



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

December 07, 2023

CES NW Inc.

429 29th St. NE, suite D

Puyallup, WA 98372

FINAL DEVELOPMENT REVIEW TEAM (DRT) LETTER	
PERMIT #	PLSHP20220104
PROJECT NAME	Puyallup Duplex Short Plat Amendment
PERMIT TYPE	Short Plat
PROJECT DESCRIPTION	Short plat amendment to eliminate the access easement dividing the lots and create an critical area tract to encompass the onsite wetland.
SITE ADDRESS	433 43RD AVE SW, PUYALLUP, WA 98373; 2427 43RD AVE SE, PUYALLUP, WA 98374; 409 43RD AVE SW, PUYALLUP, WA 98373;
PARCEL #	0419095003; 0419095022; 6025890750;
ASSOCIATED LAND USE PERMIT(S)	P-19-0061 PLBDJ20220164 PRRNSF20230918 PRRNSF20230919
APPLICATION DATE	July 18, 2022
APPLICATION COMPLETE DATE	July 18, 2022
PROJECT STATUS	Final Development Review Team (DRT) letter – application approved. The latest revised copy of submitted materials has fulfilled the city's requirements related to the land use permit in accordance with the following conditions and notes. The project is now proceeding into final SEPA review and issuance.
APPROVAL EXPIRATION	December 07, 2024
CONDITIONS	See notes and conditions below. The project shall conform to all conditions outlined herein and shall comply with all applicable provisions of the Municipal Code and any SEPA conditions.

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.

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.

CONDITIONS

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

Building Division - Ray Cockerham; 2538415585; RayC@PuyallupWA.gov

- Submit With Building Permit Application: Permit submittals, reviews, fees and inspections are subject to applicable codes at time of complete permit submittal.: Condition Status: Open

Engineering Division - Anthony Hulse; 2538415553; AHulse@PuyallupWA.gov

- Submit With Civil Permit Application: Apply for a separate civil permit for the frontage work within the public right of way. Be sure to include all necessary curb, gutter, sidewalk, roadway widening, street lights, as applicable. The civil permit will need to be reviewed, approved and issued prior to the release of building permit(s). : Condition Status: Open

Engineering Division - Anthony Hulse; 2538415553; AHulse@PuyallupWA.gov

- Submit With Civil Permit Application: Two city standard streetlights will be required along 43rd Ave SW to meet current light standard spacing ie. 300': Condition Status: Open

Engineering Division - Anthony Hulse; 2538415553; AHulse@PuyallupWA.gov

- Submit With Civil Permit Application: At time of civil application submit the Right of Way Deed and REETA. These documents can be found on the City's website here: <https://www.cityofpuyallup.org/DocumentCenter/View/7331/Appendix-C-?bidId=>: Condition Status: Open

Engineering Division - Anthony Hulse; 2538415553; AHulse@PuyallupWA.gov

- Submit With Civil Permit Application: A connection to the SSMH is not desired by the City, tap the main with a sewer saddle per city standard 04.02.01. Address at time of civil application.: Condition Status: Open

Engineering Division - Anthony Hulse; 2538415553; AHulse@PuyallupWA.gov

- Submit With Civil Permit Application: The backflow devices will need to be placed downstream of the water meters. Address at time of civil application.: Condition Status: Open

Planning Division - Rachael N. Brown; 2537703363; RNBrown@PuyallupWA.gov

- Submit With Civil Permit Application: Permanent critical area markers are required to be installed every 50 ft around the boundary of critical area buffers for the following critical areas: wetlands, streams, landslide hazard areas. See City buffer posting details at www.cityofpuyallup.org/1591/Master-Document-List. The City will provide the buffer posting signs at no cost. Applicant is responsible for cost of post and all other materials for installation. Contact the Planning Division to order signs at Planning@puyallupwa.gov.: Condition Status: Open

Planning Division - Rachael N. Brown; 2537703363; RNBrown@PuyallupWA.gov

- Submit With Building Permit Application: Return official copy of final recorded plat document to City within 1 year of issuance of final DRT letter. Return form and recording instructions can be found at www.cityofpuyallup.org/DocumentCenter/View/14858/SHORT-PLAT-RECORDING-FORM?bidId=. No building permits can be applied for until this official document is returned to the City. : Condition Status: Open

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Sincerely,

Rachael N. Brown
Associate Planner
(253) 770-3363
RNBrown@PuyallupWA.gov