



City of Puyallup

**Planning Division**

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www.cityofpuyallup.org

July 24, 2023

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

<b>FINAL DEVELOPMENT REVIEW TEAM (DRT) LETTER</b>	
<b>PERMIT #</b>	PLBDJ20220164
<b>PROJECT NAME</b>	Puyallup Duplex Boundary Line Adjustment
<b>PERMIT TYPE</b>	Boundary Line Adjustment
<b>PROJECT DESCRIPTION</b>	Boundary Line Adjustment
<b>SITE ADDRESS</b>	403 43RD AVE SW, Unit: 1, PUYALLUP, WA 98373; 409 43RD AVE SW, PUYALLUP, WA 98373;
<b>PARCEL #</b>	0419091020; 0419095022;
<b>ASSOCIATED LAND USE PERMIT(S)</b>	P-19-0061 PLSHP20220104 PRRNSF20230918 PRRNSF20230919
<b>APPLICATION DATE</b>	November 21, 2022
<b>APPLICATION COMPLETE DATE</b>	November 21, 2022
<b>PROJECT STATUS</b>	<p><b>PROJECT STATUS: <i>Final Development Review Team (DRT) letter – application approved*</i>.</b> <i>The latest revised copy of submitted materials has fulfilled the city’s requirements for land use permit approval given the following conditions and notes.</i></p> <p><i>* Per PMC 19.05.080, this letter serves as preliminary approval of the proposed BLR. Within six months of the date of this letter, the applicant shall file a final copy of the BLR for city signatures. Department directors will then sign the final BLR and, only after the recording of the final BLR with the county auditor, the BLR shall be deemed approved. An electronic copy of the final recorded BLR must be returned for city record keeping. <u>No building or engineering permits will be issued for the subject sites without receipt of the above referenced required documents: the BLR shall be null and void if not submitted for final signatures within the 6 month approval window.</u></i></p>
<b>APPROVAL EXPIRATION</b>	Approval date expires six (6) months from the date of this letter.
<b>CONDITIONS</b>	<b>See notes and conditions below.</b> The project shall conform to all conditions outlined herein and shall comply with all applicable provisions of the Municipal Code and any SEPA conditions (if SEPA environmental review was performed).

## HOW TO USE THIS LETTER

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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## CONDITIONS

The following are conditions of approval. All future civil and/or building permit submittals shall comply with the following conditions, if any:

**Traffic Division** - Bryan Roberts; 2538415542; broberts@PuyallupWA.gov

- Prior to Issuance: Short plat amendment for these parcels (PLSHP20220104) that must be completed prior to BLA approval. Short plat amendment will be removing an existing 60ft access easement per short plat 79-557 (not currently shown on BLA). : Condition Status: Open

Sincerely,

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