



PERMIT #: BLD-25-296

ISSUE DATE: December 19, 2025

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

BUILDING PERMIT

BUILDING DEPARTMENT

SITE ADDRESS: 2500 N VALE 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.:** 2,734 **BUILDING USE:** R-3/U
DETAILED DESCRIPTION OF WORK: New single-family home build
ZONING: SD/LDR **TOTAL VALUE OF WORK:** \$420,625.56
PROJECT NAME (if applicable): Collina at Springbrook Ph 1 **TOTAL PERMIT FEE'S PAID:** \$48,212.38

APPLICANT: Jennifer Mercadante **PHONE #:** 503-596-2208 ext. 201__
MAILING ADDRESS: 210 SW Wilson Ave., Bend Oregon. 97702
OWNER: PAHLISCH HOMES AT COLLINA LP
MAILING ADDRESS: 210 SW WILSON AVE, BEND OR. 97702

CONTRACTORS INVOLVED IN PERMIT (if applicable)

PRIMARY CONTRACTOR: CORY CHRISTIAN BITTNER **CCB #:** 42067
MECHANICAL CONTRACTOR: Pro Heating & Cooling **CCB #:** 209001
PLUMBING CONTRACTOR: Lippold Plumbing **CCB #:** 201597

ADDITIONAL INFORMATION/CONDITIONS OF APPROVAL/COMMENTS

ALL WORK IS TO CONFORM TO THE CURRENT EDITION OF THE ORSC & OSC.

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-25-296, address & type of Insp.**

**THIS PERMIT EXPIRES 6 MO FROM ISSUE DATE: July 11, 2026
IF WORK IS NOT STARTED OR IF WORK IS SUSPENDED OR
ABANDONED FOR 180 DAYS OR LONGER AFTER WORK HAS
COMMENCED.**

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

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

(Structural/Mechanical), and ORS 693.010-020 (Plumbing).

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.

NEWBERG CITY HALL

414 E FIRST ST

Web address:
newbergoregon.gov



PERMIT #: BLD-25-296

ISSUED DATE: May 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:	2500 N VALE ST, Newberg, OR, 97132	Parcel #:	R3208CD 02700
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/3322



City of Newberg, OR

Inspection Report

Inspection: BUILDING FINAL INSPECTION

Inspector: BLD- Brooks Bateman

Inspection Date: May 27, 2026

Record: *Building Permit #BLD-25-296

Location: 2500 N VALE ST, Newberg, OR 97132

Applicant: Jennifer Mercadante

BUILDING FINAL INSP

Overall Result: Pass

City of Newberg, OR

Inspection Report

Inspection: PLANNING FINAL INSPECTION

Inspector: PLN- James Dingwall

Inspection Date: May 13, 2026

Record: *Building Permit #BLD-25-296

Location: 2500 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: May 13, 2026

Record: *Building Permit #BLD-25-296

Location: 2500 N VALE 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- Brooks Bateman

Inspection Date: May 19, 2026

Record: *Building Permit #BLD-25-296

Location: 2500 N VALE ST, Newberg, OR 97132

Applicant: Jennifer Mercadante

PLUMBING FINAL INSP

Overall Result: Pass

City of Newberg, OR

Inspection Report

Inspection: MECHANICAL FINAL INSPECTION

Inspector: BLD- Brooks Bateman

Inspection Date: May 19, 2026

Record: *Building Permit #BLD-25-296

Location: 2500 N VALE 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

EROSION CONTROL NOTES:

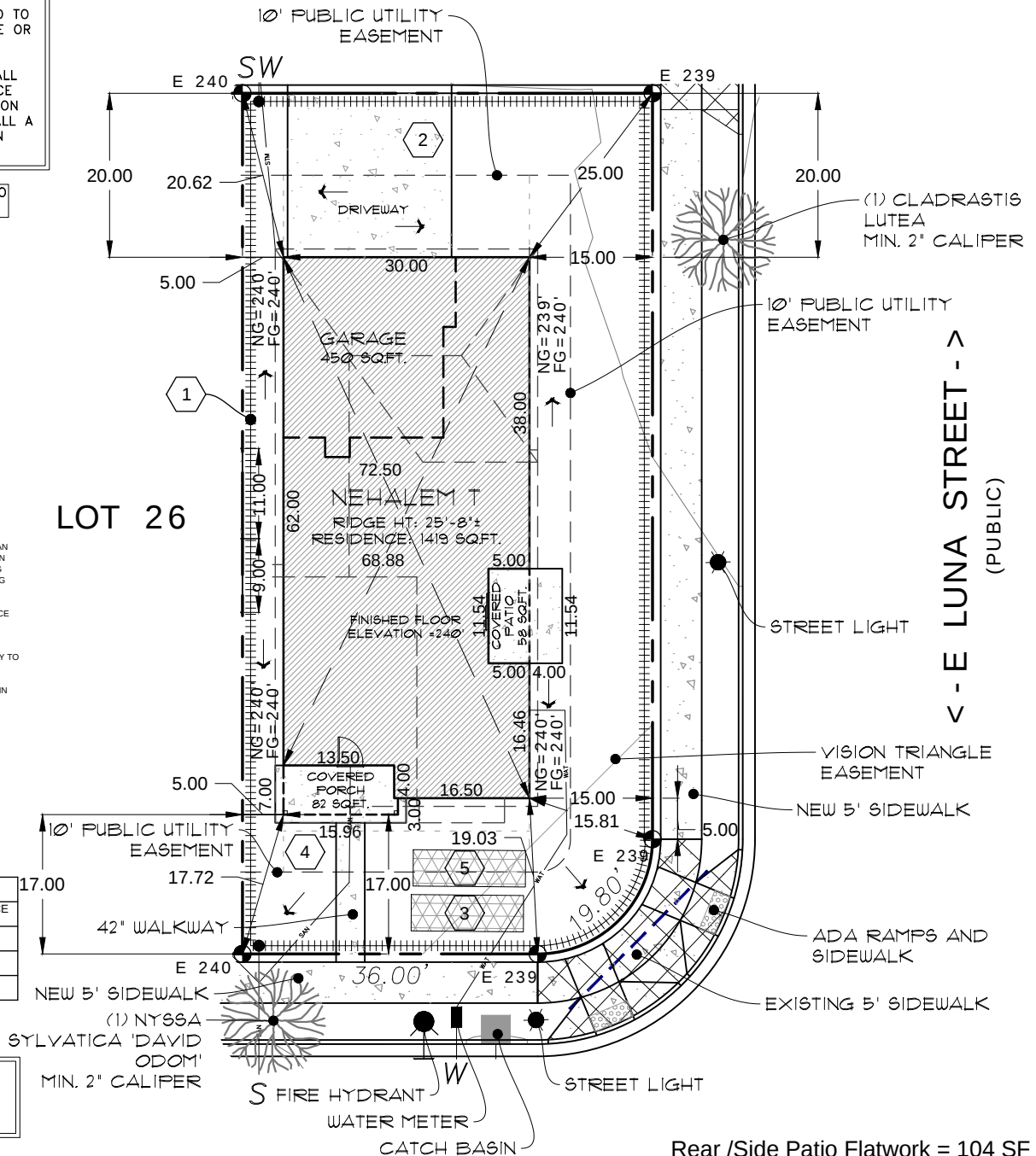
1. IF APPLICABLE - AREAS DELINEATED ON THE PLAN AS A 'BUFFER ZONE' SHALL BE CLEARLY MARKED IN THE FIELD WITH ORANGE CONSTRUCTION FENCING PRIOR TO THE START OF ANY GROUND DISTURBING ACTIVITIES.
2. A STABILIZED GRAVEL CONSTRUCTION ENTRANCE SHALL BE INSTALLED AS FIRST SITE ACTIVITY.
3. EROSION CONTROL MEASURES 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 = 5,208 SF
Foot Print SF = 2,009 SF
% Lot Coverage = 38.58%
Total Impervious Surface= 2,534 SF

< - N VALE STREET - >
(PUBLIC)

Rear /Side Patio Flatwork = 104 SF
Front Porch Flatwork = 106 SF
Stoop Flatwork = 0 SF
Driveway & Walkway Flatwork = 476 SF
City Sidewalk & Driveway Apron Flatwork = 628 SF

pahlisch
HOMES

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

Subdivision: Collina Phase 1

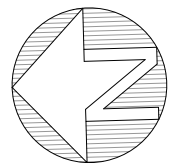
Lot#: 27

Address: 2500 N Vale St

Plan Name: NEHALEM2284 2-T-2284-2-SPR

Date: 9.30.25

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