



CITY OF PUYALLUP  
**Development & Permitting Services**  
333 S. Meridian, Puyallup, WA 98371  
(253) 864-4165  
[www.cityofpuyallup.org](http://www.cityofpuyallup.org)

**Permit No:**  
**PRCNC20241917**

## COMMERCIAL - NEW CONSTRUCTION

Puyallup, WA

<b>Job Address</b>	Address: 731 SHAW RD, PUYALLUP, WA 98372 Parcel # 0420264021	<b>ISSUED</b> July 01, 2025
<b>Owner</b> EAST TOWN CROSSING LLC 1001 SHAW RD PUYALLUP, WA 98372		
<b>Applicant</b> Gerald Koh 8370 Wilshire Blvd. #330 Beverly Hills, CA 90211 (310) 634-5204 gerald@permitadvisors.com		
<b>Contractor</b> E M PRECISION LLC 1407 VALENTINE AVE SE, STE 105 PACIFIC, WA 98047 (253) 268-0742 WA L&I #:		
<b>Plumbing Contractor</b> E M PRECISION LLC 1407 VALENTINE AVE SE, STE 105 PACIFIC, WA 98047 (253) 268-0742 WA L&I #:		
<b>Description of Work</b> Ground up construction of a McDonald's with a Drive Through. - MCDONALD'S - EAST TOWN CROSSING - 731 SHAW RD		
<b>Permit Types</b>	Commercial - New Construction	
<b>Expiration Date:</b> December 28, 2025		
<b>Total ESU's</b>		
<b>REQUESTING REQUIRED INSPECTIONS</b> A list of required inspections can be found on the permitting portal. Log in to your portal account, click on my items, and expand My Building Permit application, My Engineering Permit application, or My Fire Permit application depending on your permit type. Then locate your permit number and click on "request inspection". This will pull up a list of inspection types associated with your permit. Click on the desired inspection type and then click Next Step to begin the inspection request process.		

### Standard Conditions:

1. \* Final approval by the Building Official is required prior to use or occupancy.\* Work shall not proceed until the inspector has approved the stages of construction.\* Surface storm water shall be diverted from the building site and shall not drain onto adjacent properties.\* I hereby acknowledge that I have read this Permit/Application, that the information given is correct; that I am the owner or the duly authorized agent of the owner; that plans submitted herewith are in compliance with all applicable city, county and state laws and that all construction will proceed in accordance with said laws. This permit shall expire if work is not commenced with 180 days or if the work is suspended for a period of 180 days. Permits expire two years from issuance. \* By leaving the contractor information section blank, I hereby certify further that contractors (general or subcontractors) will not be hired to perform any work in association with this permit. I also certify that if I do choose to hire a contractor (general or subcontractor) I will only hire those contractors that are licensed by the State of Washington. If you are a property owner, contractor or permittee and you are paying for someone to perform the work, they must have a valid contractor registration and the person(s) installing plumbing inside a structure must meet the plumbing certification requirements. If you have any questions

regarding these regulations, you may contact the Washington State Department of Labor and Industries or you can find more information on-line at: <http://www.lni.wa.gov/TradesLicensing/Contractors/HireCon/default.asp>

2. 1. INSTALL ADDRESS NUMBERS PER THE FOLLOWING DISTANCES: 0-50 FOOT SETBACK FROM STREET NUMBERS SHALL BE 6 INCHES IN HEIGHT; 51-100 FEET 12 INCHES IN HEIGHT. ALL NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDITIONAL NUMBERS MAY BE NEEDED AT DRIVEWAY ENTRANCE IF BUILDING NUMBERS ARE NOT VISIBLE FROM THE STREET. REAR DOORS OF SUITES OR UNITS SHALL ALSO BE LABELED WITH MINIMUM 4 INCH NUMBERS.
2. FIRE HYDRANTS REQUIRED FOR CONSTRUCTION AND FIRE DEPARTMENT ACCESS SHALL BE INSTALLED AND APPROVED BY THE FIRE CODE OFFICIAL PRIOR TO THE STORAGE OR INSTALLATION OF ANY COMBUSTIBLE FRAMING MATERIAL. ACCESS ROADWAY SURFACES SHALL BE DESIGNED TO CITY STANDARDS AND BE DESIGNED TO MAINTAIN THE IMPOSED LOADS OF A 80,000 POUND FIRE APPARATUS. ASPHALT TREATED BASE, ASPHALT OR CONCRETE PAVEMENT CAN BE USED TO PROVIDE THE REQUIRED ALL-WEATHER DRIVING SURFACE.
3. ANY REQUIRED FIRE LANE MARKINGS SHALL BE INSTALLED PRIOR TO FINAL INSPECTION AND PER CITY ORDINANCE.
4. KNOX BOXES, WHEN REQUIRED, SHALL BE INSTALLED USUALLY TO THE RIGHT OF THE MAIN FRONT DOOR AND NO HIGHER THAN 6 FEET OFF OF THE GROUND. ONLY HINGED KNOX BOXES SHALL BE USED. KNOX BOXES AND KEY SWITCHES CAN BE ORDERED ONLINE AT THE "KNOX COMPANY"
5. FIRE EXTINGUISHERS WILL BE REQUIRED PER CHAPTER 9 OF THE INTERNATIONAL FIRE CODE. GENERALLY, 1 FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2A 10BC SHALL BE INSTALLED PER EVERY 3,000 SQUARE FEET OF FLOOR AREA. THE LOCATION OF THE FIRE EXTINGUISHERS SHALL BE NEAR THE EXIT DOORS AND TRAVEL DISTANCE TO AN EXTINGUISHER SHALL NOT EXCEED 75 FEET. ADDITIONAL SIGNAGE MAY BE NECESSARY TO INDICATE THE FIRE EXTINGUISHER LOCATION.

3. Development Engineering standard commercial conditions:

- Prior to starting site work request an inspection for erosion and sediment.
- Sediment control and erosion procedures shall be practiced to eliminate and prevent off site damage. Stormwater runoff originating upgrade of exposed areas shall be controlled to reduce erosion and sediment loss during the period of exposure. See approved civil plan PRCCP20241846 for approved method of control.
- Stormwater control of roof downspouts required.
- Steps shall be taken to prevent drainage onto adjacent lots.
- All commercial development, multi-family, mixed use facility, or irrigation systems water service connections must have installed an approved backflow prevention assembly installed as directed by the Puyallup Municipal Code 14.02.220(3) and conforming to city standard section 03.04 - backflow installation. A double detector check valve assembly (DDCVA) is required as directed by the City of Puyallup.
- A commercial development must have installed a side sewer sampling tee installed in conformance to city standard section 04.03 – side sewer.
- The applicant is responsible to schedule all utility inspections prior to backfilling
- Curb, gutter, sidewalk, and approach must be poured per city standards.
- Driveway approach must be a minimum of 30' wide.
- The builder/owner shall be responsible for keeping the existing right-of-way free of debris and dirt. Any violation of PMC chapter 21.14 pertaining to clearing, filling, and grading, erosion and sediment control, and storm water discharges shall be prosecuted to the fullest extent of the law.
- Any addition/expansion to the footprint of the building including decks and porches not originally shown on the approved set of plans must obtain proper permits prior to construction.
- The applicant is responsible to call the utility notification center at 1-800-424-5555 before beginning any excavation. Call before you dig, it's the law.
- No work shall be done in or on the public right of way without a licensed and bonded contractor first obtaining a right of way permit.
- Any code requirement that may have been overlooked in this plan review does not imply that the requirements have been waived.

Permit is valid 180 days from date of issuance. Permit validity is subject to all adhering to all applicable codes, ordinances and standards, and conditions of this permit.

## Conditions

The items listed in the table below are outstanding conditions that need to be resolved prior to occupancy and/or final inspection.

Condition Category	Condition	Department	Condition Status
Prior to Completion	In accordance with the Uniform Plumbing Code and City Design Standard 402.3, an external gravity grease interceptor is required to be designed by a professional engineer and installed on the side sewer per City Standard Details 04.06.01 and 04.06.02. The site plan and plumbing plans shall depict the location and connection of the new or existing grease interceptor. A professional engineer shall provide gravity grease interceptor sizing calculations and a report stating that the existing or new grease interceptor has adequate capacity to serve the site/project. The grease interceptor must be installed, inspected, approved, and fully operational prior to granting building occupancy.	Engineering Division	Open
Prior to Completion	The approved Stormwater Maintenance Agreement shall be recorded prior to the City granting a certificate of occupancy. Once recorded, provide the City with the Auditor File Number (AFN) for verification.	Engineering Division	Open

Prior to Issuance	Right-of-way dedication to match the abutting street classification shall be required as determined by Development Engineering. No building permit or development permit shall be granted for the construction or substantial improvement of any industrial, commercial, or residential building, or plat unless the plans and specifications contain provisions for the dedication to the City of sufficient street right of way for the classification of the street abutting the property according to the street plans and street development needs of the city for that street. Building permit PRCNC20241917 cannot be issued until boundary line adjustment PLBDJ20240103 is approved and recorded which depicts the required right-of-way dedication. The building permit site plan must match the approved boundary line adjustment. [Yianni Charitou @ 03/06/2025 10:36 AM]	Engineering Division	Resolved
Prior to Issuance	Building permit PRCNC20241917 cannot be issued until civil construction permit PRCCP20241846 is issued first. The building permit site plan must match the approved civil plan. [Yianni Charitou @ 03/06/2025 10:36 AM] Civil construction permit PRCCP20241846 issued on 7/1/2025. [Yianni Charitou @ 07/01/2025 1:53 PM]	Engineering Division	Resolved
Prior to Completion	Occupancy will not be granted until civil construction permit PRCCP20241846 has been completed and the final inspection has been passed. [Yianni Charitou @ 03/06/2025 10:38 AM]	Engineering Division	Open
Prior to Completion	This property lies within a regulated flood zone. According to the FEMA LOMR Case Number 21-10-0191P issued on April 27, 2022 and effective September 8, 2022, the flooding zone has been revised and the proposed building is no longer within the AE flood zone.	Engineering Division	Resolved

Prior to Completion	<p>A minimum 1" fire service is required to supply the structure's fire sprinkler system. The applicant shall coordinate water service connection with the City prior to starting site work by scheduling an inspection through the CityView portal.</p> <p>Per City Design Standard Section 302.3, a double detector check valve assembly (DDCVA) backflow device is required on the fire service line to any building which is equipped with a closed fire sprinkler protection system. The DDCVA shall be located inside the building or in a vault at or near the property line and shall be installed in accordance with City Standard Detail 03.10.01-1 and 03.10.01-2.</p> <p>An approved double check valve assembly (DCVA) backflow device is required to be installed on the commercial water service per City Standard Detail 03.04.01. For more information, visit <a href="https://www.cityofpuyallup.org/1131/Backflow-Prevention-Cross-Connection">https://www.cityofpuyallup.org/1131/Backflow-Prevention-Cross-Connection</a>.</p> <p>Upon approval of the installation by the city inspector, the backflow device shall be tested by a Washington State certified backflow assembly tester, and the test report results shall be submitted to the City prior to occupancy of the building.</p>	Engineering Division	Open
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Prior to Completion	<p>A minimum 1" fire service is required to supply the structure's fire sprinkler system. The applicant shall coordinate water service connection with the City prior to starting site work by scheduling an inspection through the CityView portal.</p> <p>Per City Design Standard Section 302.3, a double detector check valve assembly (DDCVA) backflow device is required on the fire service line to any building which is equipped with a closed fire sprinkler protection system. The DDCVA shall be located inside the building or in a vault at or near the property line and shall be installed in accordance with City Standard Detail 03.10.01-1 and 03.10.01-2.</p> <p>Upon approval of the installation by the city inspector, the backflow device shall be tested by a Washington State certified backflow assembly tester, and the test report results shall be submitted to the City prior to occupancy of the building.</p>	Engineering Division	Open
Prior to Issuance	<p>In accordance with RCW 19.27 and RCW 19.122, any project within 100-ft of a major utility transmission line, including hazardous liquid or gas pipelines, shall provide notice to the utility operator. Prior to permit issuance, provide written documentation from the operator/owner of the Northwest Pipeline LLC (Williams Gas Main) that the proposed development is acceptable as designed. (Contact Williams Gas' Matthew Kautzman at matt.kautzman@williams.com or 253-377-6146.)</p> <p>Upon approval of the BLA, the property is no longer within 100 feet of the Williams Gas pipeline. Condition has been resolved. [Yianni Charitou @ 04/28/2025 3:52 PM]</p>	Engineering Division	Resolved

Prior to Issuance	In accordance with Puyallup Municipal Code 11.08.135, new commercial projects that have a structure improvement value exceeding \$200,000 in valuation are required to complete improvements along the property's street frontage. Your project will be required to complete frontage improvements which may include curb, gutter, planter strips, street trees, sidewalks, storm drainage, street lighting, and one-half street paving (only required if the existing pavement condition is poor) as determined by Development Engineering. The building permit shall not be issued until the frontage improvement designs have been approved by the City and civil construction permit application PRCCP20240569 has been issued.	Engineering Division	Resolved
Prior to Completion	Your project is required to install frontage improvements in accordance with Puyallup Municipal Code 11.08.135. Building permit occupancy shall not be granted until the frontage improvements are completed and accepted, and civil construction permit PRCCP20240569 is finalized/closed.	Engineering Division	Open
Prior to Issuance	There are conflicting building permit applications for this location. Building permit applications PRCNC20241917 and PRCNC20231714 both propose a new commercial building in this location. The conflict shall be resolved by cancelling one of the two building permit applications prior to building permit issuance. [Yianni Charitou @ 03/06/2025 1:51 PM]  PRCNC20231714 was cancelled in March 2025. [Yianni Charitou @ 03/18/2025 2:11 PM]	Engineering Division	Resolved

Prior to Issuance	<p>Per Puyallup Municipal Code Chapter 11.24, the property is subject to two recorded sanitary sewer latecomer's agreements. The property owner will be required to submit a development contribution latecomer fee for the Viking JV, LLC sanitary sewer main extension and sanitary sewer lift station/force main as defined in latecomer's agreements recorded under AFNs 202107061306 and 202406210039, respectively. The latecomer's development contribution fees have been assessed on building permit application PRCNC20241917.</p> <p>Latecomer contribution fees paid under PRCNC20241917 on 3/13/2025. [Yianni Charitou @ 03/18/2025 12:30 PM]</p>	Engineering Division	Resolved
Prior to Completion	<p>According to PMC Chapter 19.06.020, contiguous parcels are required to be combined when they share common facilities including but not limited to access, parking, utilities, open space, landscaping, signage, etc., for which no easements or other legal instruments exist to ensure continuous ownership, use and maintenance of such facilities. In this particular case, the East Town Crossing parcels share such facilities including driveway access, parking, landscaping, trash enclosures, and utilities. Prior to building permit issuance, the applicant shall apply for and provide a recorded legal instrument (binding site plan) for the continuous ownership, use, and maintenance of the common facilities in compliance with Puyallup Municipal Code.</p> <p>Directed by Puyallup management to change this from a prior to issuance to prior to completion condition. [Yianni Charitou @ 04/28/2025 3:54 PM]</p>	Engineering Division	Open
Prior to Issuance	Must provide Contractor doing the work to be named on permit. Contractor must be registered with Washington State Labor and Industries AND have a valid City of Puyallup business license endorsement with Washington State Department of Revenue.	Development & Permitting Services	Resolved
Prior to Issuance	Contractor needs to have a valid City of Puyallup business license endorsement with Washington State Department of Revenue.	Development & Permitting Services	Resolved



I certify that I am the owner of this property or the owner's authorized agent, including an appropriately licensed contractor. I have read and examined this application and furnished true and correct information. I will comply with all provisions of law and ordinances governing this type of construction work, whether specific herein or not. By submitting this application, I give the jurisdiction permission to enter the property to perform inspections. The granting of this permit does not presume or give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. I understand that failure to comply with the above may result in revocation of the permit.

**Applicant:**  
Gerald Koh