



PERMIT #: BLD-25-174

ISSUE DATE: August 20, 2025

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

BUILDING PERMIT

BUILDING DEPARTMENT

SITE ADDRESS: 2457 N VILLA RD Newberg, OR. 97132 **PARCEL #:** R3208 05100 **TYPE OF CONSTRUCTION:** _____

TYPE OF WORK: Residential **TOTAL SQ. FT.:** 2,573 **BUILDING USE:** _____

DETAILED DESCRIPTION OF WORK: New Construction **NEW CONSTRUCTION:** _____

DETAILED DESCRIPTION OF WORK: New single-family home build

ZONING: SD/LDR **TOTAL VALUE OF WORK:** \$389,330.52

PROJECT NAME (if applicable): Collina at Springbrook Ph 1 **TOTAL PERMIT FEE'S PAID:** \$43,574.77

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-25-174, address & type of Insp.**

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.	8.15.150 UNNECESSARY NOISE--PERMITTED EXCEPTIONS. UNREASONABLE NOISE AND EXCEPTIONS. 3. The following acts are declared to be per se violations of this section. This enumeration does not constitute an exclusive list: 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.
A copy of the building permit & 1 set of approved construction documents are to be available for review at the work site.	
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).	

NEWBERG CITY HALL

414 E FIRST ST

Web address:
newbergoregon.gov



PERMIT #: BLD-25-174

ISSUED DATE: February 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:

2457 N VILLA RD, Newberg, OR, 97132

Parcel #:

R3208CD 01500

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/1501



City of Newberg, OR

Inspection Report

Inspection: Building Final Inspection

Inspector: BLD- Brooks Bateman

Inspection Date: Feb 27, 2026

Record: *Building Permit #BLD-25-174

Location: 2457 N VILLA RD, 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: Feb 25, 2026

Record: *Building Permit #BLD-25-174

Location: 2457 N VILLA RD, Newberg, OR 97132

Applicant: Jennifer Mercadante

PLANNING FINAL INSP

Overall Result: Pass

City of Newberg, OR

Inspection Report

Inspection: Mechanical Final Inspections

Inspector: BLD- Brooks Bateman

Inspection Date: Feb 25, 2026

Record: *Building Permit #BLD-25-174

Location: 2457 N VILLA RD, Newberg, OR 97132

Applicant: Jennifer Mercadante

MECHANICAL FINAL INSP

Overall Result: Pass

City of Newberg, OR

Inspection Report

Inspection: Plumbing Final Inspection

Inspector: BLD- Brooks Bateman

Inspection Date: Feb 27, 2026

Record: *Building Permit #BLD-25-174

Location: 2457 N VILLA RD, Newberg, OR 97132

Applicant: Jennifer Mercadante

PLUMBING FINAL

Overall Result: Pass