

**CITY OF PUYALLUP**

**AFFIDAVIT OF NOTICE**

I certify under penalty of perjury under the laws of the State of Washington that on this date I sent true and correct copies of the attached **Notice of Application** to each person listed below, or on the attached mailing list, in the matter of **CES NW Inc.**, Planning Case No. **PLSHP20220104**, in the manner indicated.

Party	Method of Service
Publication Notice: Tacoma News Tribune Publication Date: July 28, 2022	<input type="checkbox"/> U.S. First Class Mail, postage prepaid <input type="checkbox"/> Inter-office Mail <input checked="" type="checkbox"/> E-mail <input type="checkbox"/> Fax <input type="checkbox"/> Hand Delivery <input type="checkbox"/> Legal Messenger
(Attached mailing list) Puyallup Tribe of Indians Puyallup School District	<input checked="" type="checkbox"/> U.S. First Class Mail, postage prepaid <input type="checkbox"/> Inter-office Mail <input type="checkbox"/> E-mail <input type="checkbox"/> Fax <input type="checkbox"/> Hand Delivery <input type="checkbox"/> Legal Messenger
	<input type="checkbox"/> U.S. First Class Mail, postage prepaid <input type="checkbox"/> Inter-office Mail <input type="checkbox"/> E-mail <input type="checkbox"/> Fax <input type="checkbox"/> Hand Delivery <input type="checkbox"/> Legal Messenger

Dated: July 28, 2022 – Materials submitted by Associate Planner Rachael Brown

*Gabriel Clark*

Gabriel Clark  
Planning Technician



Beaufort Gazette  
Belleville News-Democrat  
Bellingham Herald  
Bradenton Herald  
Centre Daily Times  
Charlotte Observer  
Columbus Ledger-Enquirer  
Fresno Bee

The Herald - Rock Hill  
Herald Sun - Durham  
Idaho Statesman  
Island Packet  
Kansas City Star  
Lexington Herald-Leader  
Merced Sun-Star  
Miami Herald

el Nuevo Herald - Miami  
Modesto Bee  
Raleigh News & Observer  
The Olympian  
Sacramento Bee  
Fort Worth Star-Telegram  
The State - Columbia  
Sun Herald - Biloxi

Sun News - Myrtle Beach  
The News Tribune Tacoma  
The Telegraph - Macon  
San Luis Obispo Tribune  
Tri-City Herald  
Wichita Eagle

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
19367	295517	Print Legal Ad - IPL0082986	Complete Land Use Appli	\$402.62	2	36 L

**Attention:** Nabila Comstock

CITY OF PUYALLUP DEVELOPMENT SERVICE  
333 S MERIDIAN  
PUYALLUP, WA 983715913

### NOTICE OF COMPLETE LAND USE APPLICATION(S)

The City of Puyallup Development Center hereby announces that the following complete land use application(s) have been submitted for processing.  
Planning Case No. PLSH20220104;

**Applicant:** CES NW Inc.

**Location:** 433 43RD AVE SW, PUYALLUP, WA 98373; 2427 43RD AVE SE, PUYALLUP, WA 98374; 409 43RD AVE SW, PUYALLUP, WA 98373;

**Zoning:** RM-CORE

**Request:** Short plat amendment to eliminate the access easement dividing the lots and create a critical area tract to encompass the onsite wetland.

**Comment Due Date:** Thursday, August 10

**SEPA status:** The City may issue a Determination of Non-Significance (DNS) or Mitigated Determination of Non-Significance (MDNS) for this proposal under the optional DNS SEPA process, provided in WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of the proposed project.

The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request.

**Environmental mitigation measures under consideration:** SEPA Checklist, Wetland Report

**Public Comments:** The public, 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 public review at [www.cityofpuyallup.org/ActivePermits](http://www.cityofpuyallup.org/ActivePermits)

**\*Consistent with WAC 197-11-545 regarding consulted agencies, other agencies and the public, comments must be received on this notice to retain future rights to appeal the subject Determination.**

**Staff contact:** Rachael N. Brown, Associate Planner - (253) 770-3363 |

RNBrown@PuyallupW

IPL0082986

Jul 28 2022

Calandra Daniels, being duly sworn, deposes and says: That he/she is the Principal Clerk of the publication; The News Tribune, printed and published in Tacoma, Pierce County, State of Washington, and having a general circulation therein, and which said newspaper(s) have been continuously and uninterruptedly published in said County during a period of six months prior to the first publication of the notice, a copy of which is attached hereto: that said notice was published in The News Tribune, as amended, for:

No. of Insertions: 1

Beginning Issue of: 07/28/2022

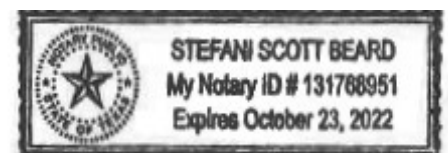
Ending Issue of: 07/28/2022

Principal Clerk

Sworn to and subscribed before me this 28th day of July in the year of 2022 before me, a Notary Public, personally appeared before me Calandra Daniels known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she executed the same.

*Stefani Beard*

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.  
Legal document please do not destroy!



## CITY OF PUYALLUP

Development Services Center

333 S Meridian, Puyallup, WA 98371

(253) 864-4165 | Fax (253) 840-6678

### DECLARATION OF SIGN POSTING

Date of Sign Posting: \_\_\_\_\_

Case No(s): PLSHP20220104

Project Name: Puyallup Dupex 2 Lots

Applicant: HC Homes Inc

Applicant Email: dmarkakis@cesnwinc.com

Site Address: 409, 427, 433 43rd Ave SE

Parcel No.: 0419095022 0419095003 0419095004

Notice of Hearing or

Notice of Application

Attached photo of sign posted (required)

Description of sign location:

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct:

Signed on July 28, 2022 at Puyallup, WA

Date

City

State

[Signature]

Signature

Roger Hebert

Print Name

Please send Declaration of Sign Posting to:

Nabila Comstock

Planning Technician

(253) 770-3361

[ncomstock@puyallupwa.gov](mailto:ncomstock@puyallupwa.gov)





10





City of Raleigh  
Development Services  
440 East Hargett  
Raleigh, NC 27601  
(919) 997-2200  
www.raleighnc.gov

**NOTICE OF LAND USE PERMIT  
APPLICATION**



**PERMIT TYPE: SHORT PLAT**

**PROJECT DESCRIPTION:** SHORT PLAT AMENDMENT TO  
ELIMINATE THE ACCESS EASEMENT DIVIDING THE LOTS AND  
CREATE A CRITICAL AREA TRACT TO ENCOMPASS THE  
ON-SITE WETLAND.

**PROJECT:** PL51W000010K

**ADDRESS:** 4014 HICKORY LANE IN RETAIL CENTER & TRUCK STOP IN RETAIL CENTER IN TRUCK STOP

**OWNER:** 00-C000

**APPLICANT:** C&S INC.

**NOTICE DATE:** JUL 18, 2021

**STATUS:** UNDER REVIEW

**FOR MORE INFORMATION, CONTACT:** 919-997-2200

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City of Puyallup

**Planning Division**

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

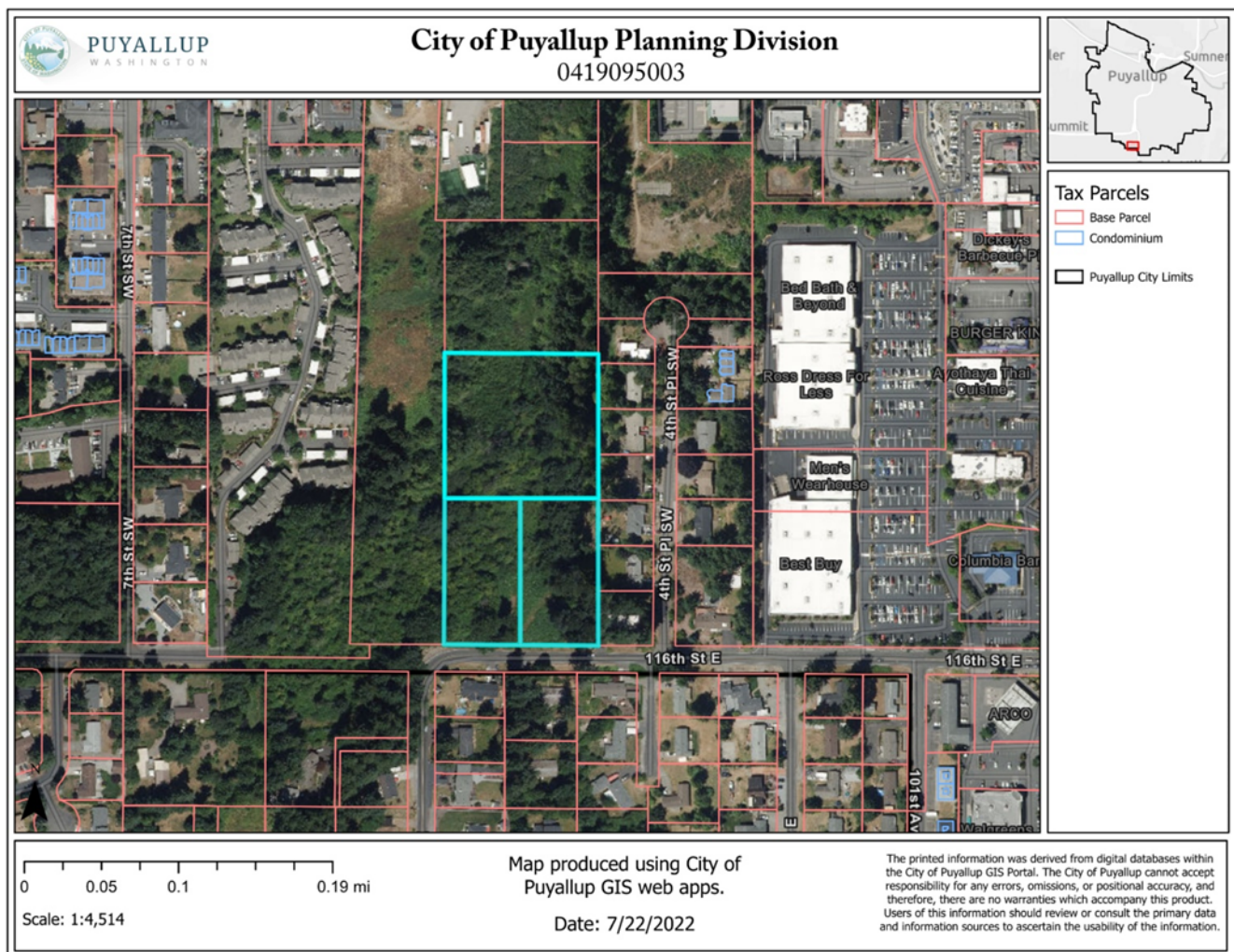
[www.cityofpuyallup.org](http://www.cityofpuyallup.org)

July 25, 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:	PLSHP20220104
Permit Type:	Short Plat
Proposal:	Short plat amendment to eliminate the access easement dividing the lots and create an critical area tract to encompass the onsite wetland.
Applicant(s):	CES NW Inc.
Owner(s):	HC Homes Inc., David Artz
Site Address:	433 43RD AVE SW, PUYALLUP, WA 98373; 2427 43RD AVE SE, PUYALLUP, WA 98374; 409 43RD AVE SW, PUYALLUP, WA 98373;
Parcel Number:	0419095003; 0419095022; 6025890750;
Date of Application:	July 06, 2022
Date of complete application determination:	July 18, 2022
Date of Public Hearing (if set):	Public Hearing is not scheduled at this time.
Environmental documents/studies required:	SEPA Checklist, Wetland Report
Identified critical areas on or adjacent to the site:	Wetland, Aquifer Recharge

## 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 <https://permits.puyallupwa.gov/Portal/Planning/Status?planningId=1858> or by searching the case number or site address.

## Environmental Review (SEPA)

The City may issue a Determination of Non-Significance (DNS) or Mitigated Determination of Non-Significance (MDNS) for this proposal under the optional DNS SEPA process, provided in WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of the proposed project. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request. Environmental mitigation measures under consideration: None identified as of the date of



this mailer.

Written comments will be accepted if filed with the Development and Permitting Services Department on or before 3:00PM on: August 10 2022.

If you have any comments or suggestions, please email them to Rachael N. Brown at [RNBrown@PuyallupWA.gov](mailto:RNBrown@PuyallupWA.gov) or call (253) 770-3363.

### **Site Plan**



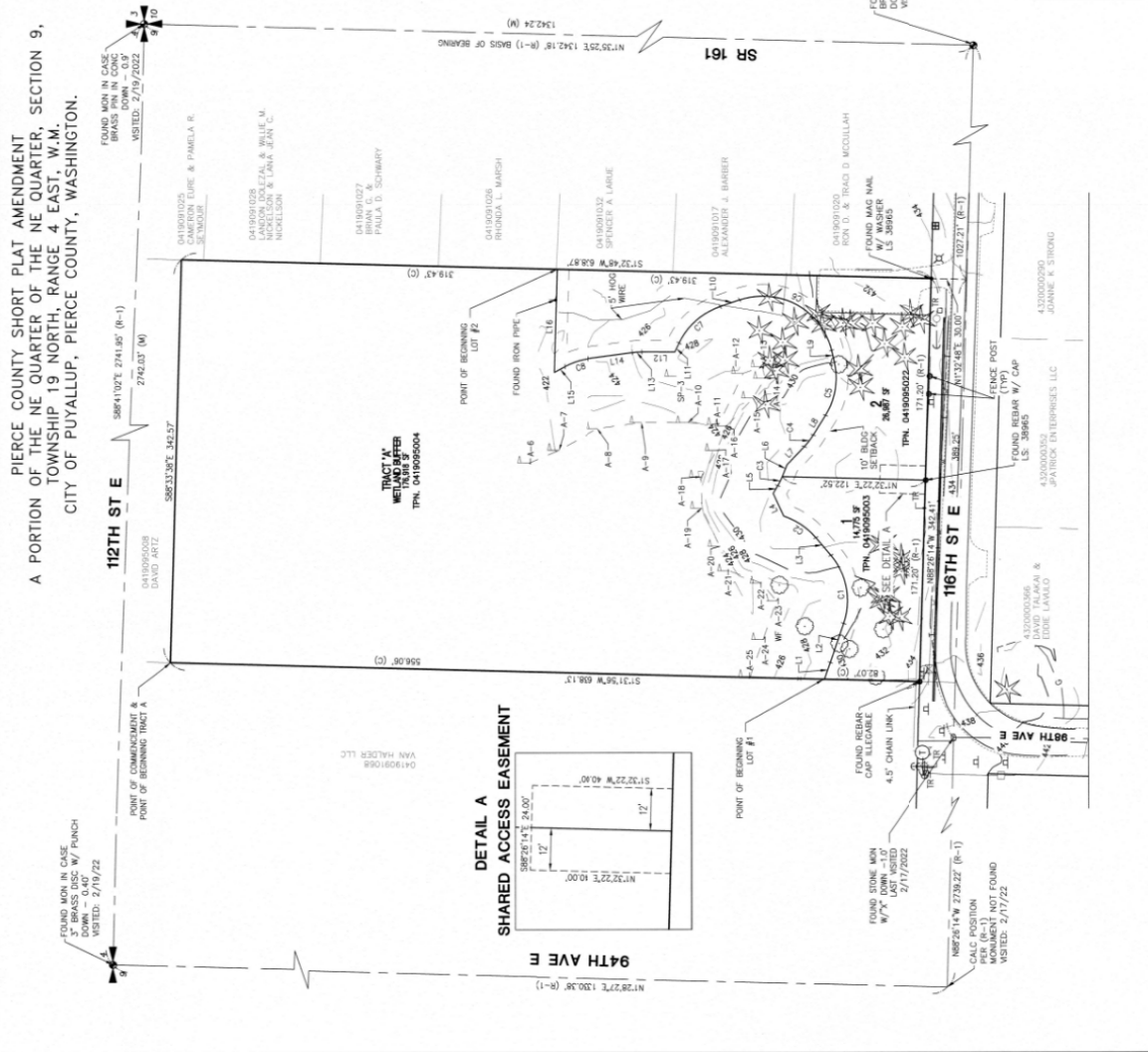
### LEGEND

- CALCULATED DIMENSION

SHEET 2 OF 2

**C.E.S. NW INC.**  
**CIVIL ENGINEERING & SURVEYING**  
429 - 29TH ST. NE, SUITE D  
POYALLAP, WA 98372  
BUS: (253) 848-4282  
C.E.S.NW@CENET.WA.NE.COM

**JOB: 20069      APPLICATION NO.**



4320000330  
MANSON MARISSA  
PO BOX 1333  
MILTON, WA 98354

0419091027  
SCHWARY BRIAN G & PAULA D  
6427 S ISLAND DR E  
BONNEY LAKE, WA 98391-8682

0419091058  
JNN CORPORATION  
12006 183RD ST E  
PUYALLUP, WA 98374-9169

0419091018  
VADIS  
1701 ELM ST E  
SUMNER, WA 98390-2112

0419091019  
SUNRAY PROPERTIES LLC  
1402 AUBURN WAY N #434  
AUBURN, WA 98002

0419091020  
MCCULLAH RON D & TRACI D  
PO BOX 188  
MCKENNA, WA 98558-0188

0419091064  
UNKNOWN CONVERSION PARTY  
UNKNOWN PARTY ADDRESS  
UNKNOWN CITY, WA

4320000310  
TUCK EDWARD D IV  
11622 99TH AVENUE CT E  
PUYALLUP, WA 98373-3524

0419091032  
LARUE SPENCER A  
4206 4TH STREET PL SW  
PUYALLUP, WA 98373-5932

0419095022  
HC HOMES INC  
PO BOX 7707  
BONNEY LAKE, WA 98391-0967

4320000366  
TALAKAI DAVID & LAVULO EDDIE  
9802 116TH ST E  
PUYALLUP, WA 98373

0419091051  
JNN CORPORATION  
12006 183RD ST E  
PUYALLUP, WA 98374-9169

0419091026  
MARSH RHONDA L  
4120 4TH STREET PL SW  
PUYALLUP, WA 98373-5930

0419095008  
ARTZ DAVID R TTEE  
7917 110TH ST NW  
GIG HARBOR, WA 98332

4320000367  
STEWART SUSAN E & STEWART RICHARD R JR  
11607 98TH AVE E  
PUYALLUP, WA 98373-3633

4320000300  
CANNELLA SUSAN J TRUST  
11612 99TH AVENUE CT E  
PUYALLUP, WA 98373-3524

4320000381  
ESPY JOHN & KRISTEN  
11620 98TH AVE E  
PUYALLUP, WA 98373-3634

0419091025  
EURE CAMERON L & SEYMOUR PAMELA R  
4022 4TH ST PL SW  
PUYALLUP, WA 98373

4320000352  
JPATRICK ENTERPRISES LLC  
25203 112TH ST E  
BUCKLEY, WA 98321-9254

0419091017  
BARBER ALEXANDER J  
4216 4TH STREET PL SW  
PUYALLUP, WA 98373-5932

0419091033  
CARRILLO SERVANDO & MARGARITA  
6102 HARRY SMITH RD E  
FIFE, WA 98424-2048

0419091068  
VAN HALDER LLC  
PO BOX 595  
PUYALLUP, WA 98371-0181

9000910010  
GRIPP GERALD E & JOANNE M  
4109 4TH STREET PL SW UNIT 1  
PUYALLUP, WA 98373-5931

4320000290  
STRONG JOANNE K  
PO BOX 73747  
PUYALLUP, WA 98373-0747

0419091077  
GOELZER SHIRLEY L  
4227 S MERIDIAN STE C # 325  
PUYALLUP, WA 98373-3603

0419095003  
HC HOMES INC  
PO BOX 7707  
BONNEY LAKE, WA 98391-0967

0419091054  
REYES RAMON TRISTAN L II  
1411 209TH AVE NE  
SAMMAMISH, WA 98074-6619

0419091066  
WILLOW DIAMOND LLC  
522 W RIVERSIDE AVE STE N  
SPOKANE, WA 99201-0580

4320000382  
JAUREGUI JULIO & ROSHAU ROBERTA  
11616 98TH AVE E  
PUYALLUP, WA 98373-3634

4320000351  
JPATRICK ENTERPRISES LLC  
25203 112TH ST E  
BUCKLEY, WA 98321-9254



4320000370  
JAUREGUI JULIO & ROSHAU ROBERTA  
11616 98TH AVE E  
PUYALLUP, WA 98373-3634

0419095004  
ARTZ DAVID R TTEE  
7917 110TH ST NW  
GIG HARBOR, WA 98332

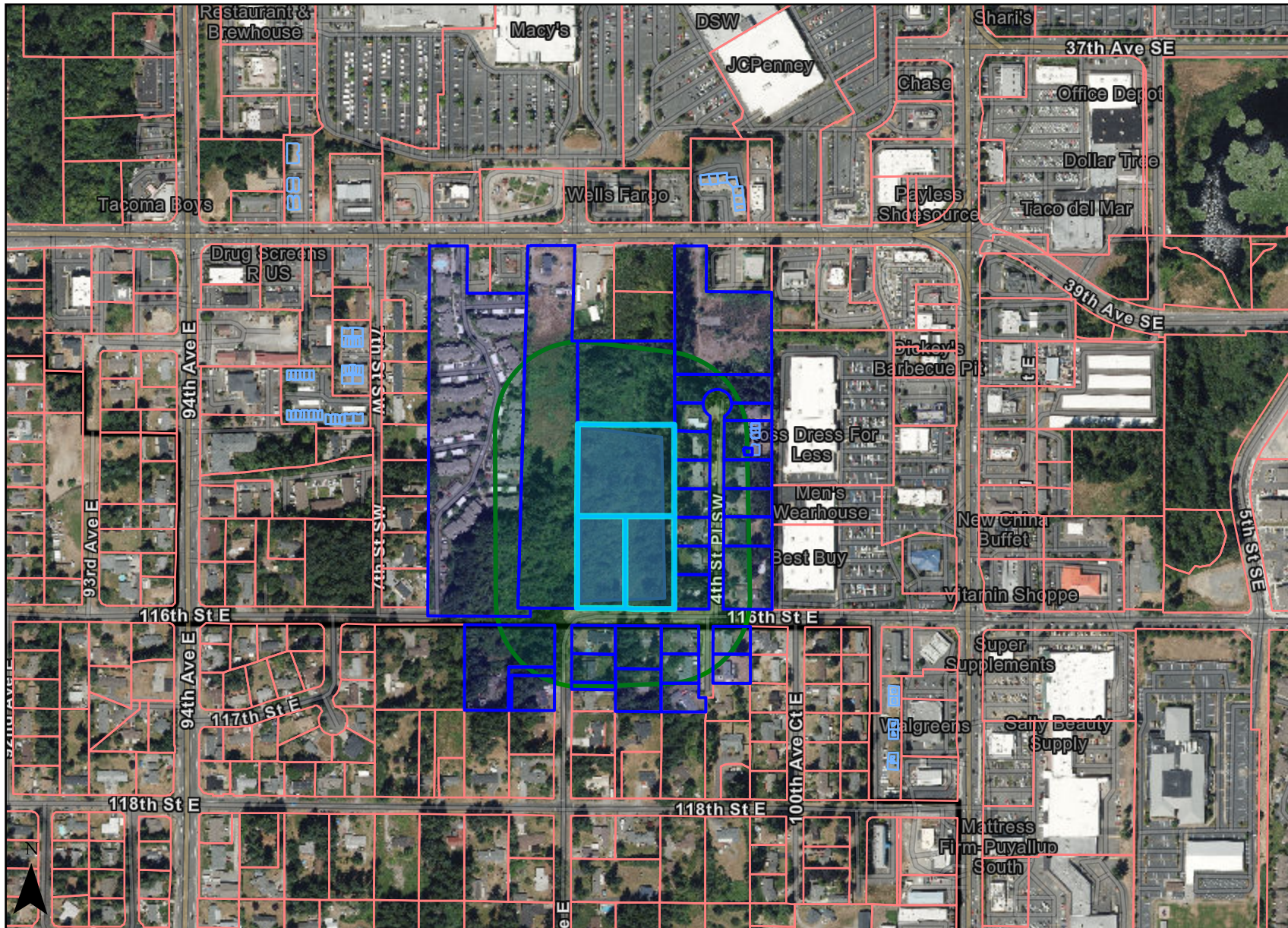
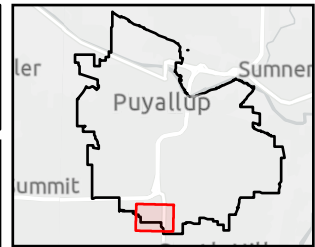
0419091028  
DOLEZAL LONDON & NICKELSON WILLIE MAE & NICKELSON LANA JEAN CO-TTEE  
8317 189TH STREET CT E  
PUYALLUP, WA 98375

4320000320  
GENTRY DAVID  
11601 99TH AVENUE CT E  
PUYALLUP, WA 98373-3523

4320000363  
ELLIS EMILY J & MAJORS JASON S  
11621 98TH AVE E  
PUYALLUP, WA 98373-3633

# City of Puyallup Planning Division

## PLSHP20220104 Notify Owner MapPt 2



### Tax Parcels

- Base Parcel
- Condominium
- Puyallup City Limits

0 0.07 0.15 0.3 mi

Scale: 1:9,028

Map produced using City of  
Puyallup GIS web apps.

Date: 7/25/2022

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