



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

Permit No:
 PRRNTH20250328

RESIDENTIAL - NEW TOWNHOUSE

Puyallup, WA

Job Address	Address: 1200 7TH AVE SE, PUYALLUP, WA 98372 Parcel # 7845001330	ISSUED December 05, 2025
Owner	SEATAC ENTERPRISE LLC 10019 SE 226TH PL KENT, WA 98031 (253) 332-7303 seatacllc@icloud.com	
Applicant	CADY CHINTIS 1522 6TH AVE #1 TACOMA, WA 98405 (734) 834-5509 CADY@WC-STUDIO.COM	
Contractor		
Plumbing Contractor	SEATAC ENTERPRISES, LLC 10019 SE 226TH PL KENT, WA 98031 seatacllc@icloud.com WA L&I #:	
Description of Work	CONSTRUCT (3) TOWNHOUSE DWELLING UNITS (BLDG A) ~ 1200 7th AVE TOWNHOUSES	
Permit Types	Residential - New Townhouse	
Expiration Date:	June 03, 2026	
Total ESU's		
REQUESTING REQUIRED INSPECTIONS	<p>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.</p>	

Building Components:

Quantity	Units	Description
4392	SQ FT	Dwellings - Type V B
1.33	QTY	Traffic Impact SFR
3	QTY	Park Impact Residential (1000-1999 sq ft)
0	QTY	Park Impact Residential (500-999 sq ft)
3	#UNITS	SDC - Duplex (sewer)
3	#UNITS	SDC - Duplex (water)
3	QTY	AC Unit
3	QTY	Exhaust Hood/Range Hood
3	QTY	Miscellaneous Mechanical

7.5	QTY	Appliances/Equipment
		Bathrooms
36	QTY	Plumbing Fixtures
3	QTY	Water Heater (PL)

Total Value of Work:	\$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 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>

2. Development Engineering standard residential conditions:

- All inspections, including erosion and sediment, utility, and final inspections, shall be requested through the CityView portal.
- Prior to starting site work, request an erosion and sediment inspection through the CityView portal.
- 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. Refer to the City standard details 02.03.02 & 05.02.01 for typical erosion and sedimentation control methods.
- Stormwater control of roof downspouts shall be controlled. If approved by Development Engineering, the applicant may use City standard details 02.05.01 and 05.05.03 for an individual roof downspout infiltration system.
- The applicant is responsible to call the engineering inspector at 253-435-3650 to schedule a side sewer inspection prior to backfilling.
- Curb, gutter, sidewalk, and approach must be poured per city standards. 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.
- Driveway approach must be a minimum of 15' wide and a maximum of 30' wide. The total width of all driveways shall not exceed 50% of the property frontage per City standards.
- Driveway may not exceed a 10% grade at any point or as directed by the City of Puyallup.
- Sanitary sewer clean-out to be installed at the property line. If located in the driveway area, it must be placed in a frame and covered per City standards.
- The water meter box shall not be located in hard surfaces. The water meter box and/or water service may need to be relocated or adjusted, at owner's expense, to accommodate for site and grade changes. The new location and grade must be approved by the City of Puyallup.
- 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.
- Any code requirement that may have been overlooked in this plan review does not imply that the requirements have been waived.

- To tie into an existing force main, the property owner must install a private pump system per city standards.
- All new or existing multi use and commercial facilities are required to install, at the service connection an approved reduced pressure backflow prevention assembly (RPBA) per city standards.

4. The city has adopted a City-Wide Traffic Impact Fee of \$4,500 per PM peak hour trip. Final fees will be calculated and assessed by the City at the time of building permit issuance
 Calculated TIF = \$9000 - Single Family Attached housing LUC 215, 3 residential units, average rate is 2 PM Peak Hour Trips * \$4500

5. Park impact fee was established by Ordinance 3142 dated July 3, 2017 and shall be charged per new dwelling unit based on its size:

Park Impact Fee (Per residential dwelling Unit):

- Less than 500 sqft \$1,560.05
- 500 - 999 sqft \$2,313.53
- 1,000 – 1,999 sqft \$3,291.31
- 2,000 sqft or more \$4,017.30

Calculated Park Impact Fee at 3 units 1000-1999 sqft (\$3291.31 per unit) = \$9873.93

1. INSTALL ADDRESS NUMBERS PER THE FOLLOWING DISTANCES:0-50FOOT SETBACK FROM STREET NUMBERS SHALL BE 6 INCHES IN HEIGHT; 51-100 FEET 12 INCHES IN HEIGHT. ALL NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDITIONAL NUMBERS MAY BE NEEDED AT DRIVEWAY ENTRANCE IF BUILDING NUMBERS ARE NOT VISIBLE FROM THE STREET. REAR DOORS OF SUITES OR UNITS SHALL ALSO BE LABELED WITH MINIMUM 4 INCH NUMBERS.
2. FIRE HYDRANTS REQUIRED FOR CONSTRUCTION AND FIRE DEPARTMENT ACCESS SHALL BE INSTALLED AND APPROVED BY THE FIRE CODE OFFICIAL PRIOR TO THE STORAGE OR INSTALLATION OF ANY COMBUSTIBLE FRAMING MATERIAL. ACCESS ROADWAY SURFACES SHALL BE DESIGNED TO CITY STANDARDS AND BE DESIGNED TO MAINTAIN THE IMPOSED LOADS OF A 80,000 POUND FIRE APPARATUS. ASPHALT TREATED BASE, ASPHALT OR CONCRETE PAVEMENT CAN BE USED TO PROVIDE THE REQUIRED ALL-WEATHER DRIVING SURFACE.
3. ANY REQUIRED FIRE LANE MARKINGS SHALL BE INSTALLED PRIOR TO FINAL INSPECTION AND PER CITY ORDINANCE.
4. FIRE EXTINGUISHERS WILL BE REQUIRED PER CHAPTER 9 OF THE INTERNATIONAL FIRE CODE. GENERALLY, 1 FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2A 10BC SHALL BE INSTALLED PER EVERY 3,000 SQUARE FEET OF FLOOR AREA. THE LOCATION OF THE FIRE EXTINGUISHERS SHALL BE NEAR THE EXIT DOORS AND TRAVEL DISTANCE TO AN EXTINGUISHER SHALL NOT EXCEED 75 FEET. ADDITIONAL SIGNAGE MAY BE NECESSARY TO INDICATE THE FIRE EXTINGUISHER LOCATION.

7. Provide a Traffic Control Plan with 2nd submittal, for any work to be conducted in the right of way.

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
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Prior to Completion	<p>In accordance with Puyallup Municipal Code 11.08.135, residential infill lot projects that qualify as substantial improvements (the cost of which equals or exceeds 50% of the market value of the structure before the "start of construction" of the improvement) 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 a right-of-way or civil construction permit issued. A right-of-way permit is required if there is existing vertical curb in good condition and a civil construction permit is required if there is no existing vertical curbing. The building permit shall be conditioned in such a manner that building occupancy will not be granted until the frontage improvements are completed and approved.</p> <p>Frontage improvement design shown on PRCCP20241694</p>	Engineering Division	Open
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 Issuance	Must provide letter from Puyallup School District stating that school impact fees have been paid.	Development & Permitting Services	Resolved
Prior to Issuance	PRRNTH20250328 shall not be issued until associated PRCCP20241694 is approved.	Development & Permitting Services	Resolved

Prior to Issuance	Must provide Contractor doing the work to be named on permit. Contractor must be registered with Washington State Labor and Industries AND have a valid City of Puyallup business license endorsement with Washington State Department of Revenue. 5.12.25 OWNER/BUILDER: CONFIRMED L& I STATE CONTRACTOR INFORMATION IS PRESENTLY CURRENT [Jeannasha Frazier @ 05/12/2025 10:10 AM]	Development & Permitting Services	Resolved
Prior to Issuance	Must provide letter from Puyallup School District stating that school impact fees have been paid.	Development & Permitting Services	Resolved
Prior to Issuance	Contractor needs to have a valid City of Puyallup business license endorsement with Washington State Department of Revenue.	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:
CADY CHINTIS