



PERMIT #: BLD-25-195

ISSUE DATE: August 20, 2025

General Questions: 503.537.1240
Email Address: building@newbergoregon.gov

BUILDING PERMIT BUILDING DEPARTMENT

SITE ADDRESS: 2462 N VALE ST Newberg, OR. 97132 **PARCEL #:** R3208 05100 **TYPE OF CONSTRUCTION:** VB
TYPE OF WORK: Residential New Construction **TOTAL SQ. FT.:** 2,416 **BUILDING USE:** R-3/U
DETAILED DESCRIPTION OF WORK: New single-family home build
ZONING: SD/LDR **TOTAL VALUE OF WORK:** \$372,540.6
PROJECT NAME *(if applicable):* Collina at Springbrook Ph 1 **TOTAL PERMIT FEE'S PAID:** \$43,147.27

AUTHORIZED PERMIT HOLDERS

APPLICANT: Jennifer Mercadante **PHONE:** 503-596-2208 ext. 201
MAILING ADDRESS: 210 SW Wilson Ave. Bend, Oregon. 97702
CONTRACTOR: PAHLISCH HOMES INC **PHONE:** 5413856762
MAILING ADDRESS: 210 SW WILSON AVE STE 100 **CCB #:** 42067

ADDITIONAL INFORMATION/CONDITIONS OF APPROVAL/COMMENTS

ALL WORK IS TO CONFORM TO THE CURRENT EDITION OF THE ORSC & OSCC.
 INSPECTIONS REQUESTED **PRIOR TO 7AM** WILL BE COMPLETED THE **SAME** BUSINESS DAY.
 INSPECTION RECEIVED **AFTER 7AM** WILL BE SCHEDULED FOR THE **NEXT** BUSINESS DAY.

**Schedule or track inspections at www.newbergor.portal.opengov.com OR
Call 503.554.7714 leave PERMIT # BLD-25-195, address & type of Insp.**

<p>THIS PERMIT EXPIRES 6 MO FROM ISSUE DATE: February 16, 2026 IF WORK IS NOT STARTED OR IF WORK IS SUSPENDED OR ABANDONED FOR 180 DAYS OR LONGER AFTER WORK HAS COMMENCED.</p>	<p>8.15.150 UNNECESSARY NOISE--PERMITTED EXCEPTIONS. UNREASONABLE NOISE AND EXCEPTIONS.</p> <p>3. The following acts are declared to be per se violations of this section. This enumeration does not constitute an exclusive list:</p> <p>j. Construction or Repair of Buildings, or Excavation of Streets and Highways. The construction, demolition, alteration or repair of any building or the excavation of streets and highways other than between the hours of 7:00 a.m. and 7:00 p.m. on weekdays. In cases of emergency, construction or repair noises are exempt from this provision. In nonemergency situations, the city may issue a permit, upon application, if the city determines that the public health and safety, as affected by loud and raucous noise caused by construction or repair of buildings or excavation of streets and highways between the hours of 7:00 p.m. and 7:00 a.m. will not be impaired, and if the city further determines that loss or inconvenience would otherwise result. The permit shall grant permission in nonemergency cases for a period of not more than three days. The permit may be renewed once for a period of three days or less.</p>
<p>A copy of the building permit & 1 set of approved construction documents are to be available for review at the work site.</p>	
<p>All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), and ORS 693.010-020 (Plumbing).</p>	

NEWBERG CITY HALL	414 E FIRST ST	Web address: newbergoregon.gov
--------------------------	-----------------------	--



PERMIT #: BLD-25-195

ISSUED DATE: January 27, 2026

CERTIFICATE OF OCCUPANCY

This structure has been inspected, and at the time of certificate issuance, is in compliance with all applicable codes and regulations for occupancy based on the edition of the Oregon Specialty Code.

Site Address:	2462 N VALE ST, Newberg, OR, 97132	Parcel #: R3208 05100
Construction Types:	New Construction / New Detached Single-Family Dwelling	Permit Type: Residential
Fire Sprinkler Required by Code:	No	Fire Sprinkler Installed/Altered: No

DETAILED DESCRIPTION OF WORK: New single-family home build

AUTHORIZED PERMIT HOLDERS

Owner:	PAHLISCH HOMES AT COLLINA LP	210, BEND, OR. 97702
Contractor:	CORY CHRISTIAN BITTNER	CCB License #: 42067

CONDITIONS

ALL FINAL INSPECTIONS HAVE BEEN COMPLETED AND THE BUILDING IS APPROVED FOR OCCUPANCY

THIS CERTIFICATE MAY BE REVOKED BY THE City of Newberg, OR UPON VIOLATION OF ANY OF ITS RULES AND REGULATIONS.

To view permit details related to this Certificate, scan this barcode or visit newbergor.viewpointcloud.com/#/records/1771



City of Newberg, OR

Inspection Report

Inspection: BUILDING FINAL INSPECTION

Inspector: BLD- Brooks Bateman

Inspection Date: Jan 26, 2026

Record: *Building Permit #BLD-25-195

Location: 2462 N VALE ST, Newberg, OR 97132

Applicant: Jennifer Mercadante

BUILDING FINAL

Overall Result: Pass

City of Newberg, OR

Inspection Report

Inspection: PLANNING FINAL INSPECTION

Inspector: PLN- James Dingwall

Inspection Date: Jan 21, 2026

Record: *Building Permit #BLD-25-195

Location: 2462 N VALE ST, Newberg, OR 97132

Applicant: Jennifer Mercadante

PLANNING FINAL INSP

Overall Result: Pass

City of Newberg, OR

Inspection Report

Inspection: ENGINEERING FINAL INSPECTION

Inspector: ENG- Tyler Spencer

Inspection Date: Jan 26, 2026

Record: *Building Permit #BLD-25-195

Location: 2462 N VALE ST, Newberg, OR 97132

Applicant: Jennifer Mercadante

ENGINEERING FINAL INSP

Overall Result: Pass

Overall Remarks:

I know property pins are installed from my previous inspection but the one to the left of the house is buried now. I will pass this inspection but that will need to be exposed.

City of Newberg, OR

Inspection Report

Inspection: PLUMBING FINAL INSPECTION

Inspector: BLD- Brooks Bateman

Inspection Date: Jan 21, 2026

Record: *Building Permit #BLD-25-195

Location: 2462 N VALE ST, Newberg, OR 97132

Applicant: Jennifer Mercadante

PLUMBING FINAL

Overall Result: Pass

City of Newberg, OR

Inspection Report

Inspection: MECHANICAL FINAL INSPECTION

Inspector: BLD- Brooks Bateman

Inspection Date: Jan 21, 2026

Record: *Building Permit #BLD-25-195

Location: 2462 N VALE ST, Newberg, OR 97132

Applicant: Jennifer Mercadante

MECHANICAL FINAL INSP

Overall Result: Pass