City of Eugene
Planning & Development
Building and Permit Services
Date: 11/28/2026

Permit Number: 25-00325-01

Address: 659 E BROADWAY

Project Description: Site alteration to add second vehicle entrance/order area at drive-thru and replace trash enclosure

Application Type:	Commercial	**Status:**	Issued
Scope of Work:	Accessory Bldg	**Zoning:**	Community Commercial District
Map:	17-03-32-23	**Tax Lot:**	00900
Subdivision:		**Addition:**	
Lot:		**Block:**	
Date Received:	01/22/25	**# Bedrooms:**	0
Commitment Date:	02/26/25	**# Dwelling Units:**	0
Ready to issue as of:	06/18/25	**In Flood Plain:**	
Project Coordinator:	Erik Swinney	**Phone:**	541-682-5372
		Sign Standards:	

BUILDING CHARACTERISTICS

Construction Types: 5B

Construction Type Comments:

OccupancyTypes: U

Occupancy Type Comments:
U for Trash Enclosure

Occupancy Load: 0

Separated Building: N/A

Fire Sprinklers: N/A

Fire Alarms: N/A

Building Area: 0

Number of Stories: 0

Comment:

Floor Areas (sq ft):

Floor	Existing Floor Area	New Floor Area	Total Area

Existing floor area may not be shown.

CONTRACTOR DATA

Type	Contractor
Building	ZIVA ENTERPRISES INC
Plumbing	VICON MECHANICAL CONTRACTOR INC
Primary Contact	TANDBERG STEPHANIE

PLAN REVIEW SUMMARY

Plan review data displayed is the most current for each review. The applicant will receive notification of all issues needing additional information after all reviews on a project have been completed. Supplemental Information (SI) can be submitted prior to or after permit issuance. If you have any questions regarding your project, contact EFSwinney at 541-682-5372 or send email to erik.f.swinney@ci.eugene.or.us. Also note that some reviews (i.e., fire alarms, fire sprinklers) are deferred submittals and will be reviewed after original permit(s) have been issued.

Status Definitions

Pending = Review has not been started

Review = Under review

Waiting	=	Review for individual review has been completed, waiting for a response
External Wait	=	All reviews for project have been completed, waiting for a response
Approved	=	Review has been approved
Information	=	Information only, review not approved
Denied	=	Project cannot be approved as submitted

For information regarding the review of your project or the commitment date for completion of review, please contact your project coordinator, EFSwinney, at erik.f.swinney@ci.eugene.or.us or by phone at 541 -682-5372.

Plan Review	Status	Review Completion Date
Project Coordination, Application Submittal	External Wait Time	02/24/25
Pre Issuance Coord, Pre Issuance SI	Approved	06/18/25
Post Issuance Coord, Post Issuance SI	Approved	08/14/25
Building, Application Submittal	Waiting for info	02/20/25
Building, Pre Issuance SI	Approved	06/18/25
Building, Post Issuance SI	Approved	08/11/25
Structural, Application Submittal	Waiting for info	01/27/25
Structural, Pre Issuance SI	Approved	06/09/25
Structural, Post Issuance SI	Information	08/04/25
Zoning, Application Submittal	Waiting for info	02/24/25
Zoning, Pre Issuance SI	Approved	05/22/25
Zoning, Post Issuance SI	Approved	08/07/25
Public Works, Application Submittal	Waiting for info	02/13/25
Public Works, Pre Issuance SI	Approved	06/18/25
Public Works, Post Issuance SI	Approved	08/14/25
Stormwater Standards, Application Submittal	Waiting for info	02/13/25
Stormwater Standards, Pre Issuance SI	Approved	06/18/25
SDC, Application Submittal	Approved	02/13/25
Fire Marshal, Application Submittal	Approved	02/14/25

PERMITS AND INSPECTIONS

Permit Type	Status	Issued Date	Expiration Date	Completion Date
Building	**Active**	**07/28/25**	**04/11/27**	

	Inspection	Result	Inspected	Inspector	Comment
	103 Footing	Approved	10/17/25	FKamroyev	
	105 Elec Rebar Ground	Not Needed	08/19/25	FKamroyev	Per conversation with Joe electrical A-level inspector.
	108 Foundation	Approved	10/17/25	FKamroyev	
	118 Framing	Approved	10/17/25	FKamroyev	
	127 Masonry Construction	Approved	10/17/25	FKamroyev	
	157 Zoning	Approved	10/20/25	VHVallentyne	garbage enclosures and pedestrian connections. See Sheet S-04_S20 for garbage enclosure details and Sheet A-05_SP-1 for pedestrian connections. - MHD
	199 Final Building	Cancelled	10/16/25	FKamroyev	
	199 Final Building	Reviewed	10/17/25	FKamroyev	Need No Parking letters at van accessible striped zone. Need all SPI letters
	199 Final Building	Conditional Approv	04/15/26	FKamroyev	Pending other trades
	199 Final Building	Needed			

Fire		Done	07/28/25	04/11/27		
	Inspection	**Result**	**Inspected**	**Inspector**	**Comment**	
	849 Final Fire	Approved	04/15/26	ATBrushett	No fire issues with the work	
Plumbing		**Done**	**07/28/25**	**04/11/27**		
	Inspection	**Result**	**Inspected**	**Inspector**	**Comment**	
	402 Sanitary Sewer - Private	Approved	08/22/25	SEKelley		
	403 Storm Sewer - Private	Approved	08/22/25	SEKelley		
	318 Under Floor Plumb	Approved	10/17/25	SEKelley		
	320 Rough Plumbing	Approved	10/17/25	SEKelley		
	399 Final Plumbing	Approved	10/17/25	SEKelley		
Public Works		**Active**	**07/28/25**	**04/11/27**		
	Inspection	**Result**	**Inspected**	**Inspector**	**Comment**	
	725 Stormwater Mgmt Facility	Denied	10/17/25	JRLaCasse	Facility was finished without layers of drain rock, perforated pipe, and filter fabric being inspected. email me what pics you have and we'll go from there. Raise overflow 6" above plant material per plan. Will require on site demonstration of how the surface waters in the treatment area depicted on the plans, get to the planter curb cut without going into the catch basins first. Jim LaCasse 541-682-4891	
	725 Stormwater Mgmt Facility	Denied	04/16/26	JRLaCasse	From pictures, everything was covered: The perforated pipe wasn't supposed to tie into the roof drain. Per plan the roof drain was to bypass the planter altogether (see C3). The perforated pipe was to tie into the overflow and wye into the existing 6" pipe serving the roof drain (C3). The double compartment CB in the drive thru lane was to be demo'd per (C3). The grading plan does not appear to be followed, and water (per flow test) is not making it to the 12" curb cut.	
	725 Stormwater Mgmt Facility	Needed				
	735 Stormwater Facility Planting	Approved	10/17/25	JTKlinko		
	799 Final Public Works	Denied	10/17/25	JRLaCasse	See SWMF.	
	799 Final Public Works	Denied	04/16/26	JRLaCasse	See Storm Water Management Facility	
	799 Final Public Works	Needed				

To request an inspection go to https://pdd.eugene-or.gov/BuildingPermits/InspectionLogin**.**
For more information call 541-682-5283.

FEES

Fees	Total Due	Amount Paid	Paid Date	Amount Due
Application	$0.00	$0.00		$0.00
Miscellaneous Admin, State	$0.00	$0.00	07/28/25	$0.00
Building	$2,894.77	$2,894.77		$0.00
Building Plan Check per Applicant Value	$626.29	$626.29	01/22/25	$0.00
Supplemental Plan Review, Bldg	$57.40	$57.40	07/28/25	$0.00
Supplemental Plan Review, Bldg	$57.40	$57.40	10/15/25	$0.00
Supplemental Plan Check, Str. Eng.	$57.40	$57.40	07/28/25	$0.00

Adjusted Building Plan Check	$0.00	$0.00	07/28/25	$0.00
Building Permit Fee per Bldg Div Value	$963.52	$963.52	07/28/25	$0.00
Zoning Plan Check	$433.58	$433.58	07/28/25	$0.00
Supplemental Plan Review, Zoning	$68.88	$68.88	07/28/25	$0.00
Supplemental Plan Review, Zoning	$114.80	$114.80	08/11/25	$0.00
Zoning Inspection	$114.80	$114.80	07/28/25	$0.00
State Surcharge, Structural	$126.34	$126.34	07/28/25	$0.00
Building Technology Admin Fee, Local	$12.53	$12.53	01/22/25	$0.00
Building Technology Admin Fee, Local	$33.91	$33.91	07/28/25	$0.00
Building Technology Admin Fee, Local	$2.30	$2.30	08/11/25	$0.00
Building Technology Admin Fee, Local	$1.15	$1.15	10/15/25	$0.00
Building Admin Fee, State	$86.72	$86.72	07/28/25	$0.00
Building Admin Fee, State	$0.00	$0.00		$0.00
Building Admin Fee, Local	$10.33	$10.33	07/28/25	$0.00
Building Plan Check Admin	$56.37	$56.37	01/22/25	$0.00
Building Plan Check Admin	$55.55	$55.55	07/28/25	$0.00
Building Plan Check Admin	$10.33	$10.33	08/11/25	$0.00
Building Plan Check Admin	$5.17	$5.17	10/15/25	$0.00
Fire	$157.61	$157.61		$0.00
Fire Plan Check	$144.60	$144.60	07/28/25	$0.00
Fire Plan Check Admin	$13.01	$13.01	07/28/25	$0.00
Plumbing	$283.48	$283.48		$0.00
Sanitary Sewer Footage	$228.40	$228.40	07/28/25	$0.00
State Surcharge, Plumbing	$29.95	$29.95	07/28/25	$0.00
Plumbing Technology Admin Fee, Local	$4.57	$4.57	07/28/25	$0.00
Plumbing Admin Fee, State	$20.56	$20.56	07/28/25	$0.00
Plumbing Plan Check Admin	$0.00	$0.00	07/28/25	$0.00
Public Works	$1,126.16	$1,126.16		$0.00
PW Plan Check, Add/Alt	$574.00	$574.00	07/28/25	$0.00
Stormwater Mgmt Facility	$325.75	$325.75	07/28/25	$0.00
Supplemental Plan Review, Public Works	$114.80	$114.80	10/15/25	$0.00
PW Technology Admin Fee, Local	$18.00	$18.00	07/28/25	$0.00
PW Technology Admin Fee, Local	$2.30	$2.30	10/15/25	$0.00
PW Plan Check Admin	$80.98	$80.98	07/28/25	$0.00
PW Plan Check Admin	$10.33	$10.33	10/15/25	$0.00
SDC	$514.49	$514.49		$0.00
Total All Fees	$4,976.51	$4,976.51		$0.00

System Development Charges By System

SDC Fees	Total Due	Amount Paid	Paid Date	Amount Due
City SDC Admin	$80.00	$80.00		$0.00
SDC City Admin	$80.00	$80.00	07/28/25	$0.00
City Wastewater	$103.51	$103.51		$0.00
Restaurant, Fast Food	$103.51	$103.51	07/28/25	$0.00
SDC Stormwater	$330.98	$330.98		$0.00
Impervious surface area	$2,311.50	$2,311.50	07/28/25	$0.00
Impervious surface area	($1,980.52)	($1,980.52)	07/28/25	$0.00
Total All SDC Fees	$514.49	$514.49		$0.00