Inspection

1999 Final Building
1260 Framing
1110 Footing

Inspection Group

Struct Res
Struct Res
Struct Res

Inspection Status

Pending
Pending
Pending

SCHEDULING INSPECTIONS

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Fax: 503-658-5214

Building Permit

Residential Structural

Permit Number: 385-20-000645-STR

IVR Number: 385045078415

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: June 11, 2020

Project: Margie_Faris Shop

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Detached Accessory Structure

Type of Work: New

Submitted Job Value: \$45,000.00

Description of Work: 40x40 steel and wood framed shop comprised of a pre-manufactured steel frame over connex containers and approximate 180 feet of retaining wall

JOB SITE INFORMATION

Worksite Address	Parcel	Owner:	FARIS RITA
8755 SE MARGIE WAY HAPPY VALLEY, OR 97086	12E26AB01901	Address:	8755 SE MARGIE WAY HAPPY VALLEY, OR 97086

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Number	Phone
VALAR LLC - Primary	CCB	202908	503-758-8092

PENDING INSPECTIONS

Inspection	Inspection Group	Inspection Status
1999 Final Building	Struct Res	Pending
1260 Framing	Struct Res	Pending
1110 Footing	Struct Res	Pending
1120 Foundation	Struct Res	Pending
1830 Sign Attachment	Struct Res	Pending

SCHEDULING INSPECTIONS

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Building Permit

Residential Structural

Permit Number: 385-20-000693-STR

IVR Number: 385038916808

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: June 25, 2020

Project: GAZEBO - QUAM RESIDENCE

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Detached Accessory Structure

Type of Work: New

Submitted Job Value: \$7,148.00

Description of Work: GAZEBO - Outdoor living room

JOB SITE INFORMATION

Worksite Address
12435 SE LANCE CT
HAPPY VALLEY, OR 97086

Parcel
12E35BB03400

Owner: QUAM NICHOLE D
Address: 12435 SE LANCE CT
CLACKAMAS, OR 97086
Owner: QUAM RYAN D
Address: 12435 SE LANCE CT
CLACKAMAS, OR 97086

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Number	Phone
SEE PROPERTY OWNER INFORMATION - Primary	Owner (Property)	OWNER	

PENDING INSPECTIONS

Inspection	Inspection Group	Inspection Status
1999 Final Building	Struct Res	Pending
1260 Framing	Struct Res	Pending
1110 Footing	Struct Res	Pending

SCHEDULING INSPECTIONS

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503-783-3800
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Building Permit

Residential Structural

Permit Number: **385-20-000697-STR**

IVR Number: 385006695776

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: June 24, 2020

Project: Worley

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Single Family Dwelling

Type of Work: Alteration

Submitted Job Value: \$20,000.00

Description of Work: Replacement of one window and door with one multi-slide door at east side of existing single family residence and replacement of one window and door with multi-slide door at west side.

JOB SITE INFORMATION

Worksite Address

17595 SE SUNNYSIDE RD
DAMASCUS, OR 97089

Parcel

23E06DB00700

Owner:

WORLEY KALEEN M

Address:

17595 SE SUNNYSIDE RD
DAMASCUS, OR 97089

LICENSED PROFESSIONAL INFORMATION

Business Name

GLV ENTERPRISES INC DBA
RENEWAL BY ANDERSON

License

CCB

License Number

198571

Phone

503-465-8600

PENDING INSPECTIONS

Inspection

1260 Framing

1999 Final Building

Inspection Group

Struct Res

Struct Res

Inspection Status

Pending

Pending

SCHEDULING INSPECTIONS

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Building Permit

Residential Structural

Permit Number: 385-20-000707-STR

IVR Number: 385028793161

Web Address: www.happyvalleyor.gov

Email Address: permits@happyvalleyor.gov

Permit Issued: June 30, 2020

Project: MOVING & ADDING WINDOWS

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Single Family Dwelling

Type of Work: Alteration

Submitted Job Value: \$600.00

Description of Work: MOVING AN EXISTING WINDOW AND ADDING TWO SIDELIGHT WINDOWS

JOB SITE INFORMATION

Worksite Address

12247 SE BARI AVE
HAPPY VALLEY, OR 97086

Parcel

12E36DC03900

Owner:

FREEMAN DANIELLE M &
ANDREW C

Address:

12247 SE BARI AVE
HAPPY VALLEY, OR 97086

LICENSED PROFESSIONAL INFORMATION

Business Name

TIMOTHY ANDREW RAWSON -
Primary

License

CCB

License Number

214688

Phone

509-557-9033

PENDING INSPECTIONS

Inspection

1999 Final Building
1260 Framing

Inspection Group

Struct Res
Struct Res

Inspection Status

Pending
Pending

SCHEDULING INSPECTIONS

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