



City of Puyallup

**Planning Division**

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Contour Engineering LLC

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GIG HARBOR, WA 98335

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	3
PERMIT #	PLBDJ20220113
PROJECT NAME	Valley Avenue BLA
PERMIT TYPE	Boundary Line Adjustment
PROJECT DESCRIPTION	8.5.22 CANCEL/REFUND: WRONG APPLICATION, S/B LOT COMBINATION PER GC-JF Boundary Line Adjustment to combine two (2) parcels together.
SITE ADDRESS	1042 VALLEY AVE NW, PUYALLUP, WA 98371; 1106 VALLEY AVE NW, PUYALLUP, WA 98371;
PARCEL #	0420163040; 0420163041;
ASSOCIATED LAND USE PERMIT(S)	
APPLICATION DATE	July 14, 2022
APPLICATION COMPLETE DATE	July 22, 2022
PROJECT STATUS	<b><u>Active Development Review Team (DRT) review case – resubmittal required.</u></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 – Active permit application, not approved</b>
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

- Please use BLA format template seen at the link below with language in sections being identical to that of the template.
- <https://www.cityofpuyallup.org/DocumentCenter/View/13811/BLA-Cover-Page-Template-2021?bidId=>
- Please Reference PMC 19.02.100 (2) for survey requirements.
- (g) Existing lot lines shown as heavy dashed line, proposed lot line showing heavy solid line.
- (m) Topography showing existing and proposed at five foot intervals except for any portion of the site containing 15% or higher grate depicted as two feet. Including 100 beyond the boundaries.
- (h) please show size of existing structures in sq ft.
- Revised Parcel B absent from site plan. If goal is to have parcel A absorb parcel B, please apply for a lot combination permit.
- Please apply for a lot combination permit. Application found at this link:  
<https://www.cityofpuyallup.org/DocumentCenter/View/11646/Lot-Combination-Application>

Sincerely,  
Gabriel Clark  
Planning Technician  
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