



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

**Permit No:**  
**PRCNC20250692**

## COMMERCIAL - NEW CONSTRUCTION

Puyallup, WA

<b>Job Address</b>	Address: 3002 E PIONEER, BLDG A, PUYALLUP, WA 98372 Parcel # 04202640210420264053	<b>ISSUED</b> July 30, 2025
<b>Owner</b> EAST TOWN CROSSING LLC 1001 SHAW RD PUYALLUP, WA 98372		
<b>Applicant</b> Brett Lindsay 523 N D St Tacoma, WA 98403 (253) 468-4117 blindsay@synthesis9.com		
<b>Contractor</b> MKM LEGACY LLC 8705 CANYON RD SUITE PUYALLUP, WA 98371 kgrody54@gmail.com WA L&I #:		
<b>Plumbing Contractor</b> MKM LEGACY LLC 8705 CANYON RD SUITE PUYALLUP, WA 98371 kgrody54@gmail.com WA L&I #:		
<b>Description of Work</b> CONSTRUCT A CLUBHOUSE THAT ALSO CONTAINS A MANAGER'S OFFICE & RESIDENCE - EAST TOWN CROSSING - 3002 E PIONEER - BLDG A		
<b>Permit Types</b>	Commercial - New Construction	
<b>Expiration Date:</b> January 26, 2026		
<b>Total ESU's</b>		
<b>REQUESTING REQUIRED INSPECTIONS</b> 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
3430	SQ FT	Business
1	#UNITS	SDC - Triplex/Apartments (sewer)
1	#UNITS	SDC - Triplex/Apartments (water)
35.5	QTY	SDC - Commercial/Industrial Plumbing Fixtures (sewer)
40	QTY	SDC - Commercial/Industrial Plumbing Fixtures (water)
1	QTY	Park Impact Residential (1000-1999 sq ft)

0.438	QTY	Street Impact Commercial
4	QTY	Air Handlers (Up to 10,000 cfm)
0	QTY	Appliance Vents not Included in Appliance Permit
2	QTY	Exhaust Hood/Range Hood
31	DIFFUSERS	Mechanical Ducts
4	QTY	Ventilation System
1	QTY	Backflow Preventor - interior device
3	QTY	Drinking Fountain, Water Cooler, Ice Machine
0	QTY	Garbage Disposal
33	QTY	Plumbing Fixtures
2	QTY	Water Heater (PL)

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

2. • Comply with 2021 IFC and 2021 IBC
- Total coverage required in the city of Puyallup
  - L&I Final required prior to Fire Final
  - Exit lighting test required contractor to provide light meter
  - Separate permits required for Fire Sprinkler and Fire Alarm systems.
  - RTU'S will be required to be tested for shut down.
  - Fire extinguishers required per code
  - A Knox box is required at the front entry on the exterior of the building
  - PIV must have a Knox lock or approved lock with an extra key provided in Knox box
  - Building address required
  - All above items to be completed prior to fire final. Fire final required before building final

Schedule your inspection online through the City of Puyallup online permit system. This is a request for inspection only. A date and time will be selected by Inspector depending on availability. Email prior to inspection for date and time. Fire Inspections are Monday – Thursday there will be no inspections on Fridays.

David Drake 253-864-4171 [ddrake@puyallupwa.gov](mailto:ddrake@puyallupwa.gov)

#### 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 PRCCP20240808 for approved method of control.

- Stormwater control of roof downspouts required.
- Steps shall be taken to prevent drainage onto adjacent lots.
- All commercial development, multi-family, mixed use facility, or irrigation systems water service connections must have installed an approved backflow prevention assembly installed as directed by the Puyallup Municipal Code 14.02.220(3) and conforming to city standard section 03.04 - backflow installation. A double detector check valve assembly (DDCVA) is required as directed by the City of Puyallup.
- A commercial development must have installed a side sewer sampling tee installed in conformance to city standard section 04.03 – side sewer.
- The applicant is responsible to schedule all utility inspections prior to backfilling
- Curb, gutter, sidewalk, and approach must be poured per city standards.
- Driveway approach must be a minimum of 30' wide.
- 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 Completion	The approved Stormwater Maintenance Agreement shall be recorded prior to the City granting a certificate of occupancy. Once recorded, provide the City with the Auditor File Number (AFN) for verification.	Engineering Division	Open

Prior to Completion	Right-of-way dedication to match the abutting street classification shall be required as determined by Development Engineering. No building permit or development permit shall be granted for the construction or substantial improvement of any industrial, commercial, or residential building, or plat unless the plans and specifications contain provisions for the dedication to the City of sufficient street right of way for the classification of the street abutting the property according to the street plans and street development needs of the city for that street. Building permit PRCNC20241917 cannot be issued until boundary line adjustment PLBDJ20240103 is approved and recorded which depicts the required right-of-way dedication. The building permit site plan must match the approved boundary line adjustment.	Engineering Division	Resolved
Prior to Issuance	Building permit PRCNC20241917 cannot be issued until civil construction permit PRCCP20240808 is issued first. The building permit site plan must match the approved civil plan. [Yianni Charitou @ 06/16/2025 2:56 PM]	Engineering Division	Resolved
Prior to Completion	Occupancy will not be granted until civil construction permit PRCCP20241846 has been completed and the final inspection has been passed. [Yianni Charitou @ 06/16/2025 2:55 PM]	Engineering Division	Open
Prior to Completion	This property lies within a regulated flood zone. According to the FEMA LOMR Case Number 21-10-0191P issued on April 27, 2022 and effective September 8, 2022, the flooding zone has been revised and the proposed building is no longer within the AE flood zone.	Engineering Division	Resolved

Prior to Issuance	In accordance with Puyallup Municipal Code 11.08.135, new commercial projects that have a structure improvement value exceeding \$200,000 in valuation are required to complete improvements along the property's street frontage. Your project will be required to complete frontage improvements which may include curb, gutter, planter strips, street trees, sidewalks, storm drainage, street lighting, and one-half street paving (only required if the existing pavement condition is poor) as determined by Development Engineering. The building permit shall not be issued until the frontage improvement designs have been approved by the City and civil construction permit application PRCCP20240569 has been issued.	Engineering Division	Resolved
Prior to Completion	Your project is required to install frontage improvements in accordance with Puyallup Municipal Code 11.08.135. Building permit occupancy shall not be granted until the frontage improvements are completed and accepted, and civil construction permit PRCCP20240569 is finalized/closed.	Engineering Division	Open
Prior to Issuance	<p>Per Puyallup Municipal Code Chapter 11.24, the property is subject to two recorded sanitary sewer latecomer's agreements. The property owner will be required to submit a development contribution latecomer fee for the Viking JV, LLC sanitary sewer main extension and sanitary sewer lift station/force main as defined in latecomer's agreements recorded under AFNs 202107061306 and 202406210039, respectively. The latecomer's development contribution fees have been assessed on building permit application PRCNC20241917.</p> <p>Latecomer contribution fees paid under PRCNC20241917 on 3/13/2025.</p>	Engineering Division	Resolved

Prior to Completion	<p>According to PMC Chapter 19.06.020, contiguous parcels are required to be combined when they share common facilities including but not limited to access, parking, utilities, open space, landscaping, signage, etc., for which no easements or other legal instruments exist to ensure continuous ownership, use and maintenance of such facilities. In this particular case, the East Town Crossing parcels share such facilities including driveway access, parking, landscaping, trash enclosures, and utilities. Prior to building permit issuance, the applicant shall apply for and provide a recorded legal instrument (binding site plan) for the continuous ownership, use, and maintenance of the common facilities in compliance with Puyallup Municipal Code.</p> <p>Directed by Puyallup management to change this from a prior to issuance to prior to completion condition.</p>	Engineering Division	Open
Prior to Completion	<p>A minimum 1" fire service is required to supply the structure's fire sprinkler system. The applicant shall coordinate water service connection with the City prior to starting site work by scheduling an inspection through the CityView portal.</p> <p>Per City Design Standard Section 302.3, a double detector check valve assembly (DDCVA) backflow device is required on the fire service line to any building which is equipped with a closed fire sprinkler protection system. The DDCVA shall be located inside the building or in a vault at or near the property line and shall be installed in accordance with City Standard Detail 03.10.01-1 and 03.10.01-2.</p> <p>Upon approval of the installation by the city inspector, the backflow device shall be tested by a Washington State certified backflow assembly tester, and the test report results shall be submitted to the City prior to occupancy of the building.</p>	Engineering Division	Open

Prior to Completion	<p>An approved reduced pressure backflow assembly (RPBA) device is required to be installed on the commercial water service per City Standard Detail 03.04.02 since the potable water service will have a direct connection to the proposed pool. For more information, visit <a href="https://www.cityofpuyallup.org/1131/Backflow-Prevention-Cross-Connection">https://www.cityofpuyallup.org/1131/Backflow-Prevention-Cross-Connection</a>.</p> <p>Upon approval of the installation by the city inspector, the backflow device shall be tested by a Washington State certified backflow assembly tester, and the test report results shall be submitted to the City prior to occupancy of the building.</p>	Engineering Division	Open
Prior to Issuance	Must provide letter from Puyallup School District stating that school impact fees have been paid.	Development & Permitting Services	Resolved
Prior to Completion	Energy Documents required per section C407.3, items #3 and 4 must be provided prior to Final.	Building Division	Open

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:**  
Brett Lindsay