



PERMIT #: BLD-25-155

ISSUE DATE: September 8, 2025

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

BUILDING PERMIT

BUILDING DEPARTMENT

SITE ADDRESS: 1323 E LUNA ST Newberg, OR. 97132 **PARCEL #:** R3208 05100 **TYPE OF CONSTRUCTION:** VB
TYPE OF WORK: Residential **TOTAL SQ. FT.:** 1,673 **BUILDING USE:** R-3/U
DETAILED DESCRIPTION OF WORK: New Construction **NEW single-family home build**
ZONING: SD/LDR **TOTAL VALUE OF WORK:** \$255,952.29
PROJECT NAME (if applicable): Collina at Springbrook Ph 1 **TOTAL PERMIT FEE'S PAID:** \$40,966.21

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-25-155, address & type of Insp.**

THIS PERMIT EXPIRES 6 MO FROM ISSUE DATE: March 7, 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.
A copy of the building permit & 1 set of approved construction documents are to be available for review at the work site.	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.
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

City of Newberg, OR

Inspection Report

Inspection: Building Final Inspection

Inspector: BLD- Brooks Bateman

Inspection Date: May 8, 2026

Record: *Building Permit #BLD-25-155

Location: 1323 E LUNA ST, Newberg, OR 97132

Applicant: Jennifer Mercadante

BUILDING FINAL

Overall Result: Pass

City of Newberg, OR

Inspection Report

Inspection: Planning Final Inspection

Inspector: PLN- Jeremiah Cromie

Inspection Date: Apr 24, 2026

Record: *Building Permit #BLD-25-155

Location: 1323 E LUNA ST, Newberg, OR 97132

Applicant: Jennifer Mercadante

PLANNING FINAL INSP

Overall Result: Pass

Overall Remarks:

Passed. Driveway width smaller than plot plan. Steps out front not on plot pla. Still meets code. Inspection passed.

City of Newberg, OR

Inspection Report

Inspection: Engineering Final Inspection

Inspector: ENG- Tyler Spencer

Inspection Date: May 7, 2026

Record: *Building Permit #BLD-25-155

Location: 1323 E LUNA ST, Newberg, OR 97132

Applicant: Jennifer Mercadante

ENGINEERING FINAL INSP

Overall Result: Pass

City of Newberg, OR

Inspection Report

Inspection: Plumbing Final Inspection

Inspector: BLD-Mariah Lemen

Inspection Date: Apr 14, 2026

Record: *Building Permit #BLD-25-155

Location: 1323 E LUNA ST, Newberg, OR 97132

Applicant: Jennifer Mercadante

PLUMBING FINAL

Overall Result: Pass

City of Newberg, OR

Inspection Report

Inspection: Mechanical Final Inspections

Inspector: BLD-Mariah Lemen

Inspection Date: Apr 14, 2026

Record: *Building Permit #BLD-25-155

Location: 1323 E LUNA ST, Newberg, OR 97132

Applicant: Jennifer Mercadante

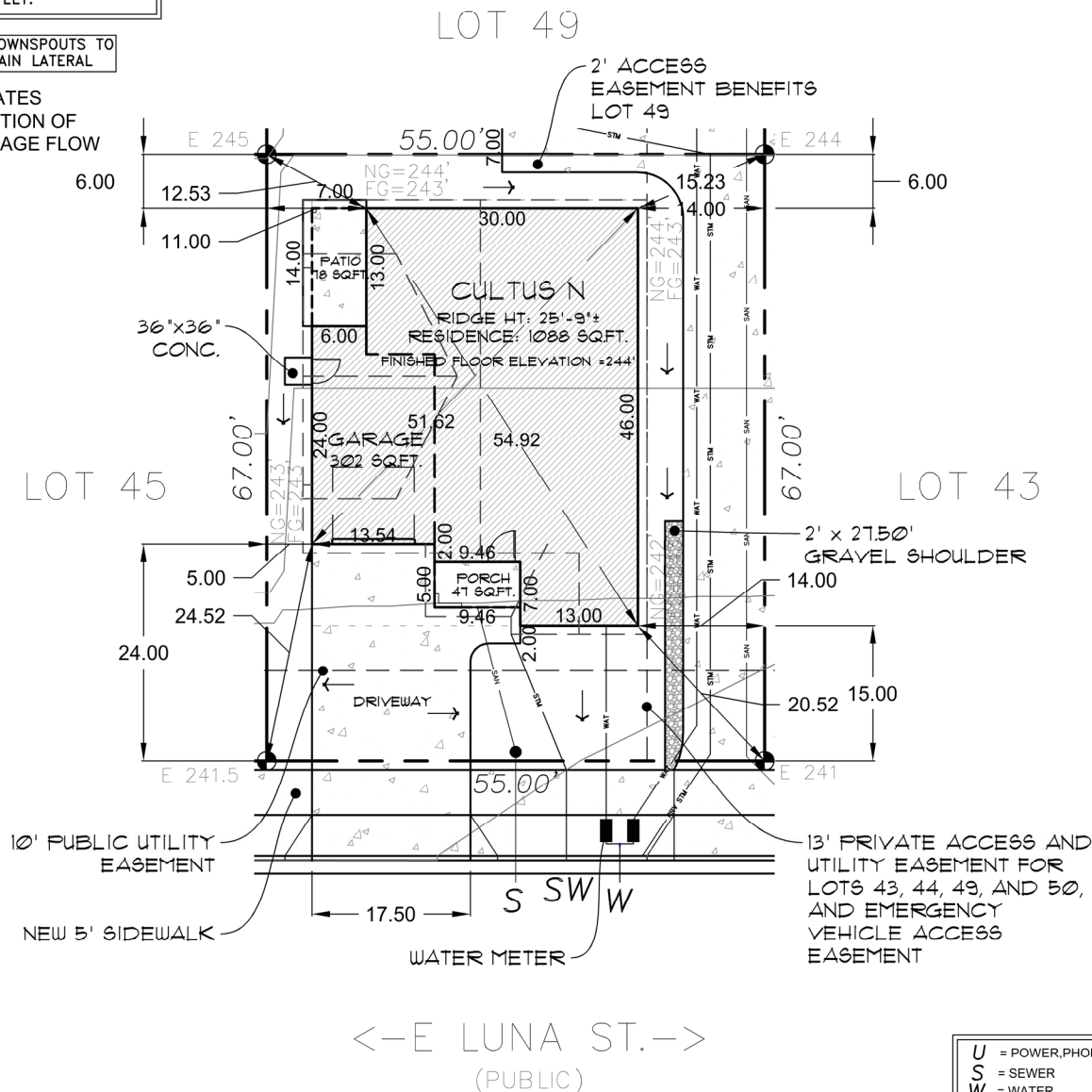
MECHANICAL FINAL INSP

Overall Result: Pass

R401.3 DRAINAGE- SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.

CONNECT DOWNSPOUTS TO STORMDRAIN LATERAL

↑ INDICATES DIRECTION OF DRAINAGE FLOW



U = POWER,PHONE,GAS,CABLE
S = SEWER
W = WATER
SW = STORM WATER

Lot SF = 3,685 SF
Foot Print SF = 1,515 SF
% Lot Coverage = 41.11%
Total Impervious Surface= 2,608 SF

Rear /Side Patio Flatwork = 98 SF
Front Porch Flatwork = 45 SF
Stoop Flatwork = 9 SF
Driveway & Walkway Flatwork = 433 SF
City Sidewalk & Driveway Apron Flatwork = 419 SF

pahlisch
HOMES

210 SW WILSON AVE, SUITE 100
BEND, OREGON 97702
PH: (541) 385-6762
FAX: (541) 385-6742

Subdivision: Collina Phase 1

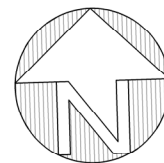
Lot#: 44

Address: 1323 E Luna St

Plan Name: CULTUS1371 1-N-1371-2-GL

Date: 4/15/25

Initials: SD



Scale: 1"=20'

* DRIVEWAY, WALK, AND PATIO LAYOUTS ARE FOR REFERENCE ONLY AND NOT INTENDED TO BE THE EXACT DEPICTION OF THE FINAL PRODUCT
* EXACT UTILITY CONNECTIONS AT RESIDENCE MAY VARY PER BUILDER'S DISCRETION



PERMIT #: BLD-25-155

ISSUED DATE: May 11, 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:

1323 E LUNA ST, Newberg, OR, 97132

Parcel #: R3208CD 04400

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/1198

