City of Eugene
Planning & Development
Building and Permit Services
Date: 11/27/2026

Permit Number: 25-03285-01

Address: 1500 VALLEY RIVER DR, UNIT 120

Project Description: Interior alteration; Split suite 120 into (2) Suites...Suite 100 and a reduced sf for Suite 120

Application Type:	Commercial	**Status:**	Issued
Scope of Work:	Alter/Remodel	**Zoning:**	Community Commercial District
Map:	17-04-24-40	**Tax Lot:**	01000
Subdivision:		**Addition:**	
Lot:		**Block:**	
Date Received:	05/21/25	**# Bedrooms:**	0
Commitment Date:	06/16/25	**# Dwelling Units:**	0
Ready to issue as of:	06/23/25	**In Flood Plain:**	
Project Coordinator:	Kandra Hostetler	**Phone:**	541-682-5237
		Sign Standards:	

BUILDING CHARACTERISTICS

Construction Types: 2BS

Construction Type Comments: changed on 06-06360-01

OccupancyTypes: B

Occupancy Type Comments:

Occupancy Load: 0

Separated Building: N/A

Fire Sprinklers: Yes Required

Fire Alarms: Yes Required

Building Area: 0

Number of Stories: 3

Comment: no new area

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	MEILI CONSTRUCTION
Mechanical	INNOVATIVE AIR
Primary Contact	KLUTE DANIEL

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 KSHostetler at 541-682-5237 or send email to kandra.s.hostetler@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, KSHostetler, at kandra.s.hostetler@ci.eugene.or.us or by phone at 541-682-5237.

Plan Review	Status	Review Completion Date
Project Coordination, Application Submittal	Approved	06/23/25
Deferred Coordination, Deferred Submittal	Approved	09/15/25
Building, Application Submittal	Approved	06/06/25
Structural, Application Submittal	Approved	05/22/25
Mechanical, Application Submittal	Information	06/06/25
Mechanical, Deferred Submittal	Approved	09/15/25
Zoning, Application Submittal	Approved	06/10/25
SDC, Application Submittal	Approved	06/16/25
Fire Marshal, Application Submittal	Approved	06/03/25

PERMITS AND INSPECTIONS

Permit Type		Status	Issued Date	Expiration Date	Completion Date	
Building		**Finished**	**07/18/25**	**09/19/26**	**09/26/25**	
	Inspection	**Result**	**Inspected**	**Inspector**	**Comment**	
	118 Framing	Approved	07/28/25	LODraper	ACT ceiling. Any mechanical work will need to be accessible.	
	199 Final Building	Approved	09/24/25	FKamroyev		
Fire		**Finished**	**07/18/25**	**09/19/26**	**09/26/25**	
	Inspection	**Result**	**Inspected**	**Inspector**	**Comment**	
	849 Final Fire	Approved	08/29/25	GRGordon	Final Fire Inspection: tenant infill for Farmer's Insurance and suite partition. Permit number: 25-03285-01 1. Added 2 pendant fire sprinkler heads and relocated a couple of others. All heads in place; trim in place. 2. One new ceiling mounted horn/strobe added in break area-OK. 3. Fire extinguisher mounted and tagged. 4. Exit signs in place. Final Fire Inspection: APPROVED	
Mechanical		**Finished**	**07/18/25**	**09/19/26**	**09/26/25**	
	Inspection	**Result**	**Inspected**	**Inspector**	**Comment**	
	420 Rough Mechanical	Approved	08/29/25	FKamroyev		
	499 Final Mechanical	Approved	09/24/25	FKamroyev		

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		$0.00
Building	$886.13	$886.13		$0.00
Building Plan Check per Applicant Value	$198.20	$198.20	07/18/25	$0.00
Fire/Life Safety Plan Check	$121.97	$121.97	07/18/25	$0.00
Building Permit Fee per Bldg Div Value	$304.92	$304.92	07/18/25	$0.00
Zoning Plan Check	$137.21	$137.21	07/18/25	$0.00
State Surcharge, Structural	$39.98	$39.98	07/18/25	$0.00
Building Technology Admin Fee, Local	$15.25	$15.25	07/18/25	$0.00
Building Plan Check Admin	$41.16	$41.16	07/18/25	$0.00
Building Admin Fee, State	$27.44	$27.44	07/18/25	$0.00
Fire	$50.79	$50.79		$0.00
Fire Plan Check	$45.75	$45.75	07/18/25	$0.00
Fire Technology Admin Fee, Local	$0.92	$0.92	07/18/25	$0.00
Fire Plan Check Admin	$4.12	$4.12	07/18/25	$0.00
Mechanical	$530.40	$530.40		$0.00
Mechanical Plan Check	$154.56	$154.56	07/18/25	$0.00
Supplemental Plan Review, Mechanical	$57.40	$57.40	09/23/25	$0.00
Mechanical Permit (Applicant Value)	$237.78	$237.78	07/18/25	$0.00
State Surcharge, Mechanical	$31.18	$31.18	07/18/25	$0.00
Mechanical Technology Admin Fee, Local	$7.85	$7.85	07/18/25	$0.00
Mechanical Technology Admin Fee, Local	$1.15	$1.15	09/23/25	$0.00
Mechanical Plan Check Admin	$13.91	$13.91	07/18/25	$0.00
Mechanical Plan Check Admin	$5.17	$5.17	09/23/25	$0.00
Mechanical Admin Fee, State	$21.40	$21.40	07/18/25	$0.00
Mechanical Admin Fee, State	$0.00	$0.00		$0.00
SDC	$80.00	$80.00		$0.00
Total All Fees	$1,547.32	$1,547.32		$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	07/18/25	$0.00
Total All SDC Fees	$80.00	$80.00		$0.00

Date: 11/27/2026