



PERMIT #: BLD-25-307

ISSUE DATE: December 16, 2025

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

BUILDING PERMIT

BUILDING DEPARTMENT

SITE ADDRESS: 1306 E LUNA ST Newberg, OR. 97132 **PARCEL #:** R3208 05100 **TYPE OF CONSTRUCTION:** VB

TYPE OF WORK: Residential New Construction / New Detached Single-Family Dwelling **TOTAL SQ. FT.:** 3,864 **BUILDING USE:** R-3/U

DETAILED DESCRIPTION OF WORK: New single-family home build

ZONING: SD/LDR **TOTAL VALUE OF WORK:** \$564,000

PROJECT NAME (if applicable): **TOTAL PERMIT FEE'S PAID:** \$51,838.03

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-25-307, address & type of Insp.**

THIS PERMIT EXPIRES 6 MO FROM ISSUE DATE: June 14, 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-25-307

ISSUED DATE: May 15, 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:	1306 E LUNA ST, Newberg, OR, 97132	Parcel #:	R3208CD 03900
Construction Types:	New Construction / New Detached Single-Family Dwelling	Permit Type:	Residential
Fire Sprinkler Required by Code:	No	Fire Sprinkler Installed/Altered:	No
Building Primary Use Group:	R-3/U	Construction Material Classification:	VB

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/3436



City of Newberg, OR

Inspection Report

Inspection: BUILDING FINAL INSPECTION

Inspector: BLD- Brooks Bateman

Inspection Date: May 14, 2026

Record: *Building Permit #BLD-25-307

Location: 1306 E LUNA ST, Newberg, OR 97132

Applicant: Jennifer Mercadante

BUILDING FINAL INSP

Overall Result: Pass

City of Newberg, OR

Inspection Report

Inspection: PLANNING FINAL INSPECTION

Inspector: Planning Bucket

Inspection Date: Apr 9, 2026

Record: *Building Permit #BLD-25-307

Location: 1306 E LUNA ST, Newberg, OR 97132

Applicant: Jennifer Mercadante

PLANNING FINAL INSP

Overall Result: Pass

Overall Remarks:

Per Engineering staff markup of site plan, planning staff noted a driveway width of 30'. Refer to Engineering Division for coordination on that item.

Planning staff has no further comment and has approved their final walk.

City of Newberg, OR

Inspection Report

Inspection: ENGINEERING FINAL INSPECTION

Inspector: ENG- Tyler Spencer

Inspection Date: Apr 9, 2026

Record: *Building Permit #BLD-25-307

Location: 1306 E LUNA ST, Newberg, OR 97132

Applicant: Jennifer Mercadante

ENGINEERING FINAL INSP

Overall Result: Pass

Overall Remarks:

Pass but forms need to be removed from both ends of sidewalk.

City of Newberg, OR

Inspection Report

Inspection: PLUMBING FINAL INSPECTION

Inspector: BLD- Brooks Bateman

Inspection Date: May 13, 2026

Record: *Building Permit #BLD-25-307

Location: 1306 E LUNA ST, Newberg, OR 97132

Applicant: Jennifer Mercadante

PLUMBING FINAL INSP

Overall Result: Pass

Overall Remarks:

A

City of Newberg, OR

Inspection Report

Inspection: MECHANICAL FINAL INSPECTION

Inspector: BLD- Brooks Bateman

Inspection Date: May 13, 2026

Record: *Building Permit #BLD-25-307

Location: 1306 E LUNA ST, Newberg, OR 97132

Applicant: Jennifer Mercadante

MECHANICAL FINAL INSP

Overall Result: Pass

Overall Remarks:

A

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

EROSION CONTROL NOTES:

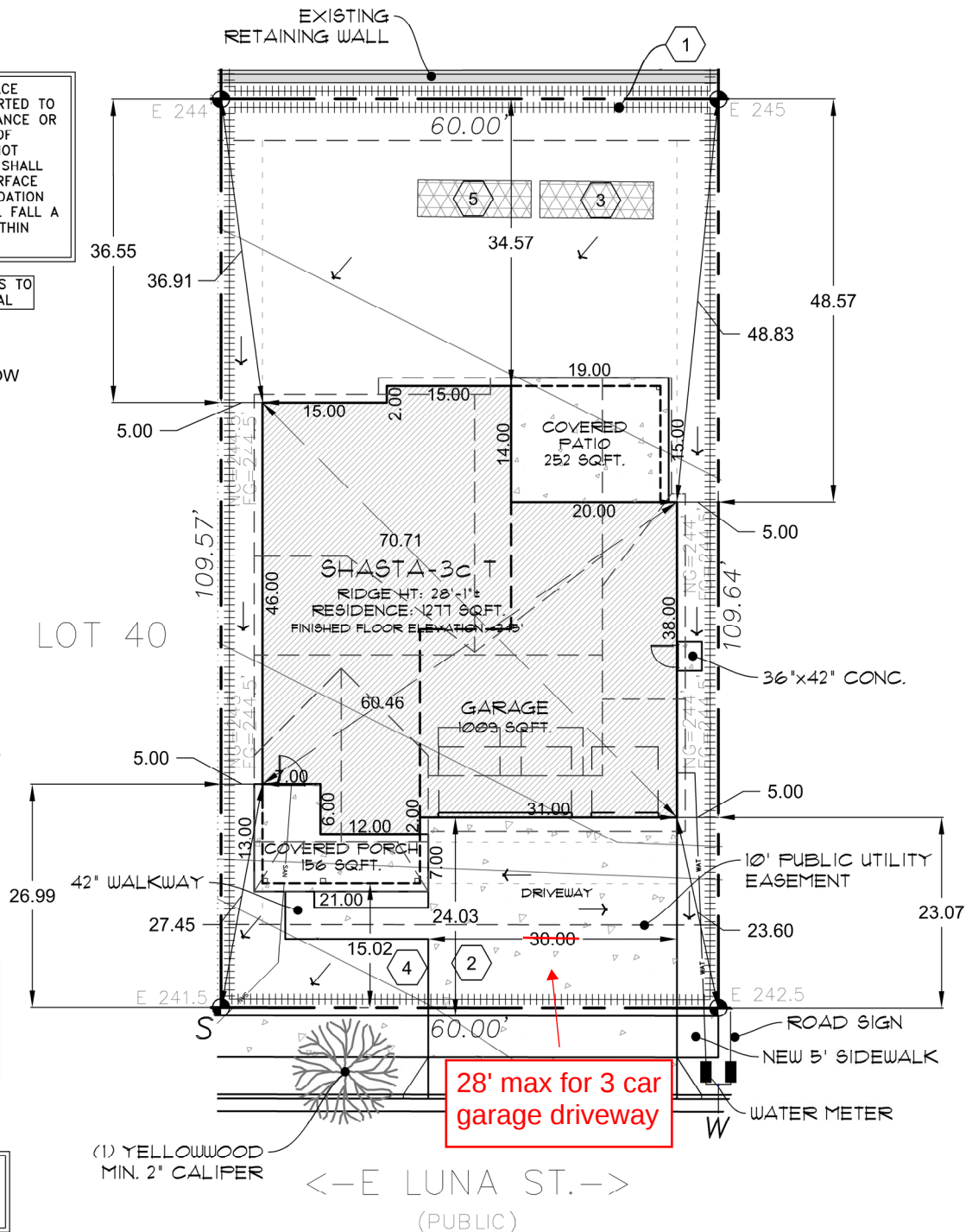
1. IF APPLICABLE - AREAS DELINEATED ON THE PLAN AS A 'BUFFER ZONE' SHALL BE CLEARLY MARKED IN THE FIELD WITH ORANGE CONSTRUCTION FENCING PRIOR TO THE START OF ANY GROUND DISTURBING ACTIVITIES.
2. A STABILIZED GRAVEL CONSTRUCTION ENTRANCE SHALL BE INSTALLED AS FIRST SITE ACTIVITY.
3. EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY AND MAINTAINED AS NECESSARY TO ENSURE THEIR FUNCTION.
4. EROSION CONTROL MEASURES SHALL BE KEPT IN PLACE UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

WET WEATHER EROSION NOTES:

1. DURING WET WEATHER SEASON (OCT 1-APRIL 30) ALL SOILS EXPOSED FOR MORE THAN 14 DAYS SHALL BE COVERED WITH PLASTIC SHEETING, OR A 2 INCH LAYER OF MULCH BARK, WOOD CHIPS, SAWDUST OR STRAW TO MINIMIZE EROSION POTENTIAL.

①	SEDIMENT FENCE
②	CONSTRUCTION GRAVEL ENTRANCE (USE WOODEN CURB JUMP)
③	STOCKPILE (COVERED WITH PLASTIC, STAKED & TIED DOWN)
④	CONCRETE WASH AREA
⑤	CONSTRUCTION DEBRIS AREA

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



Lot SF = 6,576 SF
Foot Print SF = 2,694 SF
% Lot Coverage = 40.97%
Total Impervious Surface = 3,542 SF

Rear /Side Patio Flatwork = 285 SF
Front Porch Flatwork = 195 SF
Stoop Flatwork = 10.5 SF
Driveway & Walkway Flatwork = 795 SF
City Sidewalk & Driveway Apron Flatwork = 466 SF

pahlisch
HOMES

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

Subdivision: Collina Phase 1

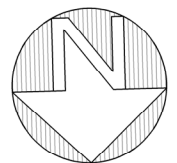
Lot#: 39

Address: 1306 E Luna St

Plan Name: SHASTA2855-3c 3-T-2855-2-GR

Date: 10/01/25

Initials: GS



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