



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

**Permit No:**  
 PRDE20260358

## DEMOLITION

Puyallup, WA

<b>Job Address</b>	Address: 1127 E MAIN, PUYALLUP, WA 983721115 E MAIN, PUYALLUP, WA 98372 Parcel # 0420271174	<b>ISSUED</b> April 07, 2026
<b>Owner</b>	PUYALLUP TT LLC 3401 LIND AVE SW RENTON, WA 98057-4924	
<b>Applicant</b>	BCRAPermits 2106 Pacific Ave, Ste 300 Tacoma, WA 98402 (253) 314-0147 landuse-permits@bcradesign.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>	Existing Taco Time NW store to be turned into a plain building shell condition with future shell permit submittal and then a new coffee shop with a future TI permit submittal. This demolition permit submittal to include only demolition and prep as needed. all fixtures, furniture, equipment, and finishes to be removed. All interior walls to be removed unless noted otherwise. No work to be completed that will damage the structural integrity of the building. - PEM WOODS COFFEE	
<b>Permit Types</b>	Demolition	
<b>Expiration Date:</b>	October 04, 2026	
<b>Total ESU's</b>		
<b><u>REQUESTING REQUIRED INSPECTIONS</u></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	
2124	SQ FT	Building/Structure Demolition	
<b>Total Value of Work:</b>			\$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>

2. Development Engineering standard demolition conditions:

1. All inspections shall be requested through the CityView portal. The job start and erosion and sediment inspections shall be passed prior to starting work.
2. 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.
3. The applicant shall call the Utility Notification Center at 1-800-424-5555 before beginning any work. Call 811 before you dig, it's the law.

Site-specific Conditions:

- No City utilities shall be removed, retired, or modified. All existing utilities shall remain to serve existing or remaining structures.

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.

5. Upon demolition of the existing facilities, utility service credits become available for the subject site. It is the property owner's responsibility to retain a copy of available utility service credits and to submit them to the City for future utility development credit. Utility service credits are only valid for a period of six years from the date of permit issuance for which the credits are granted. 23.5 water and 35 sewer FUW credits were granted for this demolition. Storm FUW credits can be redeemed on civil permits only. If you would like to redeem a portion or all of the credits on this permit, please provide the property owner's written approval to do so.

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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Submit With Building Permit Application	<p>Nonresidential design review guidelines will be required to be met for any proposed changes to the exterior of the structure (PMC 20.26.300). When submitting the TI for changes to the exterior, please include the nonresidential design worksheet linked below. Please note that there are changes coming to our design standards that will be adopted in about six (6) months. In the meantime, PMC 20.26.300 will apply to this project.</p> <p><a href="https://www.puyallupwa.gov/DocumentCenter/View/16334/Design-Review-Worksheet---Nonresidential?bidId=">https://www.puyallupwa.gov/DocumentCenter/View/16334/Design-Review-Worksheet---Nonresidential?bidId=</a></p>	Planning Division	Open
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<p>Standard Conditions</p>	<p>Development Engineering standard demolition conditions:</p> <ol style="list-style-type: none"> <li>1. All inspections shall be requested through the CityView portal. The job start and erosion and sediment inspections shall be passed prior to starting work.</li> <li>2. 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 &amp; 05.02.01 for typical erosion and sedimentation control methods.</li> <li>3. The applicant shall call the Utility Notification Center at 1-800-424-5555 before beginning any work. Call 811 before you dig, it's the law.</li> </ol> <p>Site-specific Conditions:</p> <ul style="list-style-type: none"> <li>- No City utilities shall be removed, retired, or modified. All existing utilities shall remain to serve existing or remaining structures.</li> </ul> <p>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.</p> <p>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.</p> <p>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</p>	<p>Engineering Division</p>	<p>Open</p>
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Standard Conditions	Upon demolition of the existing facilities, utility service credits become available for the subject site. It is the property owner's responsibility to retain a copy of available utility service credits and to submit them to the City for future utility development credit. Utility service credits are only valid for a period of six years from the date of permit issuance for which the credits are granted. 23.5 water and 35 sewer FUW credits were granted for this demolition. Storm FUW credits can be redeemed on civil permits only. If you would like to redeem a portion or all of the credits on this permit, please provide the property owner's written approval to do so.	Engineering Division	Open
Standard Conditions	* 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: <a href="http://www.lni.wa.gov/TradesLicensing/Contractors/Hi reCon/default.asp">http://www.lni.wa.gov/TradesLicensing/Contractors/Hi reCon/default.asp</a>	Building Division	Open

I certify that I am the owner of this property or the owner's authorized agent, including an

Applicant:

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.

BCRAPermits