



CITY OF PUYALLUP  
**Development & Permitting Services**  
333 S. Meridian, Puyallup, WA 98371  
(253) 864-4165  
[www.cityofpuyallup.org](http://www.cityofpuyallup.org)

**Permit No:**  
**PRCCP20231136**

## CIVIL CONSTRUCTION PERMIT

Puyallup, WA

<b>Job Address</b>	Address: 1115 E MAIN, PUYALLUP, WA 98372 Parcel # 04202711717845100032	<b>ISSUED</b> December 24, 2024
<b>Owner</b> PUYALLUP TT LLC 3401 LIND AVE SW RENTON, WA 98057-4924		
<b>Applicant</b> Azure Green Consultants 409 E PIONEER PUYALLUP, WA 98372 (253) 770-3144 tammy@mailagc.com		
<b>Contractor</b> LD Sanders Construction LLC 24920 SE 369th Place Enumclaw, WA 98022 ldsandersconstruction@yahoo.com WA L&I #:		
<b>Description of Work</b> Improvements for the project will include the new building, additional parking lot, storm drainage facilities, expansion of existing driveway approach, sanitary sewer service, water service, and other underground utilities.		
<b>Permit Types</b>	Civil Construction Permit	
<b>Expiration Date:</b> June 22, 2025		
<b>Total ESU's</b> 16		

### Building Components:

Quantity	Units	Description
1	EA	Civil Construction Permit
13955	SQ FT	SDC - Commercial/Industrial Plumbing Fixtures (storm)

<b>Total Value of Work:</b>	\$0.00
-----------------------------	--------

### Standard Conditions:

1. Development Engineering standard civil construction conditions:

- Preconstruction Inspection (Preconstruction Meeting) IS REQUIRED prior to the commencement of any work under this permit. Please contact the engineering support specialist, Robyn Buck, at rbuck@puyallupwa.gov to request a pre-construction meeting prior to starting site work.
- Construction permitted as per approved civil plans.
- Construction permit shall expire by limitation and be declared void if:
  - Work is not started within 180 days of obtaining the permit.

- b. Work is abandoned for 180 days or more after beginning work.
- c. After two years from the date of permit issuance, regardless of whether work is finished.
- 4. Any changes to the scope of work approved on the civil plans shall be submitted on a Plan Change Request to the Engineering Services Staff for review.
- 5. Any changes that require a request to vary from the design standards approved on the civil plans shall be submitted on an Alternative Methods or Construction Materials Request along with an application fee to the Engineering Services Staff for review.
- 6. The applicant is responsible to call the Utility Notification Center at 1-800-424-5555 before beginning any excavation. Call before you dig, it's the law. NOTE: Effective January 1, 2013, RCW 19.122 - Before conducting any construction or excavation within 100 feet of a right-of-way or utility easement containing a transmission pipeline, a person must notify the pipeline companies of the scheduled excavation through the one-number locator service 811. Notification must occur in a window of not less than 2 business days, but not more than 10 business days before beginning the excavation. If a transmission pipeline company is notified that excavation work will occur near a pipeline, a representative of the company must consult with the excavator on-site prior to excavation.
- 7. It is the responsibility of the applicant/property owner to obtain all necessary approvals/permits from state, federal, and other agencies that have regulatory authority.
- 8. Should the City become aware of conditions that invalidate the original design data used to obtain the permit or determine that the applicant is not complying with the conditions of the permit or approved plans, the City may revoke the original permit and/or order work stopped on the project. The City may require the owner to submit a new application for review and approval.
- 9. All work associated with the Site Development Permit must be completed and approved by the City prior to receiving final approval of building permits.
- 10. I hereby acknowledge that I have read and understand the contents of this permit and I hereby state that the information I have supplied is true and correct.

#### Indemnification / Hold Harmless

The Permittee shall defend, indemnify and hold the Public Entity, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or in connection with activities or operations performed by the Permittee or on the Permittee's behalf out of issuance of this Permit, except for injuries and damages caused by the sole negligence of the Public Entity.

However, should a court of competent jurisdiction determine that RCW 4.24.115 applies to this Permit, then the Permittee agrees to defend, indemnify and hold the Public Entity, its officers, officials, employees and volunteers harmless to the maximum extent permitted thereunder. It is further specifically and expressly understood that the indemnification provided herein constitutes the Permittee's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

3. A Performance Bond must be received by the City of Puyallup prior to permit issuance. The Performance Bond shall be 150% of the estimated cost of work in the ROW per the approved cost estimate received prior to plan approval (attached in CityView Portal under Documents & Images section). See <https://www.cityofpuyallup.org/DocumentCenter/View/16622/Performance-Bond-51122-appvd-by-Legal> for more information.

11. Any required trees that are proposed too close to utility lines and are unable to be moved to meet the 10ft spacing requirement from utilities shall be moved to the southeast lawn area. Meet on-center spacing standards between trees based on size - see VMS Street Tree Installation Standards Table for spacing reference. Use root barriers per engineering's direction if necessary.

12. We need a Stormwater Performance Bond for \$96,537.50. [Robin Loewen @ 12/17/2024 11:16 AM]

13. Per Ken Cook's email to Robby Tonkin on 12/23/2024

1. Until both the stormwater bond and R/W bond are provided to accepted by the City, only work on-site will be done, to be occurring on private property and not in the City right of way.
2. Your team will continue to work with your bank and provide the bonds.
3. If the bonds are not received by the City by January 15 2025, the project will be stop-worked, and work will not be allowed to re-start until the bonds are received.

Permit is valid 180 days from date of issuance. Permit validity is subject to all adhering to all applicable codes, ordinances and standards, and conditions of this permit.

#### Indemnification / Hold Harmless

The Permittee shall defend, indemnify and hold the Public Entity, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or in connection with activities or operations performed by the Permittee or on the Permittee's behalf out of issuance of this Permit, except for injuries and damages caused by the sole negligence of the Public Entity.

**I certify that I am the owner of this property or the owner's authorized agent, including an appropriately licensed contractor. I have read and examined this application and furnished true and correct information. I will comply with all provisions of law and ordinances governing this type of construction work, whether specific herein or not. By submitting this application, I give the jurisdiction permission to enter the property to perform inspections. The granting of this permit does not presume or give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. I understand that failure to comply with the above may result in revocation of the permit.**

**Applicant:**  
Azure Green Consultants