



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

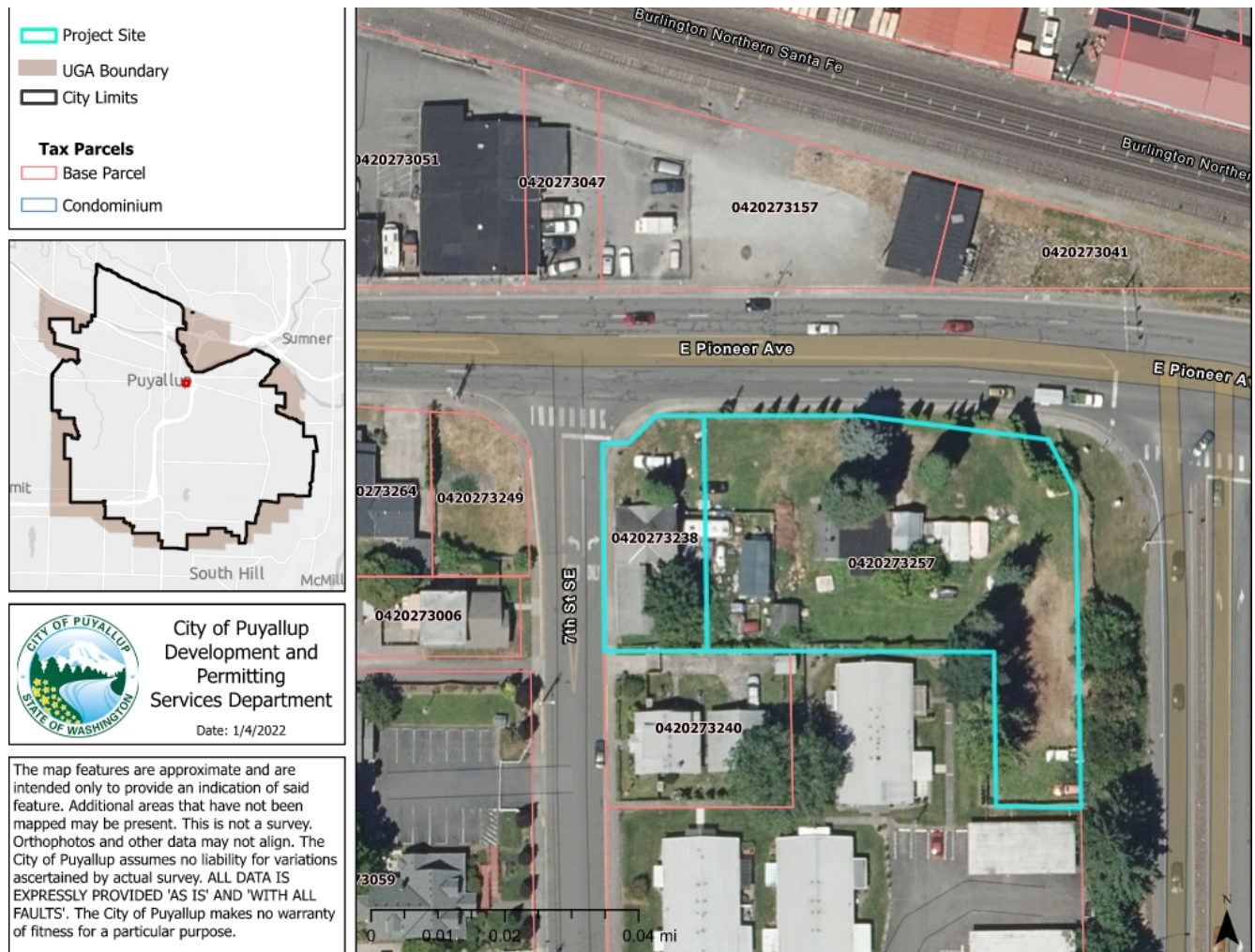
www.cityofpuyallup.org

January 05, 2022

NOTICE OF COMPLETE LAND USE PERMIT APPLICATION

The following land use permit application has been submitted to the Development and Permitting Services Department for review. This notice was sent to all property owners within a specified radius of the site.

Vicinity Map:



Application Information

The following information is provided regarding this application:

Case Number:	PLVAR20210001
Permit Type:	Variance
Proposal:	Variance to reduce landscape buffer on the south side of the property related to future development (not yet proposed). Variance is for reduction in landscaping from a 15' requirement on the south side of the development site to various widths – see site plan exhibit. Future development application for the entire project is not yet submitted.
Applicant(s):	Nicole Harter
Owner(s):	Sidhu Farms LLC
Site Address:	702 and 708 E Pioneer, PUYALLUP, WA 98372
Parcel Number:	0420273238, 0420273257
Date of Application:	December 13, 2021
Date of complete application determination:	January 03, 2022
Date of Public Hearing (if set):	To be determined
Environmental documents/studies required:	N/A
Identified critical areas on or adjacent to the site:	Volcanic hazard area, aquifer recharge area

Public Comments

Please be advised that any response to this letter will become a matter of Public Record. Recipients of this notice, consulted agencies and other agencies are encouraged to contact the staff listed below to become a 'Party of Record' on the subject permit application (s). The public may review contents of the official file for the subject proposal, provide written comments, participate in public hearings/meetings for the subject permit (s), and request a copy of the final decision. The application file is available for review at [click here to open on Portal](#) by searching the case number or site address.

Written comments will be accepted if filed with the Development and Permitting Services Department on or before 3:00PM on: January 19, 2022.

If you have any comments or suggestions, please email them to Chris Beale at CBeale@PuyallupWA.gov or call (253) 841-5418.

To view records and follow the status of the permit application:

<https://permits.puyallupwa.gov/Portal/>

Planning Division >

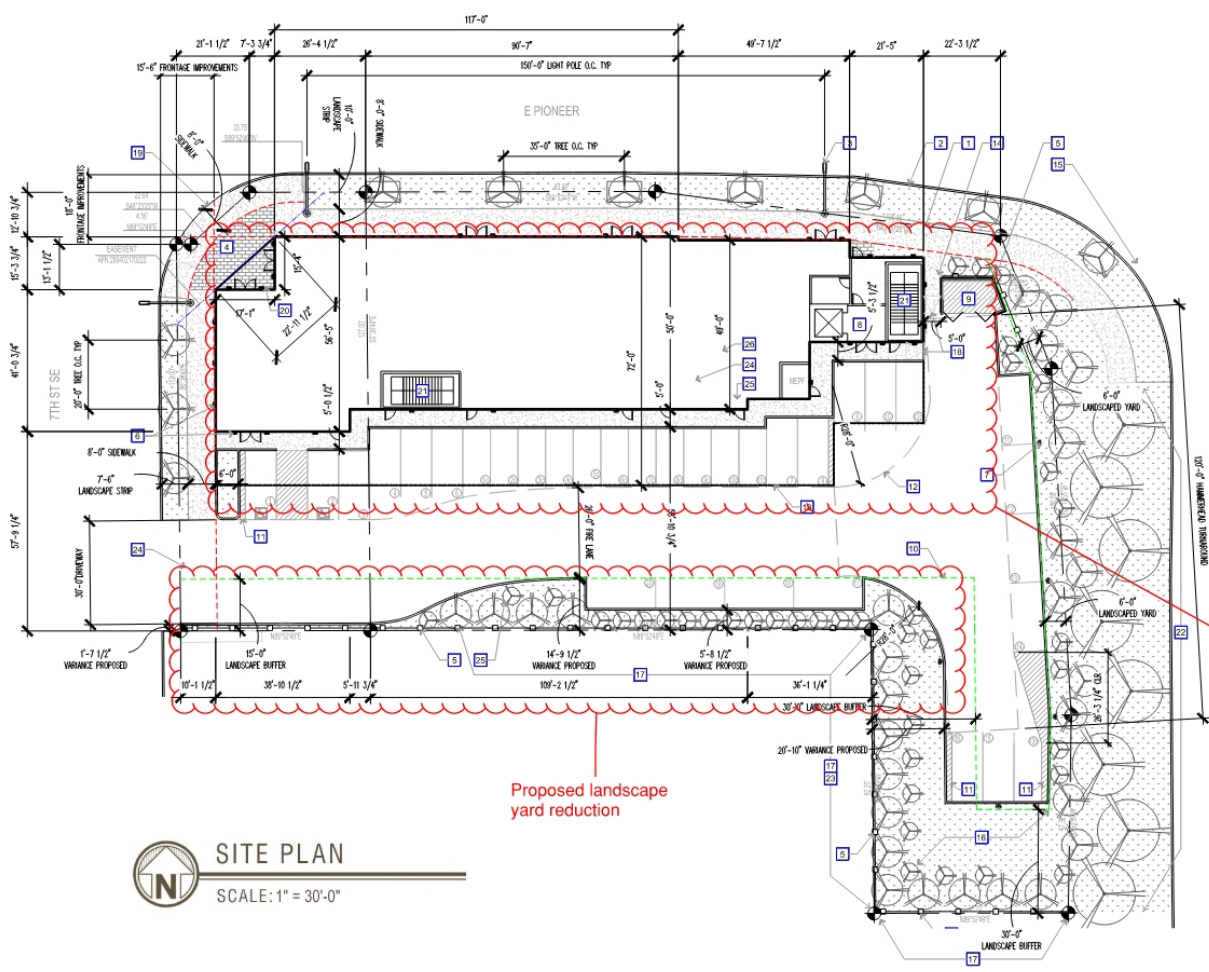
Application Search

Use the permit ID PLVAR20210001 to



search. Submitted documents are under documents and images

Site Plan:



KEYNOTES

- 1 PROPERTY LINE, TYP
- 2 6" CURB, TYP
- 3 STREET LIGHTING POLE, TYP
- 4 PLAZA
- 5 NEW FENCE LINE, 6' TALL, TYP
- 6 WALL MOUNTED EXTERIOR LIGHTING FIXTURE, TYP
- 7 GROUND MOUNTED EXTERIOR LIGHTING FIXTURE, TYP
- 8 APARTMENT ENTRY AREA
- 9 ENCLOSED TRASH CORRAL
- 10 LANDSCAPE BUFFER/SETBACK, TYP
- 11 18" STRIPED BUFFER AREA AT PARKING STALL TO ACCOMMODATE DOOR OPENING PER TYPE IV LANDSCAPING STANDARDS
- 12 FIRE TRUCK APPARATUS 120' HAMMERHEAD TURNAROUND PATH
- 13 LINE OF BUILDING FLOOR ABOVE
- 14 PEDESTRIAN PATHWAY TO PARKING LOT
- 15 FREEWAY ACCESS
- 16 AMENITY SPACE FOR RESIDENTS
- 17 DENSE PLANTINGS ALONG PROPERTY LINE
- 18 IN LINE CURB RAMP
- 19 CORNER CURB RAMP PER CITY STANDARD DETAILS
- 20 BIKE RACK FOR RETAIL CUSTOMERS
- 21 APPROXIMATE LOCATION OF EGRESS STAIRS SERVING DWELLING UNITS ON FLOORS ABOVE
- 22 EXISTING DENSE TREE LINE ALONG FREEWAY ON RAMP
- 23 EXISTING TREES ALONG PROPERTY LINE TO REMAIN

Future development not yet proposed

Proposed landscape yard reduction

SITE PLAN
SCALE: 1" = 30'-0"

Maejian

PIONEER MIXED-USE PROJECT