



City of Puyallup

**Planning Division**

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

April 10, 2023

CES NW Inc.  
29th St. NE, suite D  
Puyallup, WA 98372

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	2
PERMIT #	PLBDJ20220164
PROJECT NAME	Puyallup Duplex Boundary Line Adjustment
PERMIT TYPE	Boundary Line Adjustment
PROJECT DESCRIPTION	Boundary Line Adjustment
SITE ADDRESS	403 43RD AVE SW, Unit: 1, PUYALLUP, WA 98373; 409 43RD AVE SW, PUYALLUP, WA 98373;
PARCEL #	0419091020; 0419095022;
ASSOCIATED LAND USE PERMIT(S)	PLSHP20220104
APPLICATION DATE	November 17, 2022
APPLICATION COMPLETE DATE	November 21, 2022
PROJECT STATUS	<b>Active Development Review Team (DRT) review case – resubmittal required.</b> Please address review comments below and resubmit revised permit materials and by responding in writing to the remaining items that need to be addressed.
APPROVAL EXPIRATION	<b>N/A</b> – Active permit application, not approved
CONDITIONS	<b>Active permit application, not approved;</b> Pursuant to PMC 20.11.022 regarding inactive applications, any and all pending land use applications or plat applications shall be deemed null and void unless a timely re-submittal is made to the City within 1 year of issuance of this Development Review Team (DRT) comment letter. DRT review letters typically identify requested corrections, studies or other additional required pieces of information necessary to demonstrate conformance with the City’s adopted development standards and codes.

Subsequent applicant re-submittals shall make a good faith effort to respond to each request from this letter in order for the application to remain active.

The failure to provide timely responses or lack of providing the requested material(s) within the 1-year window following DRT comment letter issuance shall be grounds for expiration, thus deeming the pending application null and void with or without a full or partial refund of application fees.

## HOW TO USE THIS LETTER

This review letter includes two sections: **“Action Items”** and **“Conditions”**.

The **“Action Items”** section includes all items that the applicant must address to comply with the Puyallup Municipal Code (PMC) and city standards. Items listed in under **Action Items** require a resubmittal under this permit for further review by the Development Review Team (DRT); your application is not approved. Please make those updates to the proposed plans and resubmit for review. Please include a response letter outlining how you have revised your proposal to meet these items for ease of plan check by DRT members.

The **“Conditions”** are items that will govern the final permit submittal(s) for the project. Please be aware that these conditions will become conditions of the final permits and/or recommendations to the Hearing Examiner, if applicable.

If you have questions regarding the action items or conditions outlined in this letter, please contact the appropriate staff member directly using the phone number and/or email provided.

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## ACTION ITEMS

**Engineering Traffic Review** - Bryan Roberts; (253) 841-5542; broberts@PuyallupWA.gov

- BLA needs to show existing 60ft access easement per short plat 79-557. Are there any private easements provided for adjacent parcel 0419095008?
- There's a short plat amendment submitted for these parcels (PLSHP20220104) that must be completed prior to BLA approval.

## CONDITIONS

Sincerely,  
Gabriel Clark  
Planning Technician  
(253) 770-3330  
GClark@puyallupwa.gov