



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

Permit No:
PRRWF20250216

RETAINING WALL

Puyallup, WA

Job Address	Address: 202 27TH AVE SE, Unit: 1, PUYALLUP, WA 98374 Parcel # 0419036006	ISSUED July 24, 2025
Owner BRADLEY HEIGHTS SS LLC 614 BOYLSTON AVE E SEATTLE, WA 98102-4912		
Applicant Azure Green Consultants 409 E PIONEER PUYALLUP, WA 98372 (253) 770-3144 tammy@mailagc.com		
Contractor RUSH COMMERCIAL 6622 WOLLOCHET DR NW GIG HARBOR, WA 98335-8325 WA L&I #:		
Description of Work Construction for retaining wall. WALL A2 - BRADLEY HEIGHTS APARTMENTS		
Permit Types	Retaining Wall	
Expiration Date: January 19, 2026		
Total ESU's		
REQUESTING REQUIRED INSPECTIONS A list of required inspections can be found on the permitting portal. Log in to your portal account, click on my items, and expand My Building Permit application, My Engineering Permit application, or My Fire Permit application depending on your permit type. Then locate your permit number and click on "request inspection". This will pull up a list of inspection types associated with your permit. Click on the desired inspection type and then click Next Step to begin the inspection request process.		

Building Components:

Quantity	Units	Description
178	LN FT	Retaining Wall
		Total Value of Work: \$0.00

Standard Conditions:

1. * Final approval by the Building Official is required prior to use or occupancy.* Work shall not proceed until the inspector has approved the stages of construction.* Surface storm water shall be diverted from the building site and shall not drain onto adjacent properties.* I hereby acknowledge that I have read this Permit/Application, that the information given is correct; that I am the owner or the duly authorized agent of the owner; that plans submitted herewith are in compliance with all applicable city,

county and state laws and that all construction will proceed in accordance with said laws. This permit shall expire if work is not commenced with 180 days or if the work is suspended for a period of 180 days. Permits expire two years from issuance. * By leaving the contractor information section blank, I hereby certify further that contractors (general or subcontractors) will not be hired to perform any work in association with this permit. I also certify that if I do choose to hire a contractor (general or subcontractor) I will only hire those contractors that are licensed by the State of Washington. If you are a property owner, contractor or permittee and you are paying for someone to perform the work, they must have a valid contractor registration and the person(s) installing plumbing inside a structure must meet the plumbing certification requirements. If you have any questions regarding these regulations, you may contact the Washington State Department of Labor and Industries or you can find more information on-line at: <http://www.lni.wa.gov/TradesLicensing/Contractors/HireCon/default.asp>

3. Development Engineering standard commercial conditions:

- Prior to starting site work request an inspection for erosion and sediment.
- Sediment control and erosion procedures shall be practiced to eliminate and prevent off site damage. Stormwater runoff originating upgrade of exposed areas shall be controlled to reduce erosion and sediment loss during the period of exposure. See approved civil plan PRCCP20240845 for approved method of control.
- Steps shall be taken to prevent drainage onto adjacent lots.
- The builder/owner shall be responsible for keeping the existing right-of-way free of debris and dirt. Any violation of PMC chapter 21.14 pertaining to clearing, filling, and grading, erosion and sediment control, and storm water discharges shall be prosecuted to the fullest extent of the law.
- Any addition/expansion to the footprint of the building including decks and porches not originally shown on the approved set of plans must obtain proper permits prior to construction.
- 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.
- No work shall be done in or on the public right of way without a licensed and bonded contractor first obtaining a right of way permit.
- Any code requirement that may have been overlooked in this plan review does not imply that the requirements have been waived.

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.

Conditions

The items listed in the table below are outstanding conditions that need to be resolved prior to occupancy and/or final inspection.

Condition Category	Condition	Department	Condition Status
Prior to Issuance	The retaining wall building permit cannot be issued until civil permit PRCCP20240845 is issued first. The two permit plans must match. It is the applicant's responsibility to coordinate the building permit submissions with the status of the civil permit to avoid redundant reviews and permit fees. [Yianni Charitou @ 03/05/2025 11:03 AM]	Engineering Division	Resolved

Prior to Completion	The retaining wall building permit cannot be closed until demolition permits PRDE20231242 and PRDE20230753 are closed first. [Yianni Charitou @ 03/05/2025 11:19 AM]	Engineering Division	Open
Submit With Civil Permit Application	<p>Figure 2 from Page 7/28 from the Retaining Wall Design Letter dated Nov 19th, 2024 should be reprinted in the white space on G-14 of the civil plans. This detail clearly shows the fabric liner, the drainage area, and the proper slopes. Our City Detail for rock retaining walls requires a 6 inch perf pipe, but the block manufacturer and the Geotech both call for four inch, so that will be allowed.</p> <ul style="list-style-type: none"> The plans need to match the Retaining Wall Design Letter. The design letter doesn't say that there is a 3:1 maximum backslope, but it does say that 3:1 is the design assumption for their analysis. Provide a response to the memos request if all backslopes cannot be made 3:1 or less. Ensure drainage pipes are designed to discharge to appropriate locations 	Development & Permitting Services	Resolved

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