



## Lot Combination

### CITY OF PUYALLUP

Development Services  
333 S. Meridian  
Puyallup, WA 98371  
Phone: 253-864-4165  
www.cityofpuyallup.org

#### Submittal Checklist:

- 2 Copies of completed application form
- 2 Copies of drawing showing existing and revised property lines
- 2 Copies of declaration of lot combination

#### Is ownership of properties being transferred?

- If Yes: 2 Copies of deeds, deeds of trust, or mortgage releases
- If No: no deeds or mortgage releases needed

Application Fee  
 2 Lots.....\$130  
 3+ Lots.....\$240

Please see page 2 for detailed submittal requirements

Rev 1/2020

**Clear Form**

This application is for combining two or more legal lots of record into a either a single lot of record or into multiple new lots of record, not to exceed the original number of lots. This application is only to be used to remove existing lot lines. This application is not for moving lot lines. Once complete, these lots will not be able to be divided except through a short plat process. Please note that incomplete application packets may cause a delay in reviewing your application. Once the lot combination has been approved by the City it must be recorded with the Pierce County Auditor in order to be finalized. If you have any questions, please contact the Planning Division at (253) 864-4165 ext 3 or [Planning@ci.puyallup.wa.us](mailto:Planning@ci.puyallup.wa.us).

## Application Information

### Site Information

Parcel Numbers: 0420211002, 0420211012

Street Addresses: 321 and 325 Todd Road NW, Puyallup, WA 98371

### Applicant Information

Name: Trammell Crow Company, Alex Garcia Mendoza

Street Address: 600 University Street, Suite 2912

City: Seattle

State: WA

Zip: 98101

Phone: 253-838-6113

E-mail: [agarciamendoza@trammellcrow.com](mailto:agarciamendoza@trammellcrow.com)

### Owner Information

Name: Puget Sound Energy, Inc.

Street Address: 355 110th Ave NE

City: Bellevue

State: WA

Zip: 98004

Phone: (425) 516-3379

E-mail: [Zach.Bergman@PSE.com](mailto:Zach.Bergman@PSE.com)

Contact owner about application  Yes or  No

### Owner Information 2 (if additional owners attach another sheet)

Name: Same owner for both parcels

Street Address:

City:

State:

Zip:

Phone:

E-mail:

Contact owner about application  Yes or  No

### SURVEYOR INFORMATION (if applicable)

Name: Cynthia A. Flood, PLS

Agency Name: ESM Consulting Engineers, LLC

Street Address: 33400 8th Avenue S., Suite 205

City: Federal Way

State: WA

Zip: 98003

Phone: 253-838-6113

E-mail: [cindy.flood@esmcivil.com](mailto:cindy.flood@esmcivil.com)

State of Washington Professional Land Surveyor Registration No.: 29281

Name of Registered: Cynthia A. Flood

Expiration Date: 11-01-2023

Contact Surveyor about application  Yes or  No

# CERTIFICATION

I hereby state that I am the owner or authorized agent listed above, and certify that all information contained above and in exhibits attached hereto is true and correct to the best of my knowledge and belief and is submitted for consideration by the City of Puyallup, pursuant to the provision of the Puyallup Municipal Code. It is understood that the processing of this application may require additional supporting evidence, data or statements.

**RIGHT OF ENTRY:** By signing this application the applicant grants unto the City and it's agents the right to enter upon the premises for purpose of conducting all necessary inspection to determine compliance with applicable laws, codes and regulations. This right of entry shall continue until a certificate of occupancy is issued for the property.

**All owners must sign this application document. If more signature lines are needed, attach an additional page.**

*Dawn Reyes*

Signature of Owner

*2/9/2023*

Date

*Dr. Corporate Shared Svcs.*

Print Name

Signature of Owner

Date

Print Name

Signature of Owner

Date

Print Name

Signature of Owner

Date

Print Name

Signature of Applicant (if different from above)

Date

Print Name



**City of Puyallup Approval**

This proposed lot combination meets or is exempt from subdivision codes. Failure to record this lot combination (if approved below) within 30 days of the date listed below will nullify the approval. The approval of the lot combination shall not be a guarantee that future permits will be granted for any structure or development within a lot affected by the combination or consolidation.

Approved

Approved with Conditions

Denied

Conditions:

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\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Department

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Email

# EXHIBIT A

## EXISTING LEGAL DESCRIPTION FOR TAX ACCOUNT NO. 0420211002

All that portion of the following described property lying southerly of Chicago, Milwaukee & St. Paul Railroad right of way:

Beginning at a point 20 feet north and 824.72 feet east of the southwest corner of the William Benston Donation Land Claim No. 47 in Sections 16 and 21, Township 20 North, Range 4 East of the W.M., in Pierce County, Washington;

Thence North 704.8 feet;

Thence East along a line parallel with south line of said Donation Land Claim 294.1 feet;

Thence South 704.8 feet to a point 20 feet north and 1,116.7 feet east of said southwest corner;

Thence West 294.1 feet to Place of Beginning;

EXCEPT any portion thereof deeded to Pierce County for road by deed recorded under Recording Number 1783507;

EXCEPT the west 5 feet conveyed to Pierce County for additional right of way for Dechaux Road by instrument recorded under Recording Number 1989504.

Subject to an easement granted to Puget Sound Power & Light Company for an electric transmission and distribution line and the terms and conditions thereof as contained in instrument recorded under Recording No. 790581.

Subject to an easement granted to Level3 Communications, LLC for telecommunication purposes and the terms and conditions thereof as contained in instrument recorded under Recording No. 201310140202.

## EXHIBIT B

### EXISTING LEGAL DESCRIPTION FOR TAX ACCOUNT NO. 0420211012

A tract in William Benston Donation Land Claim No. 47 in Sections 16 and 21, Township 20 North, Range 4 East of the W.M., in Pierce County, Washington. being all that portion of the following described property lying south of the right of way of the Chicago, Milwaukee St. Paul and Pacific Railway Company:

Beginning at a point on the east line of the William Benston Donation Land Claim No. 47, 20 feet north of the southeast corner thereof;

Thence West along a line parallel to and 20 feet distant from the south line of said Donation Land Claim, 924.5 feet to a point 20 feet north and 1,116.7 feet east of the southwest corner of said Donation Land Claim;

Thence North 704.8 feet;

Thence East 928.3 feet to a point on the east line of said Donation Land Claim, 724.8 feet north of the southeast corner thereof;

Thence South 704.8 feet to the Point of Beginning;

EXCEPT the east 30 feet of the above described property conveyed for county road;

EXCEPT that part thereof conveyed to the State of Washington by instrument recorded under Recording Number 1228584.

Subject to an easement granted to Puget Sound Power & Light Company for an electric transmission and distribution line and the terms and conditions thereof as contained in instrument recorded under Recording No. 790575.

Subject to an easement granted to Level3 Communications, LLC for telecommunication purposes and the terms and conditions thereof as contained in instrument recorded under Recording No. 201310140202.

## EXHIBIT C

### LEGAL DESCRIPTION FOR COMBINED PARCEL

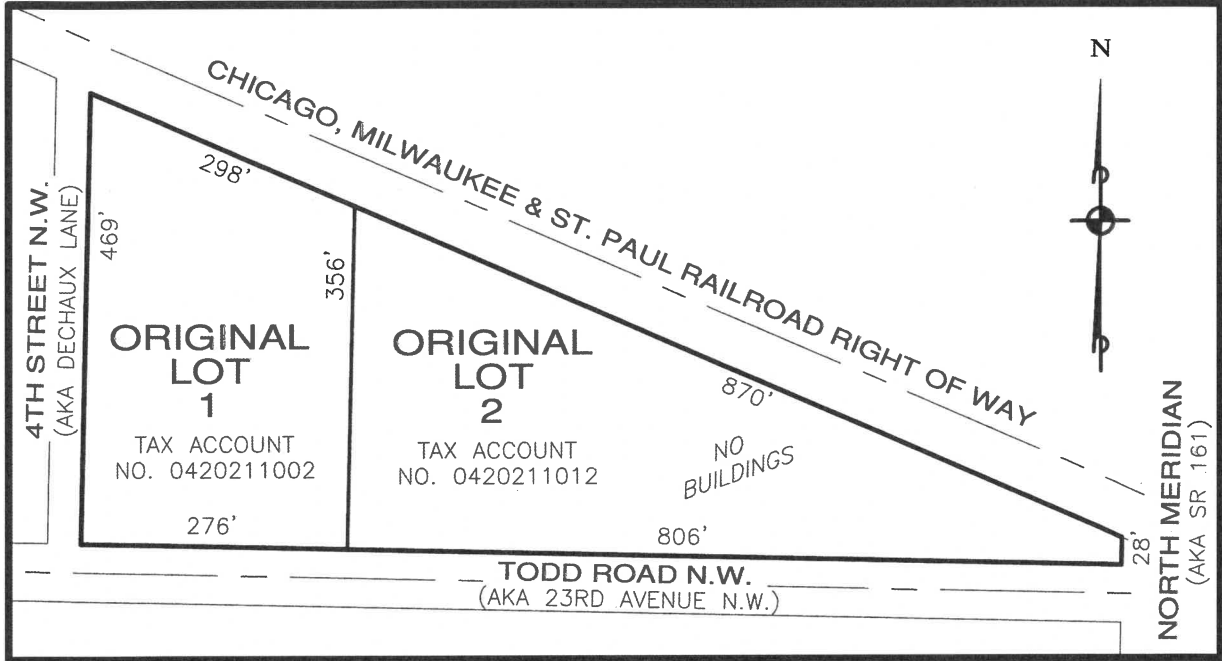
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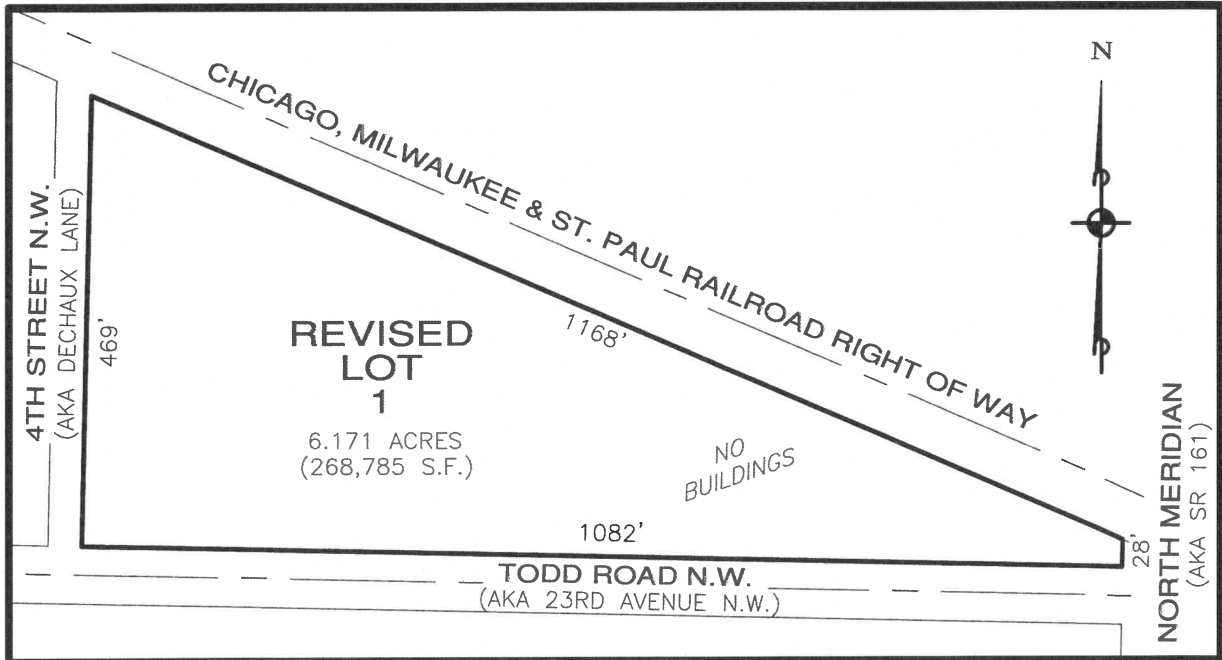
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# LOT COMBINATION LEGAL DESCRIPTION EXHIBIT MAP

## ORIGINAL LOTS



## REVISED LOT



SCALE: 1"=200'





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Signature of Owner

2/9/2023  
Date

Pr. Corporate Shared Svcs.  
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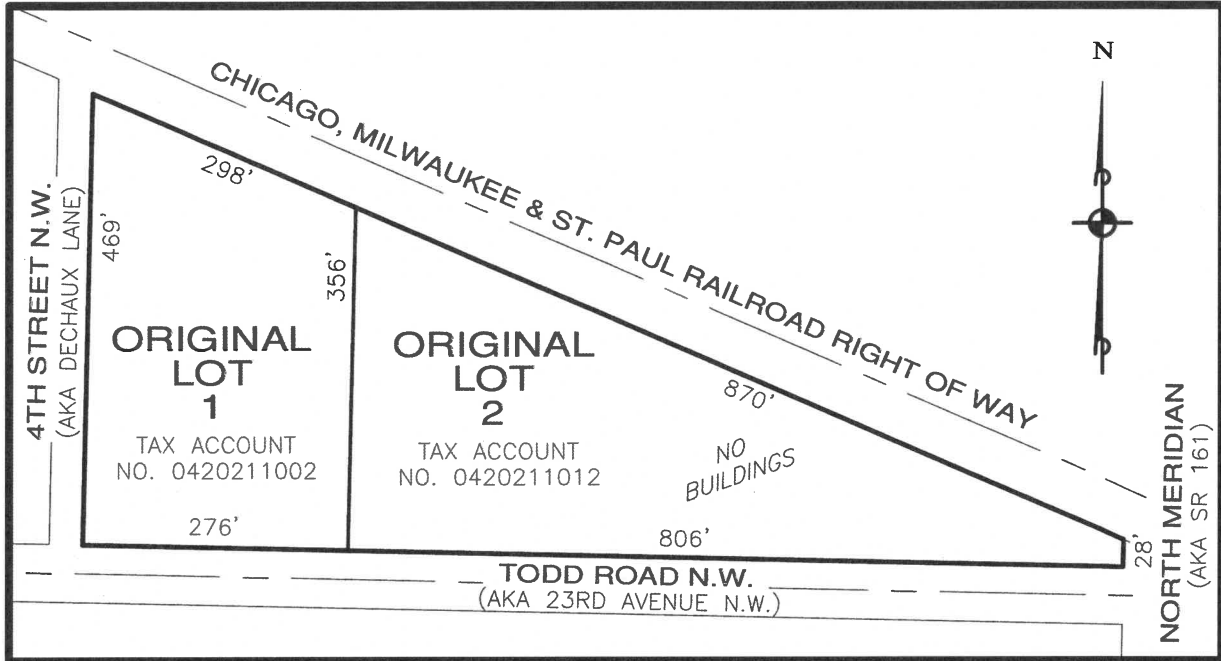
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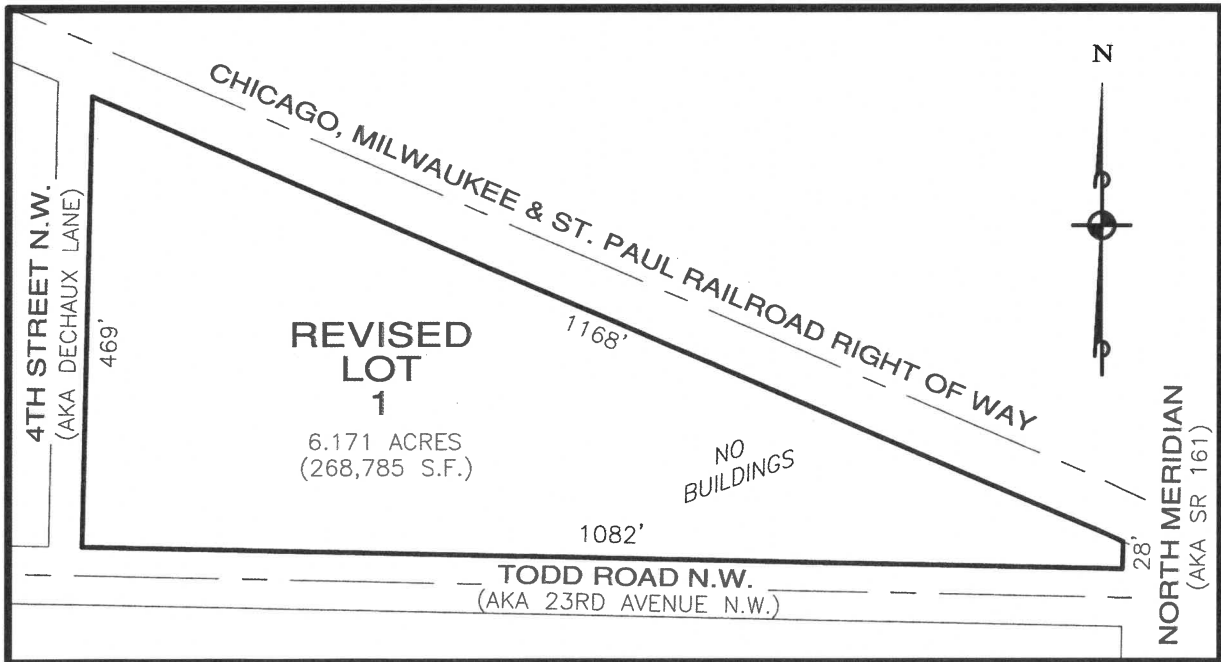
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