



City of Happy Valley
 16000 SE Misty Drive
 Happy Valley, OR 97086
 (503) 783-3800

Permit Type: Building (Residential)

Permit Status: Issued

Issue Date: 04/15/2024

Permit No. 385-23-000899-STR

Location Address

Tax Lot Number

12100 SE ALEXA ROSE LN, HAPPY VALLEY, OR 97086

12E34DD00800

Contacts

Owner Patsy Cloteaux 12100 SE ALEXA ROSE LN, HAPPY VALLEY, OR 97086	Applicant JRW Construction LLC 24121 S Peach Rd, Canby, OR 97013 (503)535-9390 bekah.walls@jrwconstructionllc.com
Contractor JRW Construction LLC 24121 S Peach Rd, Canby, OR 97013 (503)535-9390 bekah.walls@jrwconstructionllc.com	

Description: Building an ADU 413 sq ft. attached to the back of the house

Valuation: \$123,900.00

Total Sq Feet: 413

Inspection Requests:

ONLINE: HVWorks.com

Fees	Amount
BD-Building Permit; Residential*	\$1,006.79
Total:	\$1,006.79

Payments	Amt Paid
Total Fees	\$1,006.79
Credit Card	\$352.38
Credit Card	\$654.41
Amount Due:	\$0.00

Inspections:	
Inspection Type	
BD-Foundation, Ftg, Piers	
BD-Underslab Insulation	
BD-Underfloor Framing	
BD-Exterior Shearwall	
BD-Framing	
BD-Insulation	
BD-Final Building	

Conditions:

- Happy Valley Municipal Code 15.20.030 Requires an Erosion Prevention and Sediment Control (ESPC) Permit for all construction sites that disturb over 500 square feet or more of land surface. Sites that disturb less than 500 square feet of land surface are not required to obtain a permit, however must protect water quality to limit soil erosion and other pollutants on-site during construction activities.



City of Happy Valley
 16000 SE Misty Drive
 Happy Valley, OR 97086
 (503) 783-3800

Permit Type: Building (Residential)

Permit Status: Issued

Issue Date: 04/22/2024

Permit No. BLDR-0143-2024

Location Address

11727 SE Toscana Pl. TEMP, Happy Valley, OR 97086

Contacts

Jeff and Malia Owens 10151 SE Sunnyside Rd Suite 460, Happy Valley, OR 97086 (503)318-7959 Owner maliaow@comcast.net	TOM ORTH CONSTRUCTION, INC 26951 SE FORRESTER RD, BORING, OR 97009 (503)519-4444 Applicant TOMORTH@CASCADEACCESS.COM
Shani Thompson PO BOX 2061, Sandy, OR 97055 (503)880-4388 Contractor - Erosion info@elkhornconstructionllc.com	Shani Thompson PO BOX 2061, Sandy, OR 97055 (503)880-4388 Contractor - Sewer info@elkhornconstructionllc.com
Wolcott Plumbing 1075 W Historic Columbia River Hwy, Troutdale, OR 97060 (503)667-1781 Contractor - Plumbing mbaleme@wolcott.pro	Jacobs Heating & Air Conditioning 4474 SE Milwaukie Ave, Portland, OR 97202 (503)234-7331 Contractor - Mechanical stacyw@jacobsheating.com
TOM ORTH CONSTRUCTION, INC 26951 SE FORRESTER RD, BORING, OR 97009 (503)519-4444 Contractor TOMORTH@CASCADEACCESS.COM	

Description: Owens Residence - TL 12E36CB05601, NSFR Part of LP-07-19

Valuation: \$608,160.18

Total Sq Feet: 3,128

Inspection Requests:

ONLINE: HVWorks.com



City of Happy Valley
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 (503) 783-3800

Permit Type: Building (Residential)

Permit Status: Issued

Issue Date: 04/01/2024

Permit No. 385-24-000021-DWL

Location Address	Tax Lot Number	Project
10294 SE HERITAGE RD LOT 289, HAPPY VALLEY, OR 97086	12E25DC07500	Scouters Mountain Development

Contacts	
Heritage Homes of Molalla Oregon dba Holt Homes 1301 SE Tech Center Dr, Suite 150, Vancouver, WA 98683 (360)892-0514 Owner permits@holthomes.com	Heritage Homes of Molalla Oregon dba Holt Homes 1301 SE Tech Center Dr, Suite 150, Vancouver, WA 98683 (360)892-0514 Applicant permits@holthomes.com
Heritage Homes of Molalla Oregon dba Holt Homes 1301 SE Tech Center Dr, Suite 150, Vancouver, WA 98683 (360)892-0514 Contractor permits@holthomes.com	MJT Plumbing, LLC 152 Wallace Rd, Woodland, WA 98674 (503)267-7365 Contractor - Plumbing mjtplumbing44@gmail.com
MJT Plumbing, LLC 152 Wallace Rd, Woodland, WA 98674 (503)267-7365 Contractor - Sewer mjtplumbing44@gmail.com	Tier 1 Excavating, LLC 14231 S Morton Road, Oregon City, OR 97045 (503)421-1129 Contractor - Erosion leslie.tier1@gmail.com
Integrity Air, LLC 16756 SW 72nd Ave, Portland, OR 97224 (503)558-6945 Contractor - Mechanical schedules@integrityairllc.com	

Description: Scouters Mountain Ph 2, Lot 289, NSFR

Valuation: \$320,526.06
Total Sq Feet: 1,670

Inspection Requests:
 ONLINE: HVWorks.com



City of Happy Valley
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Permit Type: Building (Residential)

Permit Status: Issued

Issue Date: 04/18/2024

Permit No. 385-24-000022-DWL

Location Address

Project

9350 SE MIDDLETON ST LOT 17, HAPPY VALLEY, OR 97086

Avery Terrace - Phase 1

Contacts

D R Horton 4350 Galewood St, Suite 200, Lake Oswego, OR 97035 (503)222-4151 ext 1107 portland-permitting@drhorton.com	Owner	D R Horton 4350 Galewood St, Suite 200, Lake Oswego, OR 97035 (503)222-4151 ext 1107 portland-permitting@drhorton.com	Applicant
DBEC, Inc 27233 SE Highway 224, Eagle Creek, OR 97022 (503)519-7768 doug.w@pdxsitework.com	Contractor - Erosion	DBEC, Inc 27233 SE Highway 224, Eagle Creek, OR 97022 (503)519-7768 doug.w@pdxsitework.com	Contractor - Sewer
Wolcott Plumbing 1075 W Historic Columbia River Hwy, Troutdale, OR 97060 (503)667-1781 mbaleme@wolcott.pro	Contractor - Plumbing	John Martin 4380 Macadam Ave, Portland, OR 97239 (760)250-2484 jjmartin@drhorton.com	Contractor
Pro Heating and Cooling 4200 NW Leisy, Hillsboro, OR 97124 (971)205-4989 eliaproheating9@gmail.com	Contractor - Mechanical		

Description: Avery Terrace Ph 1, Lot 17, 2-Unit Townhouse - MODEL HOME
 ALL FEES PAID IN EPERMITTING/ACCELA

Valuation: \$329,633.76

Total Sq Feet: 1,812

Inspection Requests:

ONLINE: HVWorks.com

Fees	Amount
BD-Plan Review; Residential*	\$1,339.98
Building Legacy Fee	\$112.00
Total:	\$1,451.98

Payments	Amt Paid
Total Fees	\$1,451.98
Credit Card	\$1,451.98
Amount Due:	\$0.00

Inspections:	
Inspection Type	
BD-Erosion - Preliminary	
BD-Erosion - Midway	
BD-Erosion - Final	
EG-Driveway Approach (Forms)	
EG-Driveway Approach (Final)	
EG-Sidewalk (Forms)	
EG-Sidewalk (Final)	
EG-Street Tree	
BD-Foundation, Ftg, Piers	
BD-Underfloor Framing	
BD-Exterior Shearwall	
BD-Framing	
BD-Insulation	
BD-Fire Resistance	
ME-Underfloor	
ME-Air Pressure Test	
ME-Mechanical Rough	
ME-Final Mechanical	
PL-Foundation Drains	
PL-Sanitary Sewer	
PL-Storm Sewer	



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Permit Type: Building (Residential)

Permit Status: Issued

Issue Date: 04/18/2024

Permit No. 385-24-000023-DWL

Location Address

Project

9336 SE MIDDLETON ST LOT 18, HAPPY VALLEY, OR 97086

Avery Terrace - Phase 1

Contacts

D R Horton 4350 Galewood St, Suite 200, Lake Oswego, OR 97035 (503)222-4151 ext 1107 portland-permitting@drhorton.com	Owner	D R Horton 4350 Galewood St, Suite 200, Lake Oswego, OR 97035 (503)222-4151 ext 1107 portland-permitting@drhorton.com	Applicant
DBEC, Inc 27233 SE Highway 224, Eagle Creek, OR 97022 (503)519-7768 doug.w@pdxsitework.com	Contractor - Erosion	DBEC, Inc 27233 SE Highway 224, Eagle Creek, OR 97022 (503)519-7768 doug.w@pdxsitework.com	Contractor - Sewer
Wolcott Plumbing 1075 W Historic Columbia River Hwy, Troutdale, OR 97060 (503)667-1781 mbaleme@wolcott.pro	Contractor - Plumbing	John Martin 4380 Macadam Ave, Portland, OR 97239 (760)250-2484 jjmartin@drhorton.com	Contractor
Pro Heating and Cooling 4200 NW Leisy, Hillsboro, OR 97124 (971)205-4989 eliaproheating9@gmail.com	Contractor - Mechanical		

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Valuation: \$329,633.76

Total Sq Feet: 1,812

Inspection Requests:

ONLINE: HVWorks.com

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Inspections:	
Inspection Type	
BD-Erosion - Preliminary	
BD-Erosion - Midway	
BD-Erosion - Final	
EG-Driveway Approach (Forms)	
EG-Driveway Approach (Final)	
EG-Sidewalk (Forms)	
EG-Sidewalk (Final)	
EG-Street Tree	
BD-Foundation, Ftg, Piers	
BD-Underfloor Framing	
BD-Exterior Shearwall	
BD-Framing	
BD-Insulation	
BD-Fire Resistance	
ME-Underfloor	
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ME-Mechanical Rough	
ME-Final Mechanical	
PL-Foundation Drains	
PL-Sanitary Sewer	
PL-Storm Sewer	



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Permit Type: Building (Residential)

Permit Status: Issued

Issue Date: 04/02/2024

Permit No. BLDR-0034-2024

Location Address

Project

9325 SE Middleton St - TEMP Lot 31, Happy Valley, OR 97086

Avery Terrace - Phase 1

Contacts

D R Horton 4350 Galewood St, Suite 200, Lake Oswego, OR 97035 (503)222-4151 ext 1107 Owner esweeks@drhorton.com	D R Horton 4350 Galewood St, Suite 200, Lake Oswego, OR 97035 (503)222-4151 ext 1107 Applicant esweeks@drhorton.com
DBEC, Inc 27233 SE Highway 224, Eagle Creek, OR 97022 (503)519-7768 Contractor - Erosion doug.w@pdxsitework.com	DBEC, Inc 27233 SE Highway 224, Eagle Creek, OR 97022 (503)519-7768 Contractor - Sewer doug.w@pdxsitework.com
Wolcott Plumbing 1075 W Historic Columbia River Hwy, Troutdale, OR 97060 (503)667-1781 Contractor - Plumbing mbaleme@wolcott.pro	Flores Heating & Cooling DBA Rubi Heating & Cooling 615 S 1st Ave, Hillboro, OR 97124 (503)851-0041 Contractor - Mechanical rubihvac@gmail.com
D R Horton 4350 Galewood St, Suite 200, Lake Oswego, OR 97035 (503)222-4151 ext 1107 Contractor esweeks@drhorton.com	

Description: MODEL HOME - Avery Terrace Ph 1, Lot 31, NSFR

Valuation: \$488,136.45

Total Sq Feet: 2,705

Inspection Requests:

ONLINE: HVWorks.com



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Permit Type: Building (Residential)

Permit Status: Issued

Issue Date: 04/01/2024

Permit No. BLDR-0037-2024

Location Address

Project

16685 SE Pacific Crest Trail Pl - Temp LOT 672, Happy Valley, OR 97086

Pleasant Valley Villages - Parent Project

Contacts

Heritage Homes of Molalla Oregon dba Holt Homes 1301 SE Tech Center Dr, Suite 150, Vancouver, WA 98683 (360)892-0514 permits@holthomes.com	Owner	Holt Homes DBA Heritage Homes of Molalla 1301 SE Tech Center Drive 150, Vancouver, WA 98683 (503)380-6785 pvvsupers@holthomes.com	Applicant
Heritage Homes of Molalla Oregon dba Holt Homes 1301 SE Tech Center Dr, Suite 150, Vancouver, WA 98683 (360)892-0514 permits@holthomes.com	Applicant	Heritage Homes of Molalla Oregon dba Holt Homes 1301 SE Tech Center Dr, Suite 150, Vancouver, WA 98683 (360)892-0514 permits@holthomes.com	Contractor
Wolcott Plumbing 1075 W Historic Columbia River Hwy, Troutdale, OR 97060 (503)667-1781 mbaleme@wolcott.pro	Contractor - Plumbing	Tier 1 Excavating, LLC 14231 S Morton Road, Oregon City, OR 97045 (503)421-1129 leslie.tier1@gmail.com	Contractor - Erosion
Wolcott Plumbing 1075 W Historic Columbia River Hwy, Troutdale, OR 97060 (503)667-1781 mbaleme@wolcott.pro	Contractor - Sewer	Integrity Air, LLC 16756 SW 72nd Ave, Portland, OR 97224 (503)558-6945 schedules@integrityairllc.com	Contractor - Mechanical

Description: Pleasant Valley Villages Ph 8, Lot 672, NSFR

Valuation: \$309,467.94

Total Sq Feet: 1,594

Inspection Requests:

ONLINE: HVWorks.com



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Permit Type: Building (Residential)

Permit Status: Issued

Issue Date: 04/15/2024

Permit No. BLDR-0038-2024

Location Address

Project

16678 SE Pacific Crest Trail PI TEMP Lot 697, Happy Valley, OR 97086

Pleasant Valley Villages - Parent Project

Contacts

Heritage Homes of Molalla Oregon dba Holt Homes 1301 SE Tech Center Dr, Suite 150, Vancouver, WA 98683 (360)892-0514 permits@holthomes.com	Owner	Heritage Homes of Molalla Oregon dba Holt Homes 1301 SE Tech Center Dr, Suite 150, Vancouver, WA 98683 (360)892-0514 permits@holthomes.com	Applicant
Holt Homes DBA Heritage Homes of Molalla 1301 SE Tech Center Drive 150, Vancouver, WA 98683 (503)380-6785 pvvsupers@holthomes.com	Contractor	Wolcott Plumbing 1075 W Historic Columbia River Hwy, Troutdale, OR 97060 (503)667-1781 mbaleme@wolcott.pro	Contractor - Plumbing
Wolcott Plumbing 1075 W Historic Columbia River Hwy, Troutdale, OR 97060 (503)667-1781 mbaleme@wolcott.pro	Contractor - Sewer	Tier 1 Excavating, LLC 14231 S Morton Road, Oregon City, OR 97045 (503)421-1129 leslie.tier1@gmail.com	Contractor - Erosion
Integrity Air, LLC 16756 SW 72nd Ave, Portland, OR 97224 (503)558-6945 schedules@integrityairllc.com	Contractor - Mechanical		

Description: Pleasant Valley Villages Ph 8, Lot 697, NSFR

Valuation: \$393,354.72

Total Sq Feet: 2,096

Inspection Requests:

ONLINE: HVWorks.com



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Permit Type: Building (Residential)

Permit Status: Issued

Issue Date: 04/15/2024

Permit No. BLDR-0039-2024

Location Address

Project

16655 SE Pacific Crest Trail Pl - TEMP Lot 674, Happy Valley, OR 97086

Pleasant Valley Villages - Parent Project

Contacts

Heritage Homes of Molalla Oregon dba Holt Homes 1301 SE Tech Center Dr, Suite 150, Vancouver, WA 98683 (360)892-0514 permits@holthomes.com	Owner	Heritage Homes of Molalla Oregon dba Holt Homes 1301 SE Tech Center Dr, Suite 150, Vancouver, WA 98683 (360)892-0514 permits@holthomes.com	Applicant
Holt Homes DBA Heritage Homes of Molalla 1301 SE Tech Center Drive 150, Vancouver, WA 98683 (503)380-6785 pvsupers@holthomes.com	Contractor	Wolcott Plumbing 1075 W Historic Columbia River Hwy, Troutdale, OR 97060 (503)667-1781 mbaleme@wolcott.pro	Contractor - Plumbing
Wolcott Plumbing 1075 W Historic Columbia River Hwy, Troutdale, OR 97060 (503)667-1781 mbaleme@wolcott.pro	Contractor - Sewer	Tier 1 Excavating, LLC 14231 S Morton Road, Oregon City, OR 97045 (503)421-1129 leslie.tier1@gmail.com	Contractor - Erosion
Integrity Air, LLC 16756 SW 72nd Ave, Portland, OR 97224 (503)558-6945 schedules@integrityairllc.com	Contractor - Mechanical		

Description: Pleasant Valley Villages Ph 8, Lot 674, NSFR

Valuation: \$372,244.77

Total Sq Feet: 2,037

Inspection Requests:

ONLINE: HVWorks.com



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 16000 SE Misty Drive
 Happy Valley, OR 97086
 (503) 783-3800

Permit Type: Building (Residential)

Permit Status: Issued

Issue Date: 04/01/2024

Permit No. BLDR-0055-2024

Location Address

Tax Lot Number

11915 SE PLEASANT VALLEY PKWY Lot 291, HAPPY VALLEY, OR 97086

13E31CA07700

Contacts

Heritage Homes of Molalla Oregon dba Holt Homes 1301 SE Tech Center Dr, Suite 150, Vancouver, WA 98683 (360)892-0514 permits@holthomes.com	Owner	Heritage Homes of Molalla Oregon dba Holt Homes 1301 SE Tech Center Dr, Suite 150, Vancouver, WA 98683 (360)892-0514 permits@holthomes.com	Applicant
Heritage Homes of Molalla Oregon dba Holt Homes 1301 SE Tech Center Dr, Suite 150, Vancouver, WA 98683 (360)892-0514 permits@holthomes.com	Contractor	Wolcott Plumbing 1075 W Historic Columbia River Hwy, Troutdale, OR 97060 (503)667-1781 mbaleme@wolcott.pro	Contractor - Plumbing
Tier 1 Excavating, LLC 14231 S Morton Road, Oregon City, OR 97045 (503)421-1129 leslie.tier1@gmail.com	Contractor - Erosion	Wolcott Plumbing 1075 W Historic Columbia River Hwy, Troutdale, OR 97060 (503)667-1781 mbaleme@wolcott.pro	Contractor - Sewer
Integrity Air, LLC 16756 SW 72nd Ave, Portland, OR 97224 (503)558-6945 schedules@integrityairllc.com	Contractor - Mechanical	Holt Homes DBA Heritage Homes of Molalla 1301 SE Tech Center Drive 150, Vancouver, WA 98683 (503)380-6785 pvsupers@holthomes.com	Contact

Description: Pleasant Valley Villages Ph 2, Lot 291, NSFR

Valuation: \$337,214.34

Total Sq Feet: 1,842

Inspection Requests:

ONLINE: HVWorks.com



City of Happy Valley
 16000 SE Misty Drive
 Happy Valley, OR 97086
 (503) 783-3800

Permit Type: Building (Residential)

Permit Status: Issued

Issue Date: 04/01/2024

Permit No. BLDR-0056-2024

Location Address

Tax Lot Number

10302 SE HERITAGE RD LOT 290, HAPPY VALLEY, OR 97086

12E25DC07600

Contacts

Heritage Homes of Molalla Oregon dba Holt Homes 1301 SE Tech Center Dr, Suite 150, Vancouver, WA 98683 (360)892-0514 permits@holthomes.com	Owner	Heritage Homes of Molalla Oregon dba Holt Homes 1301 SE Tech Center Dr, Suite 150, Vancouver, WA 98683 (360)892-0514 permits@holthomes.com	Applicant
Heritage Homes of Molalla Oregon dba Holt Homes 1301 SE Tech Center Dr, Suite 150, Vancouver, WA 98683 (360)892-0514 permits@holthomes.com	Contractor	MJT Plumbing, LLC 152 Wallace Rd, Woodland, WA 98674 (503)267-7365 mjtplumbing44@gmail.com	Contractor - Plumbing
MJT Plumbing, LLC 152 Wallace Rd, Woodland, WA 98674 (503)267-7365 mjtplumbing44@gmail.com	Contractor - Sewer	Tier 1 Excavating, LLC 14231 S Morton Road, Oregon City, OR 97045 (503)421-1129 leslie.tier1@gmail.com	Contractor - Erosion
Integrity Air, LLC 16756 SW 72nd Ave, Portland, OR 97224 (503)558-6945 schedules@integrityairllc.com	Contractor - Mechanical	Brody Haehlen 1301 SE Tech Center Drive 150, Vancouver, WA 98683 (503)969-9751 brody@holthomes.com	Contact
Kai Liesy 1301 SE Tech Center Drive 150, Vancouver, WA 98683 (360)721-9937 Kai@holthomes.com	Contact		

Description: Scouters Mountain Ph 2, Lot 290, NSFR

Valuation: \$369,154.62

Total Sq Feet: 2,038

Inspection Requests:

ONLINE: HVWorks.com



City of Happy Valley
 16000 SE Misty Drive
 Happy Valley, OR 97086
 (503) 783-3800

Permit Type: Building (Residential)

Permit Status: Issued

Issue Date: 04/17/2024

Permit No. BLDR-0108-2024

Location Address

Tax Lot Number

16786 SE SCOUTERS MOUNTAIN RD LOT 457, HAPPY VALLEY, OR 97086

13E31BD09200

Contacts

Heritage Homes of Molalla Oregon dba Holt Homes 1301 SE Tech Center Dr, Suite 150, Vancouver, WA 98683 (360)892-0514 permits@holthomes.com	Owner	Heritage Homes of Molalla Oregon dba Holt Homes 1301 SE Tech Center Dr, Suite 150, Vancouver, WA 98683 (360)892-0514 permits@holthomes.com	Applicant
Heritage Homes of Molalla Oregon dba Holt Homes 1301 SE Tech Center Dr, Suite 150, Vancouver, WA 98683 (360)892-0514 permits@holthomes.com	Contractor	Gravity Plumbing Inc 414 South Beaver Creek Rd, 717, Oregon City, OR 97045 (503)490-0763 gravityplumbing@msn.com	Contractor - Plumbing
Gravity Plumbing Inc 414 South Beaver Creek Rd, 717, Oregon City, OR 97045 (503)490-0763 gravityplumbing@msn.com	Contractor - Sewer	Tier 1 Excavating, LLC 14231 S Morton Road, Oregon City, OR 97045 (503)421-1129 leslie.tier1@gmail.com	Contractor - Erosion
Pro Heating and Cooling 4200 NW Leisy, Hillsboro, OR 97124 (971)205-4989 eliaproheating9@gmail.com	Contractor - Mechanical	Holt Homes DBA Heritage Homes of Molalla 1301 SE Tech Center Drive 150, Vancouver, WA 98683 (503)380-6785 pvvsupers@holthomes.com	Contact

Description: Pleasant Valley Villages Ph 3, Lot 457, 2-Unit Townhome

Valuation: \$282,920.67

Total Sq Feet: 1,547

Inspection Requests:

ONLINE: HVWorks.com



City of Happy Valley
 16000 SE Misty Drive
 Happy Valley, OR 97086
 (503) 783-3800

Permit Type: Building (Residential)

Permit Status: Issued

Issue Date: 04/17/2024

Permit No. BLDR-0109-2024

Location Address

Tax Lot Number

16790 SE SCOUTERS MOUNTAIN RD LOT 458, HAPPY VALLEY, OR 97086

13E31BD09300

Contacts

Holt Homes DBA Heritage Homes of Molalla 1301 SE Tech Center Drive 150, Vancouver, WA 98683 (503)380-6785 pvvsupers@holthomes.com Applicant	Heritage Homes of Molalla Oregon dba Holt Homes 1301 SE Tech Center Dr, Suite 150, Vancouver, WA 98683 (360)892-0514 permits@holthomes.com Applicant
Gravity Plumbing Inc 414 South Beaver Creek Rd, 717, Oregon City, OR 97045 (503)490-0763 gravityplumbing@msn.com Contractor - Plumbing	Gravity Plumbing Inc 414 South Beaver Creek Rd, 717, Oregon City, OR 97045 (503)490-0763 gravityplumbing@msn.com Contractor - Sewer
Tier 1 Excavating, LLC 14231 S Morton Road, Oregon City, OR 97045 (503)421-1129 leslie.tier1@gmail.com Contractor - Erosion	Pro Heating and Cooling 4200 NW Leisy, Hillsboro, OR 97124 (971)205-4989 eliaproheating9@gmail.com Contractor - Mechanical

Description: Pleasant Valley Villages Ph 3, Lot 458, 2-Unit Townhome

Valuation: \$282,920.67
Total Sq Feet: 1,547

Inspection Requests:

ONLINE: HVWorks.com

Fees	Amount
BD-Building Permit; Residential	\$1,820.87
BD-Erosion Control; New Residential	\$400.00
BD-Plan Review; Residential	\$1,183.57
BD-Right-of-Way; New Residential	\$150.00
ME-Attic, Crawl Space Fan	\$16.00
ME-Clothes Dryer Exhaust	\$16.00
ME-Duct Work	\$25.00
ME-Exhaust Fan	\$80.00
ME-Flue	\$25.00
ME-Fuel Piping & Distribution	\$25.00
ME-Furnance	\$25.00
ME-Gas Water Heater	\$25.00
ME-Heat Pump	\$25.00
ME-Range Hood	\$16.00
OTH-CET; N Clackamas SD Residential	\$2,413.32
OTH-Metro CET	\$339.50
OTH-Oregon State Surcharge	\$367.06
OTH-PSDC; Credit Voucher Processing	\$30.00
OTH-SDC-Storm; Single Family Dwelling	\$216.00
OTH-TSDC; Credit Voucher Processing	\$30.00
PL-New 1&2 Family Dwelling Unit; 3-bath	\$960.00
PL-Sewer; Connection permit	\$50.00
PZ-Review Building Permit; Residential	\$112.00
Total:	\$8,350.32

Payments	Amt Paid
Total Fees	\$8,350.32
eCheck	\$1,295.57
eCheck	\$7,054.75
Amount Due:	\$0.00

Inspections:	Inspection Type
	BD-Erosion - Preliminary
	BD-Erosion - Midway
	BD-Erosion - Final
	EG-Driveway Approach (Forms)
	EG-Driveway Approach (Final)
	EG-Sidewalk (Forms)
	EG-Sidewalk (Final)
	EG-Street Tree
	BD-Foundation, Ftg, Piers
	BD-Underfloor Framing
	BD-Exterior Shearwall
	BD-Framing
	BD-Insulation
	BD-Fire Resistance
	ME-Underfloor
	ME-Air Pressure Test
	ME-Mechanical Rough
	ME-Final Mechanical
	PL-Foundation Drains
	PL-Sanitary Sewer
	PL-Storm Sewer
	PL-Rain Drains
	PL-Underfloor
	PL-Water Service



City of Happy Valley
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 (503) 783-3800

Permit Type: Building (Residential)

Permit Status: Issued

Issue Date: 04/03/2024

Permit No. BLDR-0120-2024

Location Address

16706 SE Smith Rock St-TEMP LOT 593, Happy Valley, OR 97086

Project

Pleasant Valley Villages - Parent Project

Contacts

Heritage Homes of Molalla Oregon dba Holt Homes 1301 SE Tech Center Dr, Suite 150, Vancouver, WA 98683 (360)892-0514 permits@holthomes.com	Owner	Heritage Homes of Molalla Oregon dba Holt Homes 1301 SE Tech Center Dr, Suite 150, Vancouver, WA 98683 (360)892-0514 permits@holthomes.com	Applicant
Holt Homes DBA Heritage Homes of Molalla 1301 SE Tech Center Drive 150, Vancouver, WA 98683 (503)380-6785 pvvsupers@holthomes.com	Contractor	Wolcott Plumbing 1075 W Historic Columbia River Hwy, Troutdale, OR 97060 (503)667-1781 mbaleme@wolcott.pro	Contractor - Plumbing
Wolcott Plumbing 1075 W Historic Columbia River Hwy, Troutdale, OR 97060 (503)667-1781 mbaleme@wolcott.pro	Contractor - Sewer	Tier 1 Excavating, LLC 14231 S Morton Road, Oregon City, OR 97045 (503)421-1129 leslie.tier1@gmail.com	Contractor - Erosion
Integrity Air, LLC 16756 SW 72nd Ave, Portland, OR 97224 (503)558-6945 schedules@integrityairllc.com	Contractor - Mechanical		

Description: Pleasant Valley Villages Ph 6, Lot 593, NSFR

Valuation: \$358,638.45

Total Sq Feet: 1,857

Inspection Requests:

ONLINE: HVWorks.com



City of Happy Valley
 16000 SE Misty Drive
 Happy Valley, OR 97086
 (503) 783-3800

Permit Type: Building (Residential)

Permit Status: Issued

Issue Date: 04/15/2024

Permit No. BLDR-0161-2024

Location Address

Project

11665 SE Pacific Crest Trail Pl - TEMP Lot 587, Happy Valley, OR 97086

Pleasant Valley Villages - Parent Project

Contacts

Heritage Homes of Molalla Oregon dba Holt Homes 1301 SE Tech Center Dr, Suite 150, Vancouver, WA 98683 (360)892-0514 permits@holthomes.com	Owner	Heritage Homes of Molalla Oregon dba Holt Homes 1301 SE Tech Center Dr, Suite 150, Vancouver, WA 98683 (360)892-0514 permits@holthomes.com	Applicant
Holt Homes DBA Heritage Homes of Molalla 1301 SE Tech Center Drive 150, Vancouver, WA 98683 (503)380-6785 pvvsupers@holthomes.com	Contractor	Wolcott Plumbing 1075 W Historic Columbia River Hwy, Troutdale, OR 97060 (503)667-1781 mbaleme@wolcott.pro	Contractor - Plumbing
Wolcott Plumbing 1075 W Historic Columbia River Hwy, Troutdale, OR 97060 (503)667-1781 mbaleme@wolcott.pro	Contractor - Sewer	Tier 1 Excavating, LLC 14231 S Morton Road, Oregon City, OR 97045 (503)421-1129 leslie.tier1@gmail.com	Contractor - Erosion
Integrity Air, LLC 16756 SW 72nd Ave, Portland, OR 97224 (503)558-6945 schedules@integrityairllc.com	Contractor - Mechanical		

Description: Pleasant Valley Villages Ph 6, Lot 587, NSFR

Valuation: \$509,043.72

Total Sq Feet: 2,676

Inspection Requests:

ONLINE: HVWorks.com



City of Happy Valley
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Permit Type: Building (Residential)

Permit Status: Issued

Issue Date: 04/15/2024

Permit No. BLDR-0162-2024

Location Address

Project

10353 SE Heritage Rd - TEMP Lot 229, Happy Valley, OR 97086

Scouters Mountain Development

Contacts

Heritage Homes of Molalla Oregon dba Holt Homes 1301 SE Tech Center Dr, Suite 150, Vancouver, WA 98683 (360)892-0514 permits@holthomes.com	Owner	Heritage Homes of Molalla Oregon dba Holt Homes 1301 SE Tech Center Dr, Suite 150, Vancouver, WA 98683 (360)892-0514 permits@holthomes.com	Applicant
MJT Plumbing, LLC 152 Wallace Rd, Woodland, WA 98674 (503)267-7365 mjtplumbing44@gmail.com	Contractor - Plumbing	MJT Plumbing, LLC 152 Wallace Rd, Woodland, WA 98674 (503)267-7365 mjtplumbing44@gmail.com	Contractor - Sewer
Tier 1 Excavating, LLC 14231 S Morton Road, Oregon City, OR 97045 (503)421-1129 leslie.tier1@gmail.com	Contractor - Erosion	Integrity Air, LLC 16756 SW 72nd Ave, Portland, OR 97224 (503)558-6945 schedules@integrityairllc.com	Contractor - Mechanical
Brody Haehlen 1301 SE Tech Center Drive 150, Vancouver, WA 98683 (503)969-9751 brody@holthomes.com	Contact	Kai Liesy 1301 SE Tech Center Drive 150, Vancouver, WA 98683 (360)721-9937 Kai@holthomes.com	Contact

Description: Scouters Mountain Ph 2, Lot 229, NSFR

Valuation: \$617,220.90

Total Sq Feet: 3,370

Inspection Requests:

ONLINE: HVWorks.com



City of Happy Valley
 16000 SE Misty Drive
 Happy Valley, OR 97086
 (503) 783-3800

Permit Type: Building (Residential)

Permit Status: Issued

Issue Date: 04/15/2024

Permit No. BLDR-0163-2024

Location Address

Project

10375 SE Heritage Rd -TEMP, Happy Valley, OR 97086

Scouters Mountain Development

Contacts

Heritage Homes of Molalla Oregon dba Holt Homes 1301 SE Tech Center Dr, Suite 150, Vancouver, WA 98683 (360)892-0514 permits@holthomes.com	Owner	Heritage Homes of Molalla Oregon dba Holt Homes 1301 SE Tech Center Dr, Suite 150, Vancouver, WA 98683 (360)892-0514 permits@holthomes.com	Applicant
MJT Plumbing, LLC 152 Wallace Rd, Woodland, WA 98674 (503)267-7365 mjtplumbing44@gmail.com	Contractor - Plumbing	MJT Plumbing, LLC 152 Wallace Rd, Woodland, WA 98674 (503)267-7365 mjtplumbing44@gmail.com	Contractor - Sewer
Tier 1 Excavating, LLC 14231 S Morton Road, Oregon City, OR 97045 (503)421-1129 leslie.tier1@gmail.com	Contractor - Erosion	Integrity Air, LLC 16756 SW 72nd Ave, Portland, OR 97224 (503)558-6945 schedules@integrityairllc.com	Contractor - Mechanical
Brody Haehlen 1301 SE Tech Center Drive 150, Vancouver, WA 98683 (503)969-9751 brody@holthomes.com	Contact	Kai Liesy 1301 SE Tech Center Drive 150, Vancouver, WA 98683 (360)721-9937 Kai@holthomes.com	Contact

Description: Scouters Mountain Ph 2, Lot 228, NSFR

Valuation: \$488,102.52

Total Sq Feet: 2,676

Inspection Requests:

ONLINE: HVWorks.com



City of Happy Valley
 16000 SE Misty Drive
 Happy Valley, OR 97086
 (503) 783-3800

Permit Type: Building (Residential)

Permit Status: Issued

Issue Date: 04/29/2024

Permit No. BLDR-0179-2024

Location Address

Tax Lot Number

12484 SE BARI AVE, HAPPY VALLEY, OR 97086

12E36DC05100

Contacts

Peter Hoang 12484 SE BARI AVE, HAPPY VALLEY, OR 97086 (503)387-5312 Owner	Stoneridge Custom Development 16805 SW Gassner Ln, Lake Oswego, OR 97035 (503)459-9338 brock@stoneridgecustom.com Applicant
LakesideHVAC Inc 7021 McEwan Rd, Lake Oswego, OR 97035 (503)635-5253 jason@lakesidehc.com Contractor - Mechanical	K-Witt Excavation LLC 32050 Viewcrest Dr, Warren, OR 97053 (503)724-4212 kelly@k-witt.com Contractor - Plumbing
K-Witt Excavation LLC 32050 Viewcrest Dr, Warren, OR 97053 (503)724-4212 kelly@k-witt.com Contractor - Sewer	Stoneridge Custom Development 16805 SW Gassner Ln, Lake Oswego, OR 97035 (503)459-9338 brock@stoneridgecustom.com Contractor
Stoneridge Custom Development 16805 SW Gassner Ln, Lake Oswego, OR 97035 (503)459-9338 brock@stoneridgecustom.com Contractor - Erosion	Craftwork Plumbing Inc. 7939 SW Cirrus Dr, Beaverton, OR 97008 (503)644-8698 kelsoa@craftworkplumbing.com Contractor - Plumbing

Description: Bella Casa, Lot 35, Hoang Residence, NSFR

Valuation: \$565,350.66

Total Sq Feet: 3,014

Inspection Requests:

ONLINE: HVWorks.com

Fees	Amount
BD-Building Permit; Residential	\$3,269.83
BD-Erosion Control; New Residential	\$400.00
BD-Plan Review; Residential	\$2,125.39
BD-Right-of-Way; New Residential	\$150.00
ME-Air Conditioner	\$25.00
ME-Attic, Crawl Space Fan	\$16.00
ME-Clothes Dryer Exhaust	\$16.00
ME-Duct Work	\$25.00
ME-Exhaust Fan	\$96.00
ME-Flue	\$75.00
ME-Fuel Piping & Distribution	\$25.00
ME-Furnance	\$25.00
ME-Gas Water Heater	\$25.00
ME-Range Hood	\$16.00
OTH-CET; N Clackamas SD Residential	\$4,998.24
OTH-Metro CET	\$678.42
OTH-Oregon State Surcharge	\$548.86
OTH-PSDC; Single Family Dwelling Unit	\$10,089.00
OTH-SDC-Storm; Single Family Dwelling	\$216.00
OTH-TSDC; Single Family Dwelling Unit	\$12,304.00
PL-New 1&2 Family Dwelling Unit; 3-bath	\$960.00
PL-Sewer; Connection permit	\$50.00
PZ-Review Building Permit; Residential	\$112.00
Total:	\$36,245.74

Payments	Amt Paid
Total Fees	\$36,245.74
eCheck	\$34,008.35
Credit Card	\$2,237.39
Amount Due:	\$0.00

Inspections:	
Inspection Type	
BD-Erosion - Preliminary	
BD-Erosion - Midway	
BD-Erosion - Final	
EG-Driveway Approach (Forms)	
EG-Driveway Approach (Final)	
EG-Sidewalk (Forms)	
EG-Sidewalk (Final)	
EG-Street Tree	
BD-Foundation, Ftg, Piers	
BD-Underfloor Framing	
BD-Interior Shearwall	
BD-Exterior Shearwall	
BD-Framing	
BD-Insulation	
ME-Underfloor	
ME-Air Pressure Test	
ME-Mechanical Rough	
ME-Final Mechanical	
PL-Foundation Drains	
PL-Sanitary Sewer	
PL-Storm Sewer	
PL-Rain Drains	



City of Happy Valley
 16000 SE Misty Drive
 Happy Valley, OR 97086
 (503) 783-3800

Permit Type: Building (Residential)

Permit Status: Issued

Issue Date: 04/29/2024

Permit No. BLDR-0159-2024

Location Address

Tax Lot Number

8750 SE 155TH AVE 16, HAPPY VALLEY, OR 97086

12E25A 01500

Contacts

Nancy O'Shea 8750 SE 155th Avenue Unit 16 Unit 16, Happy Valley, OR 97086 (503)353-6102 nancy.oshea44@gmail.com	Owner	Julian's Construction & Landscape LLC 845 Brown St, Woodburn, OR 97071 (503)989-1940 juliands.constructionllc@gmail.com	Applicant
Julian's Construction & Landscape LLC 845 Brown St, Woodburn, OR 97071 (503)989-1940 juliands.constructionllc@gmail.com	Contractor		

Description: Free standing structure (carport) to be built just under existing eave, with slope away from existing, all lumber touching ground will be pressure treated, footings to be poured, new roof to match existing shingles.

Valuation: \$8,400.00
Total Sq Feet: 240

Inspection Requests:
 ONLINE: HVWorks.com

Fees	Amount
BD-Building Permit; Residential	\$156.05
BD-Plan Review; Residential	\$101.43
OTH-Oregon State Surcharge	\$18.73
PZ-Review Building Permit; Residential	\$112.00
Total:	\$388.21

Payments	Amt Paid
Total Fees	\$388.21
Credit Card	\$213.43
Credit Card	\$174.78
Amount Due:	\$0.00

Inspections:	
Inspection Type	
BD-Foundation, Ftg, Piers	
BD-Framing	
BD-Final Building	



City of Happy Valley
 16000 SE Misty Drive
 Happy Valley, OR 97086
 (503) 783-3800

Permit Type: Building (Commercial)

Permit Status: Issued

Issue Date: 04/10/2024

Permit No. 385-23-000778-STR

Location Address

13120 SE 172ND AVE B/110, HAPPY VALLEY, OR 97086

Contacts

Matt Klinke 13120 SE 172ND AVE B/110, HAPPY VALLEY, OR 97086 (971)645-8221 mmklinke@gmail.com	Owner	Gramor Development Inc. 19767 SW 72ND AVE SUITE 100, TUALATIN, OR 97062 (503)245-1976 paul@gramor.com	Owner
Matt Klinke 13120 SE 172ND AVE B/110, HAPPY VALLEY, OR 97086 (971)645-8221 mmklinke@gmail.com	Applicant	GSI BUILDERS INC 1750 SW SKYLINE BLVD STE 105, PORTLAND, OR 97221 (971)407-4436 BILLING@GSIBUILDERSINC.COM	Contractor
Christa Griffiths 1750 SW Skyline Blvd Suite 105 Suite 105, Portland, OR 97221 (971)407-4436 christag@gsibuildersinc.com	Contractor	Matt Klinke 13120 SE 172ND AVE B/110, HAPPY VALLEY, OR 97086 (971)645-8221 mmklinke@gmail.com	Contact

Description: TI - Body20 - Happy Valley Crossroads East
 PERMIT FEES PAID IN EPERMITTING/ACCELA

Valuation: \$150,000.00

Total Sq Feet: 0

Inspection Requests:

ONLINE: HVWorks.com

Fees	Amount
BD-Building Permit; Commercial*	\$1,139.91
Total:	\$1,139.91

Payments	Amt Paid
Total Fees	\$1,139.91
Cash	\$293.97
Credit Card	\$845.94
Amount Due:	\$0.00

Inspections:	
Inspection Type	
BD-Framing	
BD-Ceiling Grid	
EG-Final Engineering	
PZ-Final Planning/Zoning	
EG-Final Stormwater	
BD-Final Building	



City of Happy Valley
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 Happy Valley, OR 97086
 (503) 783-3800

Permit Type: Building (Commercial)

Permit Status: Issued

Issue Date: 04/09/2024

Permit No. BLDC-0107-2024

Location Address

Tax Lot Number

15727 SE HAPPY VALLEY TOWN CENTER DR, HAPPY VALLEY, OR 97086

22E01A 00301

Contacts

ROIC Oregon 21410 SE Saloma Rd., West Linn, OR 97068 (858)255-4918 Owner	Stretch Lab 15918 SE HAPPY VALLEY TOWN CENTER DR, HAPPY VALLEY, OR 97086 michelle.mccandless@stretchlab.com Owner
SG Architecture, LLC 10940 SW Barnes Rd #364, portland, OR 97225 (503)201-0725 kgodwin@sg-arch.net Applicant	Top Drawer Development, LLC 25252 SW McConnell Rd., Sherwood, OR 97140 bridgetted@tdconstruction.com Contractor
SG Architecture, LLC 10940 SW Barnes Rd #364, portland, OR 97225 (503)201-0725 kgodwin@sg-arch.net Contact	

Description: TI - Stretch Lab - APPROX. 1,280 SF EXISTING VACANT TENANT SPACE IN AN EXISTING SINGLE STORY SHOPPING CENTER. IMPROVEMENTS INCLUDE THE MINOR DEMOLITION OF A NON-BEARING WALL AND (1) EXISTING UNISEX ADA RESTROOM UPGRADE. EXISTING ACOUSTIC GRID CEILING, STROREFRONT, AND ENTRANCE DOORS TO REMAIN AS-IS. FURNITURE, FIXTURES, AND EQUIPMENT TO BE INSTALLED BY FRANCHISEE. FRANCHISOR "DESIGN INTENT DRAWINGS" ARE INCLUDED HERE FOR REFERENCE ONLY. ALL SITE IMPROVEMENTS ARE EXISTING TO REMAIN. - Happy Valley Town Center

Valuation: \$50,000.00

Total Sq Feet: 1,280

Inspection Requests:

ONLINE: HVWorks.com

Fees	Amount
BD-Building Permit; Commercial	\$578.41
BD-Plan Review; Commercial	\$375.97
OTH-Oregon State Surcharge	\$69.41
PZ-Review Building Permit; Commercial/Multi-Fam	\$112.00
Total:	\$1,135.79

Payments	Amt Paid
Total Fees	\$1,135.79
Credit Card	\$487.97
eCheck	\$647.82
Amount Due:	\$0.00

Inspections:	
Inspection Type	
BD-Framing	
BD-Ceiling Grid	
BD-Final Building	