

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 Grant Middleton, Planning Case No. PLSHP20260039, in the manner indicated.

Party	Method of Service
Publication Notice: Tacoma Weekly News Publication Date: May 13, 2026	<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)	<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: May 8, 2026 – Materials submitted by Associate Planner Nabila Comstock

Robin Loewen

Robin Loewen
 DPS Support Specialist



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: 5/12/2026
Case No(s): PLSHP20260039
Project Name: Rayco Ventures Short Plat
Applicant: Grant Middleton, Larson & Associates
Applicant Email: gmiddleton@rrlarson.com
Site Address: Not addressed; Located between 1919 E. Pioneer & 2202 Inter Ave.
Parcel No.: 2105200221

Notice of Hearing or Notice of Application

Attached photo of sign posted (required)

Description of sign location:

South Western side of Inter Ave on subject property.

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 5/12, 2026, at Puyallup, Wa
Date City State


Signature

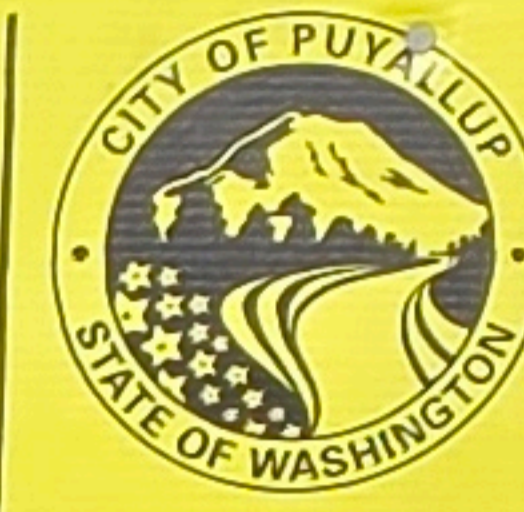
Jacob Ray
Print Name

Please send Declaration of Sign Posting to:

Planning@PuyallupWA.gov

CITY OF PUYALLUP
DEVELOPMENT SERVICES
333 South Meridian
Puyallup, WA 98371
(253) 864-4165

NOTICE OF LAND USE PERMIT APPLICATION



PERMIT TYPE: SHORT PLAT, SEPA

PROJECT DESCRIPTION: SHORT PLAT SUBDIVISION APPLICATION OF A 5-ACRE PARCEL LOCATED IN THE LIMITED MANUFACTURING ZONE. THE SUBDIVISION CONSISTS OF TWO CRITICAL AREA PRESERVATION TRACTS AND TWO BUILDING LOTS WITH PROPOSED ACCESS FROM INTER AVENUE OVER DEER CREEK.

PERMIT CASE #: PLSHP20260039

LOCATION: TAX PARCEL #2105200221

ZONING: ML - LIMITED MANUFACTURING

APPLICANT: GRANT MIDDLETON, LARSON & ASSOCIATES

DATE OF APPLICATION: MAY 04, 2026

STATUS OF ENVIRONMENTAL REVIEW: SEPA UNDER REVIEW

DATE OF PUBLIC HEARING, IF APPLICABLE: N/A

City Staff Contact: NABILA COMSTOCK, ASSOCIATE PLANNER - 253-770-3361; NCOMSTOCK@PUYALLUPWA.GOV

in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted in a conspicuous place December 5, 2025 on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in the amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you might eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Washington State Housing Finance Commission: Toll-free: 1-877-894-HOME (1-877-894-4663) Website: <https://www.homeownership-wa.org/> The United States Department of Housing and Urban Development: Toll-free: 1-800-569-4287 Website: <https://answers.hud.gov/housingcounseling/>?language=en-US The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Toll-free: 1-800-606-4819 Website: <https://nwjustice.org/home> Effective March 1, 2026, new federal regulations (89 Fed. Reg. 70.258) will impact residential real property (1-4 residential units) title transfers to covered entities trusts, with reporting requirements unless exempt. <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> Dated: January 14, 2026 MTC Financial Inc. dba Trustee Corps, as Duty Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 120194, Pub Dates: 04/22/2026, 05/13/2026, EATONVILLE DISPATCH

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF PIERCE In re the Estate of: PATRICIA ANN HEWKIN, Deceased. NO. 26-4-01018-1 NOTICE TO CREDITORS The person named below has been appointed as Personal Representative of this estate. Any person having a claim against the Decedent must, before the time such claim would be barred by any otherwise applicable statute of limitations, present the claim as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below, a copy of the claim and filing of the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of (1) Thirty days after the

Personal Representative served or mailed this notice to the creditor as provided by RCW 11.40.010(1)(c); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time, then the claim is forever barred, except as provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate assets and non-probate assets. DATE OF FIRST PUBLICATION: April 29, 2026 PERSONAL REPRESENTATIVE: /s/ Susan Tracie Drury McCarthy Law Office, PLLC 1109 Tacoma Ave. South Tacoma, WA 98402 Phone: 253-484-0142 MC-CARTHY LAW OFFICE, PLLC By /s/ Conor E. McCarthy WSBA No 35497 1109 Tacoma Ave. South Tacoma, WA 98402 Phone: 253-484-0142 Fax: 253-572-8957 conor@conormccarthy.com Attorney for Personal Representative Address for Mailing or Service: 1109 Tacoma Ave. South Tacoma, WA 98402 Published in the Tacoma Weekly & Dispatch April 29, May 6 & 13, 2026

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF PIERCE In re the Estate of: PETER JOHN LAKAS, Deceased. NO. 26-4-01041-5 NOTICE TO CREDITORS The person named below has been appointed as Personal Representative of this estate. Any person having a claim against the Decedent must, before the time such claim would be barred by any otherwise applicable statute of limitations, present the claim as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below, a copy of the claim and filing of the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of (1) Thirty days after the Personal Representative served or mailed this notice to the creditor as provided by RCW 11.40.010(1)(c); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time, then the claim is forever barred, except as provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate assets and non-probate assets. DATE OF FIRST PUBLICATION: April 29, 2026 PERSONAL REPRESENTATIVE: /s/ Holly D. Hernandez MCCARTHY LAW OFFICE, PLLC By /s/ Conor E. McCarthy WSBA No 35497 1109 Tacoma Ave. South Tacoma, WA 98402 Phone: 253-484-0142 Fax: 253-572-8957 conor@conormccarthy.com Attorney for Personal Representative Address for Mailing or Service: 1109 Tacoma Ave. South Tacoma, WA 98402 Published in the Tacoma Weekly & Dispatch April 29, May 6 & 13, 2026

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF PIERCE In re the Estate of: Priscilla Lorraine Bahmiller Deceased. NO. 26-4-01027-0 NOTICE TO CREDITORS (RCW 11.40.030) The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having claims against decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets. Date of first publication: April 29, 2026 Kevin Michael Bartoy, Personal Representative Address: 2903 N. 16th, Tacoma, WA 98406 Published in the Tacoma Weekly & Dispatch April 29, May 6 & 13, 2026

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. PLSHP20260039; Applicant: Grant Middleton, Larson & Associates Location: Tax parcel #2105200221, located between 1919 E Pioneer and 2202 Inter Ave Zoning: ML - Limited Manufacturing Request: Short plat subdivision application of a 5-acre parcel located in the limited manufacturing zone. The subdivision consists of two critical area preservation tracts and two building lots with proposed access from Inter Avenue over Deer Creek. Comment Due Date: Written comments will be accepted if filed with the Development and Permitting Services Department on or before 3:00PM on May 27, 2026. 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. Consistent with WAC 197-11-545 regarding consulted agencies, other agencies and the

Each unit will be three stories with a garage and two bedrooms. The development will be served by a private road with water service from the City of Puyallup and a proposed onsite sanitary sewer septic system within the shoreline environment.

Comment Due Date: Written comments will be accepted if filed with the Development and Permitting Services Department on or before 3:00PM on June 12, 2026.

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. 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. Environmental mitigation measures under consideration: None identified as of the date of this mailer; staff reviewing SEPA checklist.

Public Comments: Please be advised that any response to this letter will become a matter of Public Record. 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. General application information is available for public review at www.cityofpuyallup.org/ActivePermits. The application file is available for review at <https://permits.puyallupwa.gov/portal/>. Please click on the 'Application Search' button under the 'Planning Division' header. Once you have navigated to the Planning Division Application search page, you can search by the case number or site address. The file can also be viewed in person at Puyallup City Hall during normal business hours (9:00am - 3:00pm) at the Development and Permitting Services Center at 333 South Meridian, 2nd floor, Puyallup, WA 98371). Americans with Disabilities Act (ADA) Information

The City of Puyallup in accordance with Americans with Disabilities Act (ADA), commits to nondiscrimination on the basis of disability. This material can be made available in an alternate format by emailing Dan Vessels Jr. at DVessels@PuyallupWA.gov, by calling (253) 841-5480, writing us via mail (333 South Meridian, Puyallup, WA 98371) or by visiting the Development and Permitting Services Center at 333 South Meridian, 2nd floor, Puyallup, WA 98371). Staff contact: Chris Beale, Senior Planner - (253) 841-5418 | CBeale@PuyallupWA.gov

Published in the Tacoma Weekly & Dispatch May 13 & 20, 2026

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. PLSHP20260039; Applicant: Grant Middleton, Larson & Associates

Location: Tax parcel #2105200221, located between 1919 E Pioneer and 2202 Inter Ave

Zoning: ML - Limited Manufacturing Request: Short plat subdivision application of a 5-acre parcel located in the limited manufacturing zone. The subdivision consists of two critical area preservation tracts and two building lots with proposed access from Inter Avenue over Deer Creek.

Comment Due Date: Written comments will be accepted if filed with the Development and Permitting Services Department on or before 3:00PM on May 27, 2026.

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. Consistent with WAC 197-11-545 regarding consulted agencies, other agencies and the

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Public Comments: Please be advised that any response to this letter will become a matter of Public Record. 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. General application information is available for public review at www.cityofpuyallup.org/ActivePermits. The application file is available for review at <https://permits.puyallupwa.gov/portal/>. Please click on the 'Application Search' button under the 'Planning Division' header. Once you have navigated to the Planning Division Application search page, you can search by the case number or site address. The file can also be viewed in person at Puyallup City Hall during normal business hours (9:00am - 3:00pm) at the Development and Permitting Services Center at 333 South Meridian, 2nd floor, Puyallup, WA 98371). Americans with Disabilities Act (ADA) Information

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Request for Proposal: The City of Puyallup seeks proposals from entities interested in leasing commercial/office space on the first floor of Puyallup City Hall located at 333 S Meridian Street, Puyallup, WA 98371. Available spaces include Suites #105 and #105B. Proposers may submit proposals to lease either suite individually or both suites together. Due: Friday, June 5, 2026, at 5:00 pm PST. Contact: Tulika Makharia, email: tmakharia@puyallupwa.gov or (253) 841-5500. For full information on the Request for Proposal, please visit our website at <http://www.cityofpuyallup.org/bids>. Published in the Tacoma Weekly & Dispatch May 13, 20, 27 & June 3, 2026

NOTICE REQUEST FOR PROPOSAL

Request for Proposal: The City of Puyallup seeks proposals from entities interested in leasing commercial/office space on the first floor of Puyallup City Hall located at 333 S Meridian Street, Puyallup, WA 98371. Available spaces include Suites #105 and #105B. Proposers may submit proposals to lease either suite individually or both suites together. Due: Friday, June 5, 2026, at 5:00 pm PST. Contact: Tulika Makharia, email: tmakharia@puyallupwa.gov or (253) 841-5500. For full information on the Request for Proposal, please visit our website at <http://www.cityofpuyallup.org/bids>. Published in the Tacoma Weekly & Dispatch May 13, 20, 27 & June 3, 2026

SUPERIOR COURT OF WASHINGTON FOR PIERCE COUNTY HEATHER LYNN HOOVER Petitioner(s). DOB 11/23/2000 vs. ROBERT NICHOLAS LACKEY Respondent(s). DOB 11/30/2000 26-2-01033-7 Re-issuance of Temporary Protection Order and Notice of Hearing Stalking ORRTPO Clerk's Action required Next Hearing Date and Time: June 1, 2026 8:30 AM at 930 Tacoma Ave South, Room 117 Tacoma Wa 98402 Hearings are conducted both in person and remotely via Zoom. To participate in the hearing via zoom, please refer to the instructions attached to this order.

1. The Temporary Order for Protection issued on March 23, 2026 is hereby extended through the new court hearing date on this matter on June 1, 2026 8:30 AM at 930 Tacoma Ave South, Room 117 Tacoma Wa 98402 See How to Attend at the end of this order.

4. Hearing [x] The court held a hearing before issuing this temporary order. These people attended:

[x] Protected Person [x] in person

5. Basis [x] The temporary order listed above is reissued to allow more time to serve the restrained person.

6. Washington Crime Information Center (WACIC) and Other Data Entry

Clerk's Action: The clerk of court shall forward a copy of this order immediately to the following law enforcement agency (county or city): SS 9N (check only one): [x] Sheriff's Office or [] Police Department This agency shall enter this order into WACIC and National Crime Info. Center (NCIC)

7. Service on the Restrained Person [x] The protected person (or person filing on their behalf) shall make private arrangements for service and have proof of service returned to this court. (This is not an option if this order requires: weapon surrender, vacating a shared residence, transfer of child custody, or if the restrained person is incarcerated. In these circumstances, law enforcement must

serve, unless the court allows alternative service).

Clerk's Action: The court clerk shall forward a service packet on or before the next judicial day to the agency and/or party checked above. The court clerk shall also provide a copy of the service packet to the protected person.

[x] Alternative Service Allowed. The court authorizes alternative service by separate order (specify): Publication

How to attend the next court hearing (date and time on page 1)

The hearing scheduled on page 1 will be held: IN PERSON OR BY ZOOM AT OPTION OF THE PARTIES:

In Person Judge/Commissioner: As scheduled Courtroom: See page 1 Address: 930 Tacoma Ave South, Tacoma WA 98402

Online (audio and video) App: ZOOM [x] Log-in: Instructions for Log in with the ZOOM Link are attached hereto to this Order and incorporated as part of this Order.

by Phone (audio only) [x] Zoom - See attached instructions if you have trouble connecting online or by phone (instructions, who to contact) 253-798-6890

Ask for an interpreter: 253-798-8827 Ask for disability accommodation: 253-798-3654

Ask for an interpreter or accommodation as soon as you can. Do not wait until the hearing!

Ordered. Dated: 4/20/26 at 10:25 a.m.

/s/ LYNETTE WEATHERBY-TEAGUE PRO TEM COMMISSIONER

I received a copy of this Order or attended the hearing remotely and have actual notice of this order. It was explained to me on the record: Signature of Respondent In Person FILED IN OPEN COURT 117 CIVIL DIVISION B APR 20, 2026 PIERCE COUNTY, Clerk By DEPUTY Published in the Tacoma Weekly & Dispatch April 29, May 6 & 13, 2026

Superior Court of Washington, County of Pierce In re the Guardianship of: MARCO ADOLFO TERAN IV Respondent/Minor No. 25-4-01017-4 Summons Served by Publication (SMPB) Summons Served by Publication To: Jessica Marcial I have started a court case by filing a petition. The name of the Petition is: MINOR GUARDIANSHIP PETITION You must respond in writing if you want the court to consider your side. Deadline! Your Response must be filed and served within 60 days of the date this Summons is published: April 29, 2026. If you do not file and serve your Response or a Notice of Appearance by the deadline: • No one has to notify you about other hearings in this case, and • The court may approve the requests in the Petition without hearing your side (called a default judgment). Follow these steps: 1. Read the Petition and any other documents that were filed at court with this Summons. Those documents explain what the other party is asking for. 2. Fill out a Response on this form (check the Response that matches the Petition): [X] Other: GDN M 301 OBJECTION TO MINOR GUARDIANSHIP or GDN M 304 PARENT'S CONSENT TO MINOR GUARDIANSHIP You can get the Response form and other forms you may need at: • The Washington State Courts' website: www.courts.wa.gov/forms • Washington LawHelp: www.washingtonlawhelp.org, or • The Superior Court Clerk's office or county law library (for a fee). 3. Serve (give) a copy of your Response to the person who filed this Summons at the address below, and to any other parties. You may use certified mail with return receipt requested. For more information on how to serve, read Superior Court Civil Rule 5. 4. File your original Response with the court clerk at this address: Superior Court Clerk, County of Pierce 930 Tacoma Avenue South Tacoma WA 98402 5. Lawyer not required: It is a good idea to talk to a lawyer, but you may file and serve your Response without one. Person filing this Summons or his/her lawyer fills out below: /s/ Yvonne Moriera Date 4/14/2026 I agree to accept legal papers for this case at: [X] the following address (this does not have to be your home address): PO Box 5723 Kent WA 98064 (If this address changes before the case ends, you must notify all parties and the court in writing. You may use the Notice of Address Change form (FL All Family 120). You must also update your Confidential Information Form (FL All Family 001) if this case involves parentage or child support.) Note: You and the other party/ies may agree to accept legal papers by email under Superior Court Civil Rule 5 and local court rules. This Summons is issued according to Rule 4.1 of the Superior Court Civil Rules of the state of Washington. Published in the Tacoma Weekly & Dispatch April 29, May 6, 13, 20, 29 & June 3, 2026



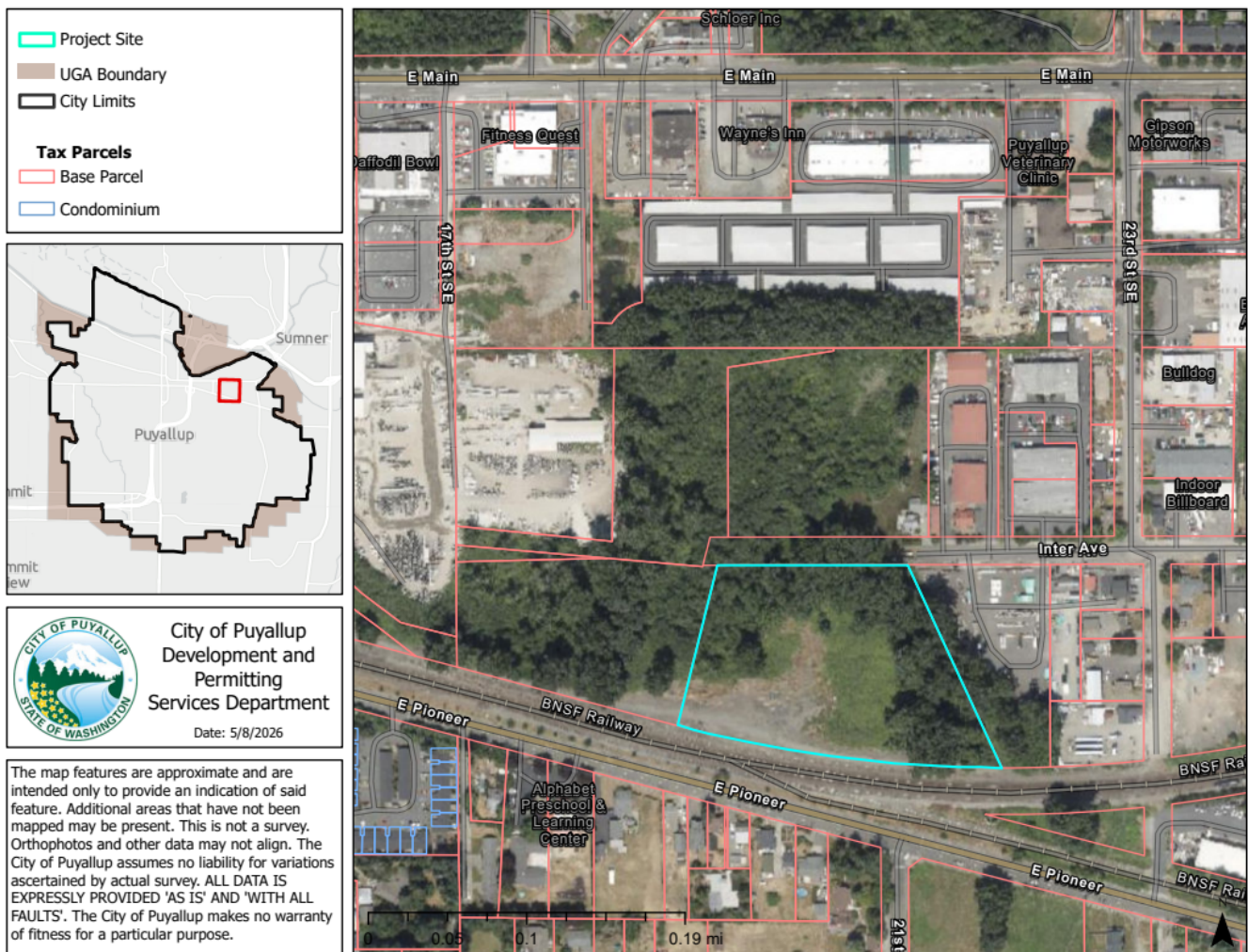
City of Puyallup
Planning Division
333 S. Meridian, Puyallup, WA 98371
(253) 864-4165
www.cityofpuyallup.org

May 13, 2026

NOTICE OF COMPLETE LAND USE PERMIT APPLICATION

The following land use permit application was 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

Case Number:	PLSHP20260039
Permit Type:	Short Plat, SEPA
Proposal:	Short plat subdivision application of a 5-acre parcel located in the limited manufacturing zone. The subdivision consists of two critical area preservation tracts and two building lots with proposed access from Inter Avenue over Deer Creek.
Applicant(s):	Grant Middleton, Larson & Associates
Owner(s):	Rayco Ventures LLC
Site Address:	No address assigned to this parcel. Located between 1919 E Pioneer and 2202 Inter Ave.
Parcel Number:	2105200221
Date of Application:	April 02, 2026
Date of complete application determination:	May 04, 2026
Date of Public Hearing (if set):	Public Hearing is not required.
Environmental documents/studies required:	SEPA Checklist, critical areas report, stormwater report, and other reports as required for review
Identified critical areas on or adjacent to the site:	Wetland, streams, potential landslide hazard area, PHS sensitive habitats, aquifer recharge area, volcanic hazard area

Public Comments

Please be advised that any response to this letter will become a matter of Public Record. 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 review at <https://permits.puyallupwa.gov/portal/>. Please click on the 'Application Search' button under the 'Planning Division' header. Once you have navigated to the Planning Division Application search page, you can search by the case number or site address.
- The file can also be viewed in person at Puyallup City Hall during normal business hours (9:00am – 3:00pm) at the Development and Permitting Services Center at 333 South Meridian, 2nd floor, Puyallup, WA 98371).
- Written comments will be accepted if filed with the staff contact listed below on or before 3:00PM on: May 27, 2026.

Americans with Disabilities Act (ADA) Information

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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.

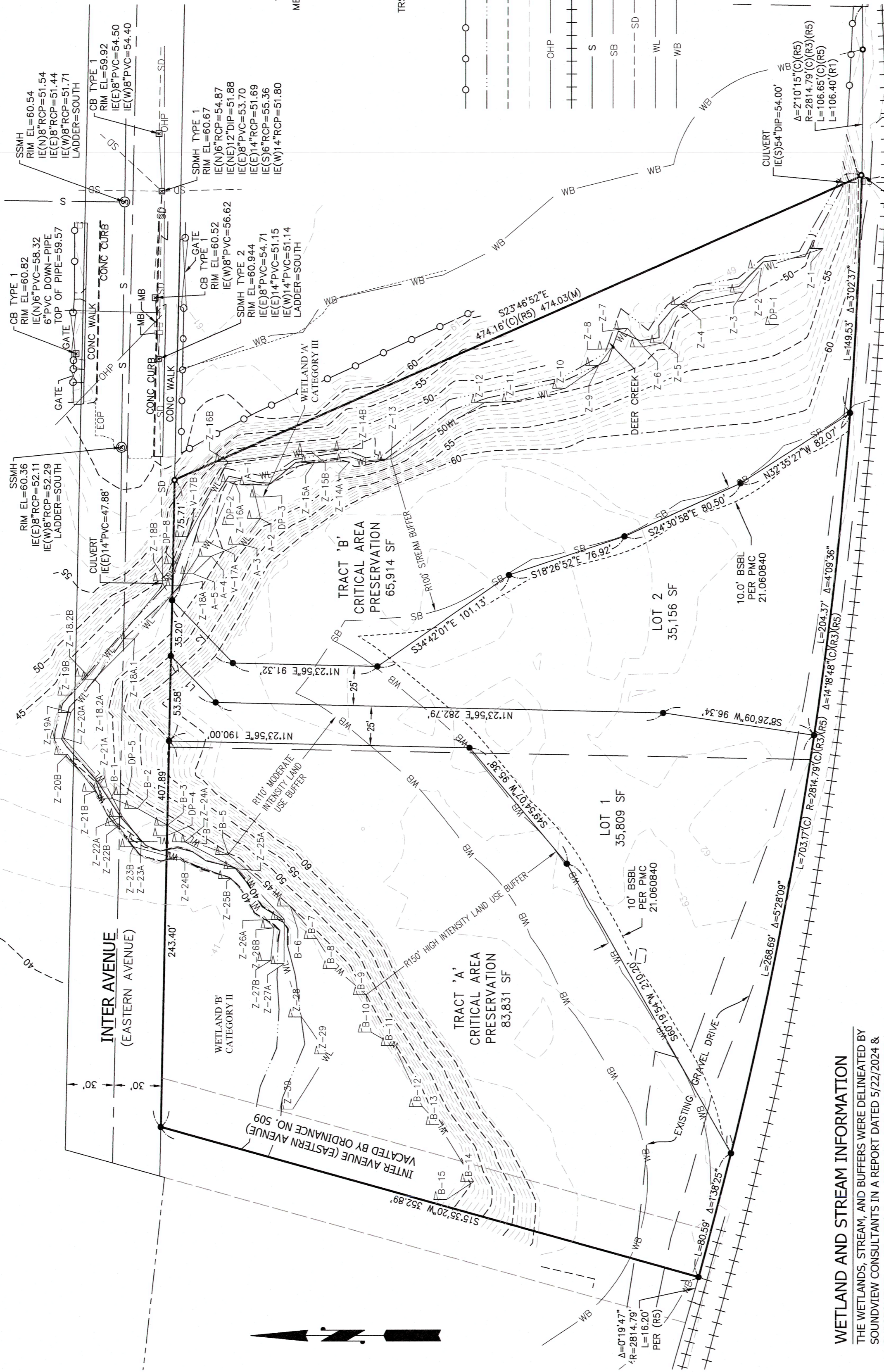
Environmental mitigation measures under consideration: None identified as of the date of this mailer. Staff reviewing SEPA checklist.

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

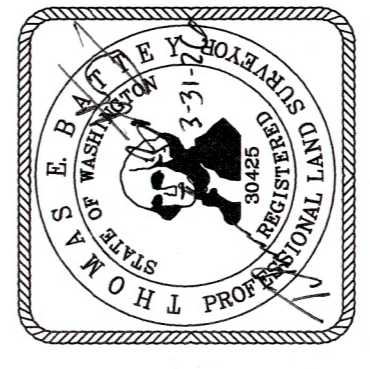
If you have any comments, please email them to Nabila Comstock, Associate Planner at NComstock@PuyallupWA.gov or call (253) 770-3361.

CITY OF PUYALLUP SHORT PLAT NO. PLSHPXXXXXXX
 IN PORTIONS OF THE SE 1/4, SW1/4,
 NW1/4 & NE1/4 OF THE SW 1/4,
 SEC 26, TWP 20 N., RGE 4 E., W.M.
 ORIGINAL TRACT ASSESSOR'S
 PARCEL NO: 2105200221



LEGEND

- MONUMENT FOUND AS NOTED
- FOUND 1/2" REBAR & CAP, DEA 'LS 16930'
- SET 1/2" REBAR & CAP, BAITTEY 30425
- △ SET HUB & TACK FROM 2' RP'S
- × SET MAG NAIL FROM 2' RP'S
- CATCH BASIN
- > CULVERT
- ⊗ GAS VALVE
- GATE POST
- GUY ANCHOR WIRE
- MB □ MAIL BOX
- ⊙ SANITARY SEWER MANHOLE
- ⊠ SIGN
- STORM DRAIN MANHOLE
- ⊕ TELECOM MANHOLE
- TRS □ TELECOM RISER
- ⊘ UTILITY POLE
- ⊠ WETLAND FLAG
- CHAIN LINK FENCE
- EDGE OF WATER
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- OVERHEAD POWER LINE
- RAILROAD TRACTS
- SANITARY SEWER LINE
- STREAM BUFFER
- STORM DRAIN LINE
- WETLAND
- WETLAND BUFFER
- (C) CALCULATED DISTANCE
- (M) MEASURED DISTANCE

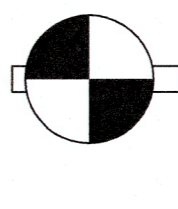


SHEET 2 OF 2

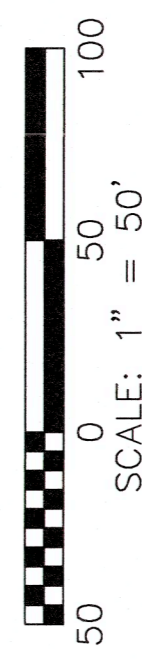
LARSON AND ASSOCIATES
 LAND SURVEYORS
 ENGINEERS
 PLANNERS

9027 PACIFIC AVENUE, SUITE 4
 TACOMA, WASHINGTON 98444-6247
 (253)474-3404 / FAX (253)472-7358

9882 SP
 03/31/26



VERTICAL DATUM
(WSRN)



NAVD 88 ESTABLISHED USING GPS RTK ROVER
 CONSTRAINED TO THE WASHINGTON STATE
 REFERENCE NETWORK (WSRN) STATIONS

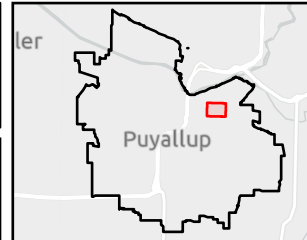
CONTOUR INTERVAL=1'
 TOPOGRAPHY PREPARED BY LARSON & ASSOCIATES

WETLAND AND STREAM INFORMATION

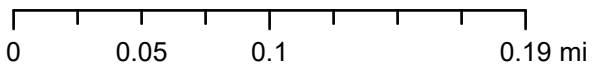
THE WETLANDS, STREAM, AND BUFFERS WERE DELINEATED BY
 SOUNDVIEW CONSULTANTS IN A REPORT DATED 5/22/2024 &
 SUBSEQUENTLY UPDATED IN A CRITICAL AREA ASSESSMENT /
 TECHNICAL MEMORANDUM DATED MARCH 23, 2026



City of Puyallup Planning Division Owner Notify Map



- Tax Parcels**
- Base Parcel
 - Condominium
 - Puyallup City Limits



Scale: 1:4,514

Map produced using City of Puyallup GIS web apps.

Date: 5/12/2026

The printed information was derived from digital databases within the City of Puyallup GIS Portal. The City of Puyallup cannot accept responsibility for any errors, omissions, or positional accuracy, and therefore, there are no warranties which accompany this product. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

2105000070
TOBIN STACEY M
1916 E PIONEER
PUYALLUP, WA 98372-3518

2105000100
MCELROY JACK
1920 E PIONEER
PUYALLUP, WA 98372-3518

~~2105000030
9-R-S LLC
35114 10TH AVENUE CT E
ROY, WA 98580-7309~~

~~2105200041
PUYALLUP CITY OF
333 S MERIDIAN
PUYALLUP, WA 98371-5904~~

2105000020
9-R-S LLC
35114 10TH AVENUE CT E
ROY, WA 98580-7309

2105200071
CROCCO II LLC
28611 6TH PL S
DES MOINES, WA 98198

2105200222
KALETNIK VILLAGE LLC
3225 MCLEOD DR STE 100
LAS VEGAS, NV 89121-2257

2105000111
UTTI TROY M & DAWN M
2020 E PIONEER
PUYALLUP, WA 98372-3520

~~2105200240
TB PROPERTIES LLP
8813 148TH AVENUE CT NW
GIG HARBOR, WA 98329-5888~~

0420263002
PUGET SOUND ENERGY/ELEC
PO BOX 97034
BELLEVUE, WA 98009-9734

2105000052
SUMNER VALLEY PROPERTIES LLC
3907 20TH AVE SE
PUYALLUP, WA 98372

2105000112
SCHRAM DAVID C J & MARY K
2024 E PIONEER
PUYALLUP, WA 98372-3520

2105000040
SINGH JASVIR & KAUR GURJIT TTEES OF SINGH KAUR REVOCABLE FAMILY TRUST
13201 SE 260TH LN
KENT, WA 98042

2105200270
TB PROPERTIES LLP
8813 148TH AVENUE CT NW
GIG HARBOR, WA 98329-5888

2105000060
YESCAS GURROLA CLAUDIA
1908 E PIONEER
PUYALLUP, WA 98372

2105200080
M & L INVESTMENTS LLC
PO BOX 1448
ORTING, WA 98360-1448

2105000083
GRIFFIN ROBERT
920 ALDER AVE UNIT 208
SUMNER, WA 98390

~~2105200280
KALETNIK VILLAGE LLC
3225 MCLEOD DR STE 100
LAS VEGAS, NV 89121-2257~~

2105200250
BUCKEYE GAS PRODUCTS CO LP
1 LIBERTY PLZ
LIBERTY, MO 64068-2970

2105200060
BRIDGES CHRISTINE M
PO BOX 1774
SUMNER, WA 98390-0380

2105200030
PIERCE COUNTY TAX TITLE
1501 MARKET ST STE 450
TACOMA, WA 98402

2105200380
JUNCTION PARK II LLC
PO BOX 94176
SEATTLE, WA 98124

~~2105200231
KALETNIK VILLAGE LLC
3225 MCLEOD DR STE 100
LAS VEGAS, NV 89121-2257~~

2105200221
RAYCO VENTURES LLC
17626 50TH ST E
LAKE TAPPS, WA 98391-9165

2105200021
PATTEE FAMILY LLC
1618 E MAIN
PUYALLUP, WA 98372-3142

2105200111
CROCCO III LLC
28611 6TH PL S
DES MOINES, WA 98198

~~2105200210
CITY OF PUYALLUP
333 S MERIDIAN
PUYALLUP, WA 98371-5904~~

2105000091
GILL KARL N & HAMMER TIFFANY C
1914 E PIONEER
PUYALLUP, WA 98372-3518

From: [Robin Loewen](#)
To: [Andrew Annanie](#); [Andy Whitener, Squaxin](#); [Annette Bullchild, Nisqually](#); [Brad Beach, Nisqually](#); [City of Edgewood](#); [City of Fife](#); [City of Sumner Planning](#); [Clay Gustaves Williams Pipeline](#); [DAHPC](#); [Dan Krenz - USACE](#); [David Troutt - Nisqually Natural Resources](#); [Dept of Commerce](#); [Dr. Martin Fox, Muckleshoot](#); [Fruitland Mutual Water Co.](#); [George Walter - Nisqually Environmental](#); [Hannah Elwell](#); [Heidi Thomas - Nisqually Transportation](#); [KBelin TWD](#); [Laura Murphy - Muckleshoot Indian Tribe](#); [Logan Kovash, Central Pierce Fire](#); [Mary Nicholl](#); [Matthew Herrington, Comcast](#); [MBA Pierce County](#); [Mike Burger](#); [Pierce County Permit Center](#); [Pierce County SEPA Noticing](#); [Pierce County Surface Water](#); [Pierce Transit](#); [Planning](#); [P-S Chamber of Commerce](#); [PSCAA](#); [Puyallup Planning](#); [Puyallup School District - Brian Devereux](#); [Puyallup Tribe - SEPA Review](#); [Sandy Leek - South Region Municipal Liaison Manager](#); [Sean Vance](#); [Shaun Dinubilo](#); [Shelley Shaffer](#); [Tacoma Water](#); [TPCHD](#); [WA Dept of Natural Resources](#); [WDFW Region 6, South Sound](#); [WSDOT](#); [Yakama Nation](#); [Yakama Nation - Cultural Resources](#)
Cc: [Nabila Comstock](#)
Subject: Notice of Complete Application - Project # PLSHP20260039 - Inter Ave Commercial - RAYCO VENTURES SHORT PLAT - Short Plat, SEPA - City of Puyallup
Date: Monday, May 11, 2026 3:17:00 PM
Attachments: [image001.png](#)
[image002.png](#)

CITY OF PUYALLUP

Development Services Center

333 S Meridian, Puyallup, WA 98371
(253) 864-4165 Fax (253) 840-6678

NOTICE OF COMPLETE LAND USE APPLICATION

Re: PROJECT ID: PLSHP20260039 - NOTICE OF COMPLETE APPLICATION

Brief Project Description: Short plat subdivision application of a 5-acre parcel located in the limited manufacturing zone. The subdivision consists of two critical area preservation tracts and two building lots with proposed access from Inter Avenue over Deer Creek.

Please utilize the following links to the [notice of application](#), [SEPA checklist](#) and [proposed survey map](#) for the above referenced project; the City of Puyallup is the SEPA Lead Agency for this permit(s).

Where to find permit materials: Permit specific information may be found in the [Cityview Portal](#).

Submitting comments/questions: Please provide comments within by May 27, 2026. If you'd like to be added to the Party of Record list on the project and receive future review letters and public hearing notices (if applicable), please reply to this email requesting to be placed on the party of record list for this case. Please reference the case number or the project name in future correspondence or emails. Comments may be provided by replying to the Case Planner Nabila Comstock via email at NComstock@PuyallupWA.gov.

Thank you,

Robin Loewen
DPS Support Specialist
City of Puyallup
333 S Meridian
Puyallup, WA 98371
253-841-5439

To apply for a permit, click here to access the [City's Permit Portal](#). Or scan this QR code with

your phone to learn more.

