

Permits Applied For

Date From 2/4/2026 and Date To 2/24/2026

Created Date	Permit #	Permit Address	Report Code	Contractors	Property Owner	Mechanic's Lien Agent	Description
02/04/2026	101290	4620 MELVILLE ST, ROCKINGHAM	Residential Alteration/Remodel	Applicant - / General - HOMEOWNER/AFFIDAVIT	NVR INC		Finishing out existing basement, will have three bedrooms, a utility room and a bathroom. DB:5981 PG:737
02/05/2026	101292	4227 BRENNEMAN CHURCH RD, ROCKINGHAM	Residential Electrical	Applicant - / Electrical - J ELECTRICAL AND MORE LLC	GETZ KELLY S & DARLENE M		Installing a disconnect on panel
02/05/2026	101297	9508 SPOTSWOOD TRL, MCGAHEYSVILLE	Fire Sprinkler System	Applicant - LIBERTY FIRE SOLUTIONS INC / Fire - EAGLE FIRE INC	SCHOOL- MCGAHEYSVILL E ELEM SCHOOL		Renovation to the existing limited area sprinkler system
02/05/2026	101300	Corner of Turn Turner Ashby Dr & Oakwood Dr	Commercial Retaining Wall	General - THE EVERGREENE COMPANIES LLC / Applicant - EVG-FM VENTURES, LLC			Building a retaining wall on the corner that is 100ft long and 6ft tall. Located next to 24 Joseph Court, at the corner of Turner Ashby Drive and Oakwood Drive. 2 lighted sign cabinets
02/06/2026	101302	4768 S VALLEY PIKE, ROCKINGHAM	Sign	Sign Contractor - MUDDY FEET LLC / Applicant - MUDDY FEET LLC	DROD PROPERTIES LLC		
02/06/2026	101306	723 BLOOMER SPRINGS RD, MCGAHEYSVILLE	Commercial Change of Use	Applicant -	J & S LAND DEVELOPMENT LLC		
02/09/2026	101317	3057 OBSIDIAN TER, ROCKINGHAM	New Two-Family Dwelling	General - NVR INC / Mechanics Lien Agent - BENJAMIN C. WINN JR, ESQUIRE / Mechanical - MEP CONTRACTING LLC / Plumbing - MEP CONTRACTING LLC / Applicant - NVR INC / Electrical - TRINITY WIRING SOLUTIONS LLC	BLUESTONE OF HARRISONBURG LLC	BENJAMIN C. WINN JR, ESQUIRE	New residential duplex, Unit A Barbados Isle Slab plan
02/09/2026	101318	3055 OBSIDIAN TER, ROCKINGHAM	New Two-Family Dwelling	General - NVR INC / Mechanics Lien Agent - BENJAMIN C. WINN JR, ESQUIRE / Mechanical - MEP CONTRACTING LLC / Plumbing - MEP CONTRACTING LLC / Applicant - NVR INC / Electrical - TRINITY WIRING SOLUTIONS LLC	BLUESTONE OF HARRISONBURG LLC	BENJAMIN C. WINN JR, ESQUIRE	One-story two-family dwelling on slab with three bedrooms and two bathrooms; front porch and garage; close to 3044 Obsidian Ter. New residential duplex, Unit B Barbados Isle Slab plan Aging in place.

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02/09/2026	101321	0 watertower rd Penn Laird VA	New Single Family Dwelling	Applicant - / General - HOMEOWNER/AFFIDAVIT / Electrical - HOMEOWNER/AFFIDAVIT / Mechanical - HOMEOWNER/AFFIDAVIT / Plumbing - HOMEOWNER/AFFIDAVIT / Mechanics Lien Agent - VS Title	SHULGAN WILLIAM PAUL	VS Title	1 story house on an unfinished basement. 3 bedrooms and 3 baths. 320sqft unfinished bonus room. 560sqft. 2 car garage. Homeowners Affidavit Right beside 279 Watertower rd.
02/09/2026	101322	0 Mt Clinton Pike, Rockingham	New Single Family Dwelling	Property Owner - / General - HOMEOWNER/AFFIDAVIT / Mechanical - HOMEOWNER/AFFIDAVIT / Electrical - HOMEOWNER/AFFIDAVIT / Plumbing - HOMEOWNER/AFFIDAVIT / Mechanics Lien Agent - VS Title	MANSFIELD KATHRYN M	VS Title	Existing garage will be converted into an accessory dwelling with a studio style floor layout with a bathroom and a kitchen. This will be the Applicant's primary home upon completion. On the property with 4622 Mt Clinton Pike.
02/09/2026	101323	0 E. Point Rd, Elkton, VA	New Single Family Dwelling	Applicant - GBLA ENTERPRISES LLC / General - GBLA ENTERPRISES LLC / Mechanical - NORTH MOUNTAIN HEATING AND AIR CONDITIONING / Electrical - BRIGHTER IMAGE ELECTRIC INC / Plumbing - TWO BROTHERS HOME SERVICES LLC / Mechanics Lien Agent - VS Title		VS Title	Single story on cinderblock with brick face. Attached garage with bonus room, 4 bedrooms, 3 bathrooms, front porch and rear deck. Parent Tract 114-A-84
02/09/2026	101325	16004 LONE PINE DR, TIMBERVILLE	Commercial New Construction	Applicant - REDLINE TELECOM, LLC / Electrical - REDLINE TELECOM, LLC / General - REDLINE TELECOM, LLC	CHURCH-CHURCH OF CHRIST OF TIMBERVILLE		Within a 8'x8' lease space on private property, APB Partners Valley, LLC proposes to install a 4'.6" x 3'.6" concrete pad to support active broadband equipment cabinet that will serve the local fiber network. Add't H frame with meter/disconnect/fiber box and handhole within lease/easement space. Meter/Disconnect consists of a dual pole 60 amp, break fed by 100amp main. Details on page E-1 of site plans.

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02/11/2026	101334	277 WALNUT DR, TIMBERVILLE	Residential Addition	Applicant - / General - / Electrical - HOMEOWNER/AFFIDAVIT / Mechanical - HOMEOWNER/AFFIDAVIT / Plumbing - HOMEOWNER/AFFIDAVIT	TYLEE CORY D & SUZANNE Y		Adding a 24x28 addition on a crawlspace foundation. Addition to include Master bedroom, bath and walk-in closet. Homeowners' affidavit Town Zoning Approval
02/11/2026	101338	19108 BLESSINGS LN, TIMBERVILLE	Residential Alteration/Remodel	Applicant - Stills Family Farm, llc / Property Owner - Stills Family Farm, llc	STILLS REBECCA M		Installing a wood burning stove.
02/12/2026	101339	20 E Gay St Harrisonburg (Test)	Residential Electrical	Applicant -			Test
02/12/2026	101340	207 NORTHVIEW DR, DAYTON	Residential Pool	Applicant - / General - HOMEOWNER/AFFIDAVIT / Electrical - HOMEOWNER/AFFIDAVIT	LAGODA PHILLIP A & ALENA V		Installing a 11x23 in ground pool with an existing fence around the yard.
02/12/2026	101341	12605 MODEL RD, ELKTON	New Single Family Dwelling	Property Owner - / General - BRANNER BUILDERS INC / Mechanical - MOUNTAIN VALLEY HOME COMFORT INC	CUDE MICHELLE D		Single story modular on crawl. 2 bedrooms/2 bathrooms, front porch and rear deck.
02/12/2026	101342	8012 SATCHES LN, BRIDGEWATER	Residential Solar Electrical	Electrical - ION DEVELOPER LLC / Applicant - ION DEVELOPER LLC	BURCH LINDA S COOK		Installation of solar panels on existing residential roof. 9.68 kW. Addition of 2 60A circuits. 22 panels.
02/12/2026	101343	0 Green Hill Rd, Linville, VA 22834	Modular Home	Applicant - VALLEY CUSTOM HOMES INC / General - VALLEY CUSTOM HOMES INC / Mechanical - AIR QUALITY SYSTEMS INC / Electrical - VALLEY CUSTOM HOMES INC / Plumbing - VALLEY CUSTOM HOMES INC / Mechanics Lien Agent - VS TITLE, LLC	TUCK THOMAS NORMAN & TUCK CHRISTINA A	VS TITLE, LLC	Two-story single-family dwelling on crawl space with four bedrooms and four bathrooms; front porch, rear deck and garage; behind 6434 Green Hill Rd.
02/13/2026	101347	7683 HOREB CHURCH RD, DAYTON	Residential Addition	Owner/Builder - NIELSEN BUILDERS INC / Applicant - NIELSEN BUILDERS INC / General - NIELSEN BUILDERS INC	HEDRICK RYAN JOSEPH & HEDRICK NINA MARIE		2 Level addition, living space, deleting one bedroom in existing house and adding a bedroom on second floor. **UPDATE** a 16' x 28' addition with the first story being living room space and second floor being master bedroom, closet and bathroom. The existing bedroom on the west of the house will no longer serve as bedroom but open living space

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02/15/2026	101348	7519 LOMOND HILLS RD, PORT REPUBLIC	Residential Pool	Applicant - / General - VALLEY POOL AND SPA SERVICE, LLC	NAJDYSZAK CARL & AMANDA		18x36 inground pool 3 and 5 ft deep. salt chlorination and winter cover. Premier Vinyl pool fence.
02/16/2026	101349	16747 KITES DR, ELKTON	Manufactured Home	Mechanical - ANTHONY D CAPPS / Plumbing - L E D PLUMBING ELECTRIC & HVAC / Electrical - L E D PLUMBING ELECTRIC & HVAC / Applicant - Clayton Homes- Charlottesville / General - CMH HOMES INC	NEW BEGINNINGS COMMUNITY LLC		New single section home. 990sqft home with 2 bathrooms and 3 bedrooms. Foundation is piers with underskirting. 5x5 decks to be added.
02/16/2026	101350	4968 Nicklaus Lane, McGaheysville, VA 22840	New Single Family Dwelling	Applicant - SOUTH FORK SERVICES LLC / General - SOUTH FORK SERVICES LLC / Plumbing - ALPINE CONTRACTOR LLC / Mechanical - AIR CONTROL HEATING AND COOLING LLC / Electrical - CLINE ELECTRIC INC / Mechanics Lien Agent - VS Title	HOFFMANN HAROLD O & DEBRA A	VS Title	New house 2 stories on a 1524sqft finished basement foundation. 8 bedrooms and 7bathrooms. 760sqft porch. MPOA Approval.
02/13/2026	101345	2709 John Wayland Highway	Commercial New Construction	General - CARR MASONRY AND CONSTRUCTION LLC / General - BC BUILDERS LLC / Applicant - CARR MASONRY AND CONSTRUCTION LLC	HORST GERALD L & DIANE M		***FLOOD PLAIN*** 3984 SF slab on grade construction, framed w/TPO roof for a driving school.
02/17/2026	101355	3755 ROXBURGH ST, ROCKINGHAM	Residential Alteration/Remodel	Applicant -	MANGURI SORAN ABDALLA BRAI		Adding a kitchenette to basement. Electrical permit was pulled in May 2025 to cover electrical work.
02/17/2026	101359	6883 S EAST SIDE HWY, ELKTON	Residential Alteration/Remodel	General - HOMEOWNER/AFFIDAVIT / Applicant - / Mechanical - HOMEOWNER/AFFIDAVIT / Electrical - HOMEOWNER/AFFIDAVIT / Plumbing - HOMEOWNER/AFFIDAVIT	MADRID ISAAC		***BUILDING WITHOUT PERMIT*** Added 1 bedroom and full bath to basement. Engineered Inspection report attached. Trades were not inspected.

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02/17/2026	101360	3032 OBSIDIAN TER, ROCKINGHAM	Residential Alteration/Remodel	General - WALTON HOME IMPROVEMENTS / Applicant - WALTON HOME IMPROVEMENTS / Plumbing - BURGESS PLUMBING INC / Electrical - BLAINE ELECTRICAL SOLUTIONS LLC	NVR INC		Finishing out the basement to include a 7x8 bathroom and 120sqft storage area. Will also be framing out the outer walls. Will be a drop ceiling in the basement. Will also be building a 10x24 deck.
02/17/2026	101362	3032 OBSIDIAN TER, ROCKINGHAM	Residential Retaining Wall	General - WALTON HOME IMPROVEMENTS / Applicant - WALTON HOME IMPROVEMENTS	NVR INC		No HVAC Building a 10x14 2-foot-tall retaining wall. Total cost was included in the remodel permit.
02/17/2026	101363	19333 RED BRUSH RD, ELKTON	Residential Electrical	Electrical - Bill Fritz Electrical Service / Applicant - Bill Fritz Electrical Service			wiring of new house
02/18/2026	101365	0 SPADERS CHURCH RD	Manufactured Home	Applicant - CMH HOMES INC / Electrical - RIVERS INDUSTRIAL LLC / Mechanics Lien Agent - VS TITLE, LLC / Plumbing - SIMMONS & SON INC / Mechanical - ANTHONY CAPPS INC / General - CMH HOMES INC	ROSS JACOB MATTHEW & TRINITY DAWN	VS TITLE, LLC	SFD-28 X 56 DOUBLEWIDE MANUF HOME
02/18/2026	101366	7216 PORT REPUBLIC RD, PORT REPUBLIC	Residential Alteration/Remodel	General - DAVID P CRUMLEY / Applicant - DAVID P CRUMLEY / Electrical - HUFFMAN ELECTRICAL SYSTEMS INC	MYERS BENJAMIN E & MYERS ASHLEY G		Rebuilding of existing porch and sunroom to repair weak area of the structure. Once boards are pulled up, they will replace what is needed. No increase to footprint, no HVAC or plumbing.
02/18/2026	101368	2040 SHOESHINE AVE, ROCKINGHAM	Residential Deck/Porch	Property Owner -	CANYBEE HUNAR		
02/19/2026	101370	10325 Dalmatian Dr Rockingham	New Single Family Dwelling	General - SKAC LLC / Applicant - SKAC LLC / Plumbing - API PLUMBING LLP / Mechanical - AIR CONTROL HEATING AND COOLING LLC / Electrical - PROTEC ELECTRIC LLC / Mechanics Lien Agent - VS Title	THE PONDS OF ISLAND FORD LLC	VS Title	Building a NSF home story house on a crawlspace. bedrooms and 4 baths. 460sqft attached garage with 182sqft porch. Foundation Survey Required Temp Pole.

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02/19/2026	101376	2509 PLEASANT RUN DR, ROCKINGHAM	Commercial Remodel/Alteration	General - NIELSEN BUILDERS INC / Applicant - NIELSEN BUILDERS INC / Electrical - TRUMBO ELECTRIC INCORPORATED / Mechanical - RIDDLEBERGER BROTHERS INC	ROCKINGHAM MEMORIAL HOSPITAL		Limited demolition and electrical work to install new x-ray machine. Moving a non-load bearing wall to expand room. Relocating of a door and electrical outlet/switches.
02/19/2026	101377	5611 PARTRIDGE LN, MCGAHEYSVILLE	Residential Alteration/Remodel	General - CRIDER MARTIN BUILDERS LLC / Applicant - CRIDER MARTIN BUILDERS LLC / Electrical - BRIGHTER IMAGE ELECTRIC INC	SPICCIATI ANNETTE & JAIME		Turning existing garage into a new bedroom that is 9x18 and a 4x18 hallway. No plumbing being done. MPOA Approval.
02/19/2026	101378	1320 COURTNEY LN, ELKTON	Residential Accessory Structure	Applicant - E A Breeden, Inc. / General - E A Breeden, Inc. / Mechanical - HOMEOWNER/AFFIDAVIT / Electrical - HOMEOWNER/AFFIDAVIT / Plumbing - HOMEOWNER/AFFIDAVIT	VOIGHT KELLY B		Pool house with a 542sqft attached garage and a 288sqft roofed patio.
02/19/2026	101379	0 Dalmation Dr	New Single Family Dwelling	Applicant - / General - HOMEOWNER/AFFIDAVIT / Mechanical - HOMEOWNER/AFFIDAVIT / Electrical - HOMEOWNER/AFFIDAVIT / Plumbing - HOMEOWNER/AFFIDAVIT / Mechanics Lien Agent - VS Title	THE PONDS OF ISLAND FORD LLC	VS Title	1 story on finished basement. 4 bedroom/5 bathroom. Attached garage, front covered porch and rear covered.
02/19/2026	101380	115 DRY RIVER RD, BRIDGEWATER	Commercial Addition	Applicant - Harman Construction Inc. / General - Harman Construction Inc.	MG PROPERTIES L C, MG PROPERTIES L C, MG PROPERTIES L C		New Shop/Storage addition and new Office addition w/ renovations to existing.
02/19/2026	101373	3337 BAYBROOK DR, ROCKINGHAM	Residential Deck/Porch	Applicant - PREMIER VINYL LLC / Applicant - PREMIER VINYL LLC	SLUSHER MARY CATHERINE		Deck remodel/replacement
02/20/2026	101382	101 S MAIN ST, BRIDGEWATER	Sign	Sign Contractor - EDDIE EDWARDS SIGNS, INC / Applicant - EDDIE EDWARDS SIGNS, INC / Electrical - EDDIE EDWARDS SIGNS, INC	DOWATER LLC		2 signs being placed on the side of the restaurant. One will be illuminated one is not. Town Zoning Approval

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02/20/2026	101384	6682 NATURE LN, TIMBERVILLE	Residential Deck/Porch	General - V&M HARDSCAPES & SERVICES LLC / Applicant -	NORTH FORK FARM LLC		Construction of a 16x16 screened in porch on existing deck as well as constructing a 24x16 lean too roof attached to an existing garage over a patio.
02/20/2026	101385	0 Second Mountain Trail	New Single Family Dwelling	Property Owner - / Plumbing - POSEIDON PLUMBING LLC / Electrical - VALLEY ELECTRIC / General - DOUBLE K SERVICE LLC / Mechanics Lien Agent - VS Title / Mechanical - JBE SERVICES LLC	CARDOSO JAZMIN & INGLES-WHITAKER BETSY	VS Title	No addition to footprint. Single family dwelling prefab on a crawlspace. 588sqft with 2 bedrooms and 1 bath. Foundation Survey Required. Compaction Test Required prior to inspections.
02/20/2026	101387	4728 PORT REPUBLIC RD	Residential Addition	General -	FULMER MAKAYLA ANNE		680 square foot addition to the rear of the home. Addition to include 2 bedrooms and 1 bathroom.
02/20/2026	101388	16565 RED BRUSH RD, ELKTON	Residential Addition	General - AM YODER & CO INC / Applicant - AM YODER & CO INC / Mechanical - LANDES HEATING AND AIR CONDITIONING INC / Electrical - LIVE WIRE ELECTRICAL SERVICES LLC / Plumbing - A-ABLE PLUMBING INC	MORGAN ALAN EUGENE & KATHERINE LEE MORGAN		Addition to add office space and bathroom
02/20/2026	101390	385 GREENFIELD LN, ROCKINGHAM	Sign	Applicant - PINNACLE CONSTRUCTION AND DEVELOPMENT CORPORATION / Sign Contractor - PINNACLE CONSTRUCTION AND DEVELOPMENT CORPORATION	PRESTON LAKE REALTY PARTNERS LLC		Installation of 2 monument signs
02/23/2026	101391	4733 TURTLE LN, ROCKINGHAM	Residential Deck/Porch	Electrical - HEATWOLE ELECTRIC LLC / General - KING BUILDERS LLC / Applicant - KING BUILDERS LLC	ARMENTROUT DOUGLAS W JR & RHONDA ROACH		add a 8x16 front porch to house
02/23/2026	101392	2889 PANORAMA DR, ELKTON	Residential Mechanical	Mechanical - Bramble Enterprises, LLC / Applicant - Bramble Enterprises, LLC	BOOTON G DAVID & LOIS S		Change out like for like- oil furnace

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02/23/2026	101393	155 JESSAMINE PL, MCGAHEYSVILLE	Residential Alteration/Remodel	Electrical - HUGHES ELECTRICAL SERVICE LLC / Mechanical - RJ'S HOME SERVICES LLC / Plumbing - RJ'S HOME SERVICES LLC / Applicant - KDB CONTRACTING LLC			There is an existing garage in the basement that we will be removing the garage door, framing up a wall, with a window and entry door, creating an additional bedroom, bathroom, and entry hall.
02/23/2026	101394	180 OAKWOOD DR, ROCKINGHAM	Commercial Remodel/Alteration	Property Owner - Shenandoah Valley Electric Cooperative / Applicant - Shenandoah Valley Electric Cooperative	SHENANDOAH VALLEY ELECTRIC COOPERATIVE		Adding interior office space to existing commercial office
02/23/2026	101395	3518 MARBLE LOOP, ROCKINGHAM	New Townhouse	General - NVR INC / Mechanics Lien Agent - BENJAMIN C. WINN JR, ESQUIRE / Electrical - BUHL ELECTRIC COMPANY INCORPORATED / Plumbing - MEP CONTRACTING LLC / Mechanical - MEP CONTRACTING LLC / Applicant - NVR INC / Applicant - NVR INC	BLUESTONE OF HARRISONBURG LLC	BENJAMIN C. WINN JR, ESQUIRE	2 story townhouse on unfinished basement. 3 bedrooms, 3 bathrooms, front porch. Lot 75 - Unit A Juniper Unfinished Basement plan
02/23/2026	101396	3522 MARBLE LOOP, ROCKINGHAM	New Townhouse	General - NVR INC / Mechanics Lien Agent - BENJAMIN C. WINN JR, ESQUIRE / Electrical - BUHL ELECTRIC COMPANY INCORPORATED / Plumbing - MEP CONTRACTING LLC / Mechanical - MEP CONTRACTING LLC / Applicant - NVR INC / Applicant - NVR INC	BLUESTONE OF HARRISONBURG LLC	BENJAMIN C. WINN JR, ESQUIRE	2 story townhouse on unfinished basement. 3 bedrooms, 3 bathrooms, front porch. Lot 76 - Unit B Juniper Unfinished Basement plan
02/23/2026	101397	3526 MARBLE LOOP, ROCKINGHAM	New Townhouse	General - NVR INC / Mechanics Lien Agent - BENJAMIN C. WINN JR, ESQUIRE / Electrical - BUHL ELECTRIC COMPANY INCORPORATED / Plumbing - MEP CONTRACTING LLC / Mechanical - MEP CONTRACTING LLC / Applicant - NVR INC / Applicant - NVR INC	BLUESTONE OF HARRISONBURG LLC	BENJAMIN C. WINN JR, ESQUIRE	New residential townhome, Unit C Juniper Unfinished Basement plan

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02/23/2026	101398	3530 MARBLE LOOP, ROCKINGHAM	New Townhouse	General - NVR INC / Mechanics Lien Agent - BENJAMIN C. WINN JR, ESQUIRE / Electrical - BUHL ELECTRIC COMPANY INCORPORATED / Plumbing - MEP CONTRACTING LLC / Mechanical - MEP CONTRACTING LLC / Applicant - NVR INC / Applicant - NVR INC	BLUESTONE OF HARRISONBURG LLC	BENJAMIN C. WINN JR, ESQUIRE	2 story townhouse on unfinished basement. 3 bedrooms, 3 bathrooms, front porch. Lot 77 - Unit D Juniper Unfinished Basement plan
02/23/2026	101399	3534 MARBLE LOOP, ROCKINGHAM	New Townhouse	General - NVR INC / Mechanics Lien Agent - BENJAMIN C. WINN JR, ESQUIRE / Electrical - BUHL ELECTRIC COMPANY INCORPORATED / Plumbing - MEP CONTRACTING LLC / Mechanical - MEP CONTRACTING LLC / Applicant - NVR INC / Applicant - NVR INC	BLUESTONE OF HARRISONBURG LLC	BENJAMIN C. WINN JR, ESQUIRE	2 story townhouse on unfinished basement. 3 bedrooms, 3 bathrooms, front porch. Lot 79 - Unit E Juniper Unfinished Basement plan
02/23/2026	101400	3538 MARBLE LOOP, ROCKINGHAM	New Townhouse	General - NVR INC / Mechanics Lien Agent - BENJAMIN C. WINN JR, ESQUIRE / Electrical - BUHL ELECTRIC COMPANY INCORPORATED / Plumbing - MEP CONTRACTING LLC / Mechanical - MEP CONTRACTING LLC / Applicant - NVR INC / Applicant - NVR INC	BLUESTONE OF HARRISONBURG LLC	BENJAMIN C. WINN JR, ESQUIRE	2 story townhouse on unfinished basement, 3 bedrooms, 3 bathrooms, front porch. Lot 80 - Unit F Juniper Unfinished Basement plan
02/23/2026	101401	7894 MCGAHEYSVILLE RD, PENN LAIRD	Residential Attached Garage	Applicant - LEGACY BUILD LLC / General - LEGACY BUILD LLC / Electrical - COPPER KEY ELECTRICAL SERVICES, LLC	LILLY TIMOTHY W & BRITTNEY KIRSCH		Adding a 20x22 attached garage to the existing dwelling. *Foundation Survey Required*
02/23/2026	101402	2335 PRIVACY LN, MOUNT CRAWFORD	Residential Accessory Structure	Applicant - LEGACY BUILD LLC / General - LEGACY BUILD LLC	KNOOP WILLIAM C & FRANCES		Add a car-port pavilion-type structure to the property.
02/23/2026	101403	2938 LOCUST GROVE CT, ROCKINGHAM	Fire Alarm System	Applicant - APEX SECURITY SOLUTIONS LLC / Fire - APEX SECURITY SOLUTIONS LLC	COSNER CONSTRUCTION INC		Sprinkler Monitoring System with 5 Horn/Strobes

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02/23/2026	101404	100 QUALITY ST, BRIDGEWATER	Commercial Tank	Applicant - LANTZ CONSTRUCTION COMPANY / Gas - LANTZ CONSTRUCTION COMPANY	PERDUE FOODS LLC		Replace existing wastewater tank with a new 264,228 gallon flow equalization tank including new piping and a new aeration diffuser system
02/24/2026	101407	5723 SPRING CREEK RD, BRIDGEWATER	Commercial Remodel/Alteration	Applicant - / Electrical - GRAVES ELECTRIC / Plumbing - INDEPENDENT MAINTENANCE CO	COOK QUENTIN L & AMY JO COOK &		T&L Woodcraft, this is for "building 5" remodel. Adding 2 bathrooms and a storage room. Will update the electrical and plumbing. No change in footprint. All work interiors.
02/24/2026	101408	15358 STABLE LN, TIMBERVILLE	Residential Addition	Applicant - R W RENOVATIONS LLC / General - R W RENOVATIONS LLC / Electrical - LIVE WIRE ELECTRICAL SERVICES LLC / Mechanical - NEW DIRECTION MECHANICAL LLC	DELAWDER DARYL W & CARLA A		Adding a 14x22 sunroom, running electric and mechanical.
02/24/2026	101410	6255 JESSE BENNETT WAY, LINVILLE	Elevator/Escalator/Lift	Applicant - AREA ACCESS INC / General - AREA ACCESS INC	CHURCH-LINDAL E MENNONITE CHURCH		Provide and install vertical hybrid lift (Wheelchair Lift)
02/24/2026	101411	1692 RIVER RD, ELKTON	Residential Addition	Applicant - KP'S HOME REPAIR LLC / General - KP'S HOME REPAIR LLC	SEAL DANIEL R & RACHEL R		Adding a 24x16 screened room to the existing dwelling.
02/24/2026	101416	23 MCGAHEY LN, MCGAHEYSVILLE	Sign	Applicant - / Sign Contractor - SIGN DOCTOR SALES & SERVICE INC	DLS ENTERPRISES LLC		Adding one free-standing sign the property for Hi Tech Golf Carts.
02/24/2026	101417	290 ACCESS DR, MCGAHEYSVILLE	Residential Plumbing	Plumbing - ROYAL CONSTRUCTION COMPANY / Applicant - ROYAL CONSTRUCTION COMPANY	GRAYLINE LLC		All plumbing
02/24/2026	101419	536 FREEMONT CIR, BROADWAY	Residential Solar Electrical	Applicant - COMPLETE SOLAR VIRGINIA LLC / Electrical - COMPLETE SOLAR VIRGINIA LLC / General - COMPLETE SOLAR VIRGINIA LLC	BUSHONG JAMES L & SHIRLEY A BUSHONG &		5.33 kW residential solar system to be installed on roof
02/24/2026	101420	263 FREEMONT CIR, BROADWAY	Residential Solar Electrical	Applicant - COMPLETE SOLAR VIRGINIA LLC / General - COMPLETE SOLAR VIRGINIA LLC / Electrical - COMPLETE SOLAR VIRGINIA LLC			10.66 kW residential solar system to be installed on roof

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02/04/2026	20260203	5792 W DRY RIVER RD, DAYTON	Commercial Electrical	Applicant - COMMERCIAL & RESIDENTIAL SERVICES INC / Electrical - COMMERCIAL & RESIDENTIAL SERVICES INC	VALLEY STRUCTURES PROPERTY LLC		Electrical Permit for (10) sheds for Valley Structures. 197 - 8x18 198 - 10x20 199 - 10x20 200 - 12x20 201 - 10x20 202 - 8x12 203 - 8x12 204 - 12x20 205 - 12x20 206 - 8x16
02/05/2026	20260212	115 DRY RIVER RD, BRIDGEWATER	Commercial Demolition	Applicant - SHICKEL CORPORATION / General - SHICKEL CORPORATION	MG PROPERTIES L C, MG PROPERTIES L C, MG PROPERTIES L C		Partial demolition of structure to remove old addition.
02/05/2026	20260216	2886 SLAB RD, DAYTON	Farm Building	Property Owner -	DUSTY ACRES LLC		8x16 Chicken coop with electricity being added to the property. Discussed with Josh Haugh, Zoning.
02/05/2026	20260219	2147 Bear Lithia Springs Road	Commercial Demolition	General - Town of Elkton / Applicant - Town of Elkton	ELKTON TOWN OF		Demolishing and cleaning up the Bear Lithia Spring site due to roofing collapse from snow.
02/05/2026	20260220	767 HUGHES LN, ROCKINGHAM	Farm Building	Property Owner -	SHOWALTER EHST TIMOTHY & KRISTA		Town owned Adding a 1500sqf vegetable processing. Approved per Josh Haugh, Zoning.
02/05/2026	20260221	6184 RUNKLES GAP RD, ELKTON	Residential Alteration/Remodel	Applicant - FORTRESS FOUNDATION SOLUTIONS LLC / General - FORTRESS FOUNDATION SOLUTIONS LLC	BEEMAN CLINTON T		Installation of piers per engineer's report.
02/05/2026	20260222	1053 BLUE MOUNTAIN CT, ROCKINGHAM	Residential Electrical	Applicant - TOP TIER SOLAR SOLUTIONS LLC / Electrical - TOP TIER SOLAR SOLUTIONS LLC	HUGHES JAMES E & JOAN B HUGHES		Residential Installation of (1) 10kWh Solaredge Energy Bank Battery to an Existing 44 module Roof Mounted Photovoltaic System
02/06/2026	20260223	3429 RALSTON RD, ROCKINGHAM	Residential Electrical	Electrical - CLINE ELECTRIC INC / Applicant - CLINE ELECTRIC INC	QUERCUS VIRGINIANA LLC		Temp electric service - in the future will be tearing down original house and erecting a new home.
02/06/2026	20260224	2657 SHIRLEY ST, ROCKINGHAM	Residential Electrical	Applicant - MOORE'S ELECTRICAL SERVICES LLC / Electrical - MOORE'S ELECTRICAL SERVICES LLC	JEWELL-LOUDER BACK		Temp power pole expires 8/06/2026 and power will be pulled. ELECTRICAL SERVICE UPGRADE

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02/06/2026	20260225	2144 GIANTS GRAVE RD, ELKTON	Residential Alteration/Remodel	Applicant - KRIS ROBINSON CONSTRUCTION LLC / Electrical - VALLEY GENERAL EMERGENCY RESTORATION / General - KRIS ROBINSON CONSTRUCTION LLC / Mechanical - VALLEY SERVICE HEATING AND COOLING LLC	SHIFFLETT WILSON L & LORAIN M		Adding in insulation to the already finished basement. Changing the electrical box out to meet 2021 building code. Also, will be adding outlets in the basement. Upgrading and adding new HVAC.
02/06/2026	20260226	6658 ORCHARD DR, TIMBERVILLE	Commercial Electrical	Applicant - TRUMBO ELECTRIC INCORPORATED / Electrical - TRUMBO ELECTRIC INCORPORATED	BOWMAN ORCHARDS LLC		Adding two electrical services on 2 existing building for use of well pumps each. Site location attached. Replacing panel to meet new 2021 Code. Life Safety Permit due to panel being federal pacific.
02/06/2026	20260227	614 N STUART AVE, ELKTON	Residential Electrical	Electrical - SETH R SERVICES LLC / Applicant - SETH R SERVICES LLC	LOHMAN ARTHUR G & WANDA U LOHMAN		Approved by Dylan N. Turning a commercial building into a residential storage building. Will include a garage area and a rec area. A fire wall will place between the rec area and garage area. Change of use under review, ID # 101306
02/06/2026	20260229	723 BLOOMER SPRINGS RD, MCGAHEYSVILLE	Residential Alteration/Remodel	General - BLUE RIDGE DISTRIBUTORS LLC / Applicant - / Electrical - HOMEOWNER/AFFIDAVIT	J & S LAND DEVELOPMENT LLC		Reconnect power after a fire. Power well and house. Temp poles expire August 11th, 2026.
02/09/2026	20260230	5721 SPRING CREEK RD, BRIDGEWATER	Residential Electrical	Electrical - WENGER, GERALD LEON / Applicant - WENGER, GERALD LEON	COOK QUENTIN L & AMY JO COOK &		Approved by JN. Received call from ECC spoke with Josh Shank from Bridgewater fire department and went Pick up truck came off the street hit the porch post and hit front corner of home damage the door frame of this apartment Driver and fire rescue claimed it was a seizure Per Danny no plans required just a permit.
02/09/2026	20260235	200 N MAIN ST, BRIDGEWATER	Residential Incident Report	Property Owner -	BACKSTOP LLC		

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02/10/2026	20260236	200 N MAIN ST, BRIDGEWATER	Residential Alteration/Remodel	Applicant - FRENCH CONSTRUCTION INC / General - FRENCH CONSTRUCTION INC	BACKSTOP LLC		Auto accident, hit the corner of the structure with damage to the porch cover and building requiring repairs and inspections. Permit OTC per Danny Mason. Incident report permit linked as well.
02/11/2026	20260239	6722 SPRING CREEK RD, BRIDGEWATER	Farm Building	Property Owner -	SHOWALTER ELDON P & JOYCE		Building a machine shed for farm.
02/09/2026	20260241	5114 DOGWOOD CT, TIMBERVILLE	Residential Electrical	Applicant - HUGHES ELECTRICAL SERVICE LLC / Electrical - HUGHES ELECTRICAL SERVICE LLC	STEIMEL COLIN & KAYLA		Replace breaker panel in the existing dwelling.
02/09/2026	20260242	208 OAK ST, TIMBERVILLE	Residential Electrical	Applicant - HUGHES ELECTRICAL SERVICE LLC / Electrical - HUGHES ELECTRICAL SERVICE LLC	SHARPE TRACEY L & SHERRY L		400 amp upgrade and service relocate on the existing dwelling.
02/11/2026	20260243	13400 TURNER RUN RD, FULKS RUN	Farm Building	Property Owner -	BARE GRANVILLE E JR & DEBRA J BARE		Adding a 30x100 barn for the farm.
02/10/2026	20260244	4562 S VALLEY PIKE, ROCKINGHAM	Commercial Electrical	Electrical - ENERG ELECTRIC LLC / Applicant - ENERG ELECTRIC LLC	SOUTH VALLEY PROPERTIES LLC		2 600-amp service being put on the building with different Voltz. 1st 600amps is replacing a 400amp service and will be 277/480voltz 3 phases. 2nd 600amp is 120/208 Voltz. Will be running about 500sqft of wiring in the building as well to service the new machines.
02/04/2026	20260264	809 FLOWER DR, MCGAHEYSVILLE	Residential Mechanical	Mechanical - Bramble Enterprises, LLC / Applicant - Bramble Enterprises, LLC	TAYLOR CLIFTON J JR & SE-THIA D		Approved by Ben T. and JN R. Change out like for like-80K BTU Gas furnace
02/13/2026	20260266	5792 W DRY RIVER RD, DAYTON	Commercial Electrical	Applicant - COMMERCIAL & RESIDENTIAL SERVICES INC / Electrical - COMMERCIAL & RESIDENTIAL SERVICES INC	VALLEY STRUCTURES PROPERTY LLC		Electrical Permit for (9) sheds for Valley Structures. 207 10X20 208 10X16 209 10X20 210 8X14 211 8X14 212 8X16 213 8X14 214 24X24 215 10X20

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02/16/2026	20260272	16799 E WASHINGTON AVE, ELKTON	Residential Alteration/Remodel	Applicant - JES CONSTRUCTION LLC / General - JES CONSTRUCTION LLC / Electrical - JES CONSTRUCTION LLC	KIRKPATRICK WAYNE M & LEAH M		Installation of 1 GFCI outlet to support 1 dehumifier, 126 sqft Crawlseal liner, 256 sqft ExtremeBloc, and 64 Inft Rim Joist insulation.
02/17/2026	20260274	313 NORTH RIVER RD, BRIDGEWATER	Residential Electrical	Property Owner - / Electrical - HOMEOWNER/AFFIDAVIT	CHRISTOPHEL DOUGLAS E & KRISTINE E		Running a new circuit for a hot tub on paver stones.
02/17/2026	20260277	3294 KOOGLER RD, DAYTON	Land Disturbance/E&S Agricultural	Applicant - / Engineer - Lonesome Design, LLC	WENGER CHRIS R & REBEKAH A		Chris Wenger Poultry Phase II
02/16/2026	20260279	166 FRIDLEY CT, MCGAHEYSVILLE	Residential Mechanical	Applicant - Blossman Gas Inc / Mechanical - Blossman Gas Inc	STIRLING ROBERT M & JENNIFER J		ADDITIONAL 20' OF GAS LINE TO EXISTING TANK/LINE FOR A WATER HEATER
02/17/2026	20260280	4904 S VALLEY PIKE, ROCKINGHAM	Commercial Remodel/Alteration	Applicant - APR Associates / General - LAM'S CONSTRUCTION LLC / Electrical - HEATWOLE ELECTRIC LLC	CHURCH-CROSS LINK COMMUNITY CHURCH		This permit is for the Kid Ministry Building. Permit to include shortening of the assembly space to create a hallway between the assembly hall and classrooms by a firewall. Will also be adding in new doors in the office areas. Will be doing some electrical and HVAC. At this point no plumbing to be done.
02/17/2026	20260282	4562 ROCBY DR, BRIDGEWATER	Farm Building	Property Owner -	ZIMMERMAN JOSEPH N & PHYLLIS A		Adding 3 poultry houses to the farm. Approved per Josh Haugh.
02/09/2026	20260283	14436 HUPP RD, TIMBERVILLE	Residential Mechanical	Applicant - MEGA PLUMBING CORP / Applicant - MEGA PLUMBING CORP	OAKS ROSE E		GAS RANGE REPLACEMENT
02/18/2026	20260290	6670 New haven Road	Home Occupation or Business	Property Owner -	RAMSAY ROBERT A & KATHY L		
02/10/2026	20260291	6572 VISTA HEIGHTS RD, BRIDGEWATER	Residential Electrical	Electrical - ROCKTOWN ELECTRIC LLC / Applicant - ROCKTOWN ELECTRIC LLC	BULKEN EDWARD J		Circuit for EV Charger.
02/12/2026	20260298	3271 KRATZER RD, ROCKINGHAM	Residential Alteration/Remodel	General - 3 BROTHERS CONSTRUCTION LLC / Applicant - 3 BROTHERS CONSTRUCTION LLC	LOPEZ RENTALS LLC		Framing in all windows in the sunroom except for the door and two windows. Will become an enclosed porch. No plumbing, HVAC or Electrical. Not adding to the footprint.
02/16/2026	20260300	16313 MOONRISE LN, BROADWAY	Residential Electrical	Electrical - TRI PHASE ELECTRIC LLC / Applicant - TRI PHASE ELECTRIC LLC	LAMIRANDE RONALD		Install new circuit for washer/dryer. Install new circuit for water heater. Relocate power in way of new laundry door.

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02/18/2026	20260301	3146 CLUBHOUSE HILL RD, ROCKINGHAM	Residential Plumbing	Plumbing - Landes Water Treatment / Applicant - Landes Water Treatment	BENDER SUSAN C		Install a new water softener. Connect softener drain line to sewer line.
02/19/2026	20260303	No Address	Land Dist/E&S Commercial/Industrial/Subdivision	Engineer - Valley Engineering / Property Owner - Lispen LLC / Applicant - Interchange Group	LISPEN LLC		North River Crossing - Kits Corner
02/19/2026	20260305	11654 WIND SONG LN, BROADWAY	Residential Electrical	Applicant - LIVE WIRE ELECTRICAL SERVICES LLC / Electrical - LIVE WIRE ELECTRICAL SERVICES LLC	EASLEY PHILIP M & MARY JO SWARTZENDRUBER		Replacing electrical panel.
02/11/2026	20260245	No Address	Land Dist/E&S Commercial/Industrial/Subdivision	Engineer - City of Harrisonburg / Engineer - City of Harrisonburg	CHESTNUT HILL FARM INC		Harrisonburg Raw Waterline - Rt 33 Phase 3.1
02/19/2026	20260306	18517 NORTH MOUNTAIN RD, TIMBERVILLE	Residential Mechanical	Mechanical - Tran Energy Services LLC / Applicant - Tran Energy Services LLC	ANDES PAUL FRANKLIN & SHERRY		Convert existing oil furnace to new heat pump
02/19/2026	20260307	2085 Tailor Drive	Home Occupation or Business	Property Owner -	GARDNER CYNTHIA LYNN		
02/09/2026	20260310	4745 WILLIAMSBURG RD, LINVILLE	Residential Alteration/Remodel	Applicant - JES CONSTRUCTION LLC / Applicant - JES CONSTRUCTION LLC	CHONKO ERIC M & LINDA R		Installation of 5 Wall anchors.

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02/06/2026	20260326	10602 Bluestone Pkwy McGaheysville VA	New Two-Family Dwelling	General - THE EVERGREENE COMPANIES LLC / Applicant - THE EVERGREENE COMPANIES LLC / Mechanics Lien Agent - CENTERVIEW TITLE GROUP LLC / Plumbing - MEP CONTRACTING LLC / Mechanical - MEP CONTRACTING LLC / Electrical - BUHL ELECTRIC COMPANY INCORPORATED	GREAT EASTERN NELSON HOPKINS LLC	CENTERVIEW TITLE GROUP LLC	New duplex 2 story on an 883sqft basement with 4 bedrooms and 5 baths. 440sqft garage and 120sqft porch. Bluestone Peak Hearthwood 3.0 Elevation: K
02/06/2026	20260327	10600 Bluestone Pkwy McGaheysville	New Two-Family Dwelling	General - THE EVERGREENE COMPANIES LLC / Applicant - THE EVERGREENE COMPANIES LLC / Mechanics Lien Agent - CENTERVIEW TITLE GROUP LLC / Plumbing - MEP CONTRACTING LLC / Mechanical - MEP CONTRACTING LLC / Electrical - BUHL ELECTRIC COMPANY INCORPORATED	GREAT EASTERN NELSON HOPKINS LLC	CENTERVIEW TITLE GROUP LLC	New duplex 1 story on an 1266sqft basement with 3 bedrooms and 3 baths. 440sqft garage and 160sqft porch. Bluestone Peak Bluemont 3.0 Elevation: L
02/06/2026	20260329	10620 Bluestone Pkwy McGaheysville	New Single Family Dwelling	General - THE EVERGREENE COMPANIES LLC / Applicant - THE EVERGREENE COMPANIES LLC / Mechanics Lien Agent - CENTERVIEW TITLE GROUP LLC / Plumbing - MEP CONTRACTING LLC / Mechanical - MEP CONTRACTING LLC / Electrical - BUHL ELECTRIC COMPANY INCORPORATED	GREAT EASTERN NELSON HOPKINS LLC	CENTERVIEW TITLE GROUP LLC	New Single-family dwelling 1 story's on an 1266sqft finished basement. 3 bedrooms 3 baths with a 440sqft garage and 200sqft porch. 9sqft bonus room is a bay window. Bluestone Peak Subdivision Bluemont 3.0 Uphill Condition Elevation: K
02/23/2026	20260332	138 MIDDLECOFF DR, MCGAHEYSVILLE	Commercial Electrical	Applicant - KTD ELECTRIC / Electrical - KTD ELECTRIC	MOUNTAINSIDE VILLAS		Replacing meter base.
02/23/2026	20260333	121-A-47	Commercial Demolition	General - / Applicant -	COOK QUENTIN L & AMY JO COOK &		Clean up after fire that destroyed 3 building. Plans to rebuild.

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02/05/2026	20260334	0 Gardner Lane Rockingham VA	New Single Family Dwelling	Mechanical - MORRIS HEATING & COOLING INC / Gas - ROCKINGHAM PETROLEUM COOPERATIVE INCORPORATED / Plumbing - CRAIGS PLUMBING LLC / Electrical - Ludholtz Electrical Service / General - ROCKTOWN CUSTOM BUILDERS LLC / Applicant - ROCKTOWN CUSTOM BUILDERS LLC / Mechanics Lien Agent - VS Title	WENGER LINDEN & KATHLEEN	VS Title	New single-family home with attached garage. 1 story on a 2,760sqft unfinished basement. 3 bedrooms 3.5 baths and an 840sqft attached garage. The basement will have 226sqft finished space consisting of 1 bedroom and 1 bathroom.
02/24/2026	20260335	3248 HILLYARD DR, BROADWAY	Residential Electrical	Electrical - COPPER KEY ELECTRICAL SERVICES, LLC / Applicant - COPPER KEY ELECTRICAL SERVICES, LLC	BALDWIN KEVIN D & BARBARA J		Changing out panel for a new panel box.
02/24/2026	20260336	5317 THOMAS SPRING RD, BRIDGEWATER	Farm Building	Property Owner -	RHODES SETH R & ANDREA G & RHODES NANCY S		*State of Emergency* - repair of a collapsed poultry house. Replacing like for like. Site plan and building permit expedited per Ross Morland.
02/24/2026	20260338	8691 SIMMERS VALLEY RD, ROCKINGHAM	Farm Building	Applicant -	SIMMERS DAVID H IV & LAUREN MICHELE		50x450 sq. ft. Building a 63x148sqft litter shed. Zoning and Engineering approval.
02/06/2026	20260339	2981 BROOKSHIRE DR, ROCKINGHAM	Residential Deck/Porch	Applicant - HEARTLAND HOME IMPROVEMENTS LLC / General - HEARTLAND HOME IMPROVEMENTS LLC	HUGHES CYNTHIA A		Property line is vacated. Tear down & replace the current 13'x8' deck with stairs. Add an additional 12x16 adjoining it to make it bigger.
02/24/2026	20260340	610 CONFEDERACY DR, PENN LAIRD	Residential Electrical	Applicant - TRI PHASE ELECTRIC LLC / Electrical - TRI PHASE ELECTRIC LLC	AMATO GERVASIO & VERONICA		Install 40A circuit for car charger

