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YAMHILL COUNTY
PLANNING DEPARTMENT



Yamhill County Building Department

400 NE Baker Street

McMinnville, OR 97128

503-434-7516

Fax: 503-434-7544

planning@yamhillcounty.gov

Website:

<https://www.yamhillcounty.gov/283/Planning-Development>

Building Permit

Commercial Structural

Permit Number: 979-24-004198-STR

Permit Issued: February 27, 2025

Application Date: December 27, 2024

Project: Javier Ceja

TYPE OF WORK

Structural Specialty Code Edition: 2022

Category of Construction: Commercial

Type of Work: New

Calculated Job Value: \$415,951.20

Description of Work: Storage building for special equipment used for mitigation (Shell Only, new application and plans will be needed for TI.)

JOB SITE INFORMATION

Worksite Address

10431 NE EQUESTRIAN DR
MCMINNVILLE OR 97128

Parcel

R4401 02300

Owner: CEJA ISIDRO J

Address: 10431 NE EQUESTRIAN DR
MCMINNVILLE, OR 97128

Owner: CONTRERAS SARA H

Address: 10431 NE EQUESTRIAN DR
MCMINNVILLE, OR 97128

LICENSED PROFESSIONAL INFORMATION

Business Name

M & H OREGON CONSTRUCTION
LLC - Primary

License

CCB

License Number

236562

Phone

503-857-5224

PENDING INSPECTIONS

Inspection	Inspection Group	Inspection Status
1999 Final Building	Struct Com	Pending
1400 Perimeter Slab Insulation	Struct Com	Pending
1430 Insulation Wall	Struct Com	Pending
1440 Insulation Ceiling	Struct Com	Pending
1260 Framing	Struct Com	Pending

SCHEDULING INSPECTIONS

Various inspections are minimally required on each project and often dependent on the scope of work. Contact the issuing jurisdiction indicated on the permit to determine required inspections for this project.

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agency's policy.

Per R105.7 and R 106.3.1, a copy of the building permit and one set of approved construction documents shall be available for review at the work site.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the Center at (503) 232-1987.

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), ORS 479.540 (Electrical), and ORS 693.010-020 (Plumbing).

Ways to Schedule Inspections

Oregon ePermitting App

Search the iOS or Android app store for 'epermitting' or by scanning the QR code below to get instant inspection results.



Oregon ePermitting Website

Schedule or track inspections online at **BuildingPermits.Oregon.gov**.



Easy Scheduling Website

Start by visiting **BuildingPermits.Oregon.gov** > click on Schedule > click on Easy Inspection Scheduling or by scanning the QR code below.



For agencies that offer same-day inspection scheduling, the cut off is 7:00 AM.

PERMIT FEES

Fee Description	Quantity	Fee Amount
Agency Review - County Only	1	\$98.00
Fire life safety plan review		\$808.78
Structural plan review fee		\$1,314.27
Structural building permit fee		\$2,021.95
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$242.63
CET - MCMINNVILLE SD 40 - Admin Fee - Com Use		\$202.18
CET - MCMINNVILLE SD 40 - Com Use		\$4,852.22
Total Fees:		\$9,540.03

Note: This may not include all the fees required for this project.

VALUATION INFORMATION

Construction Type	Occupancy Type	Unit Amount	Unit	Unit Cost	Job Value
VB	U Utility, misc.	6,480.00	Sq Ft	\$64.19	\$415,951.20
Total Job Value:					\$415,951.20

Record Number	Record Type	Project Name	Description	Number	Dir	Street Name	Street Type	Parcel #	Status	Opened
979-25-000881-PLNG	Planning Tracking	C-01-25 Appeal	Appeal of C-01-25 Commercial home occupation	10431	NE	EQUESTRIAN	DR	R4401 02300	App Submitted	9/29/2025
979-25-002744-MECH	Commercial Mechanical	Shop Gas line	Run a new main gas line from gas tank to shop building	10431	NE	EQUESTRIAN	DR	R4401 02300	Permit Issued	9/9/2025
979-25-002382-ELEC	Commercial Electrical	Wire shop	Storage building for special equipment used for mitigation (Shell Only, new application and plans will be needed for TI.) Goes with structural permit 979-24-004198-STR.	10431	NE	EQUESTRIAN	DR	R4401 02300	Permit Issued	8/8/2025
979-25-000050-PRMT	Onsite Permit	R4401-2300 Ceja	New standard system for hardship	10431	NE	EQUESTRIAN	DR	R4401 02300	Finald	7/23/2025
979-25-000050-EVAL	Onsite Site Evaluation	R4401-2300 Ceja	Site evaluation for future hardship and commercial use for business	10431	NE	EQUESTRIAN	DR	R4401 02300	Site Evaluation Approved	7/3/2025
979-25-001411-STR	Residential Structural	Javier Ceja	Conversion of accessory building to studio/Rec room for hardship with 1 full bath and kitchen.	10435	NE	EQUESTRIAN	DR	R4401 02300	Permit Issued	5/14/2025
979-25-001411-PLM-01	Residential Plumbing	Javier Ceja	Conversion of accessory building to studio/Rec room for hardship with 1 full bath and kitchen.	10435	NE	EQUESTRIAN	DR	R4401 02300	Permit Issued	5/14/2025
979-25-001411-MECH-01	Residential Mechanical	Javier Ceja	Conversion of accessory building to studio/Rec room for hardship with 1 full bath and kitchen.	10435	NE	EQUESTRIAN	DR	R4401 02300	Permit Issued	5/14/2025
979-25-001076-PLM	Commercial Plumbing	Javier Shop	UNDERSLAB PERMIT ONLY. Adding two bathrooms, a laundry area with sink, a mechanical area with hub drain, mop sink, and water heater, and a breakroom with sink. Adding 3 hose bibs.	10431	NE	EQUESTRIAN	DR	R4401 02300	Permit Issued	4/17/2025
979-25-000631-ELEC	Residential Electrical		Refed house and main service to feed commercial building.	10431	NE	EQUESTRIAN	DR	R4401 02300	Permit Issued	3/5/2025

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979-25-000125-PLNG	Planning Tracking	C-01-25	Home occupation for commercial	10431	NE	EQUESTRIAN	DR	R4401 02300	Decision/Permit Issued	1/24/2025
979-25-000050-AUTH	Onsite Authorization	Javier Ceja	Authorization for hardship and commercial use for business	10431	NE	EQUESTRIAN	DR	R4401 02300	Denied	1/24/2025
979-25-000048-PLNG	Planning Tracking	CTS-01-25	CE/A TEMPORARY HARDSHIP	10431	NE	EQUESTRIAN	DR	R4401 02300	Decision/Permit Issued	1/9/2025
979-24-004198-STR	Commercial Structural	Javier Ceja	Storage building for special equipment used for mitigation (Shell Only, new application and plans will be needed for TI.)	10431	NE	EQUESTRIAN	DR	R4401 02300	Under Insp/Revisions Needed	12/27/2024
979-24-004081-ELEC	Residential Electrical		Remodel - Existing accessory building being converted to Hardship	10435	NE	EQUESTRIAN	DR	R4401 02300	Permit Issued	12/16/2024

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Smith

Barn 1,980sqft estimate

03000

Bruck
Old Barn 3,422 sqft estimate

02400

Ceja

2024 6,480sqft

02300

03500

03100

03200

Goodroe

2025 3,600sqft

03300

Northeast Equestrian Drive

Winkelman

1983? 2,000sqft estimate

03400

Northeast Matthey Lane