



City of Puyallup

**Planning Division**

333 S. Meridian, Puyallup, WA 98371

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www.cityofpuyallup.org

December 03, 2024

Songyi Cho  
 12181 C St S  
 Tacoma, WA 98444

<b>FINAL DEVELOPMENT REVIEW TEAM (DRT) LETTER</b>	
<b>PERMIT #</b>	PLTU20240110
<b>PROJECT NAME</b>	Step by Step - West Parking
<b>PERMIT TYPE</b>	Temporary Use
<b>PROJECT DESCRIPTION</b>	To Create a gravel parking lot
<b>SITE ADDRESS</b>	506 33RD ST SE, PUYALLUP, WA 98372;
<b>PARCEL #</b>	0420264068; 0420264069;
<b>ASSOCIATED LAND USE PERMIT(S)</b>	PLPRE20220076 PRCNC20241019 PRCCP20241109 PRDE20241467 PRFO20241675 PRCCP20241731
<b>APPLICATION DATE</b>	November 07, 2024
<b>APPLICATION COMPLETE DATE</b>	November 07, 2024
<b>PROJECT STATUS</b>	<b><u>Final Development Review Team (DRT) letter – application approved.</u></b> The latest revised copy of submitted materials has fulfilled the city’s requirements related to the land use permit in accordance with the following conditions and notes. The project is now proceeding into final SEPA review and issuance, followed by the scheduling of a public hearing on the project.
<b>APPROVAL EXPIRATION</b>	Approval expires at the time the construction for the associated construction permit (PRCNC20241019) for the Early Learning Center has completed. See Planning conditions below.
<b>CONDITIONS</b>	<b><u>See notes and conditions below.</u></b> The project shall conform to all conditions outlined herein and shall comply with all applicable provisions of the Municipal Code and any SEPA conditions (if SEPA environmental review was performed).

## HOW TO USE THIS LETTER

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.

## CONDITIONS

The following are conditions of approval. All future civil and/or building permit submittals shall comply with the following conditions, if any. Each condition has been added by a specific City of Puyallup Department, please contact the specific reviewer associated with that condition for any specific questions regarding that condition:

Department	Reviewer	Phone	Email
Planning	Nabila Comstock	2537703361	NComstock@PuyallupWA.gov
Engineering	Mark Higginson	2538415559	MHigginson@PuyallupWA.gov
Traffic	Mieco Hutchens	2539930179	mhutchens@puyallupwa.gov
Building	Stan Kinnear		SKinnear@puyallupwa.gov
Fire	David Drake	2538644171	DDrake@PuyallupWA.gov

Condition Category	Condition	Department	Condition Status
	Approval conditioned to allow operation of temporary use in conjunction with the Early Learning Center construction project duration (PRCNC20241019).	Planning Division	Open
Standard Conditions	Submit for Grading Permit within 60 days of Temporary Use Permit issuance. (SEE GRADING APPLICATION PRCCP20241731)	Development & Permitting Services	Resolved
Standard Conditions	Temporary parking lot shall only be used during the Early Learning Center construction project (PRCNC20241019).  Future permanent improvements will require the following: -Half-street improvements (curb/gutter, sidewalk, planter strip, streetlights, and ROW	Traffic Division	Open

Condition Category	Condition	Department	Condition Status
	dedication (16.5ft). -Pedestrian crossing enhancements to safely cross 33rd St SE -Driveway spacing requirements (300ft) -Driveways must be aligned across the street per City standards.		

Sincerely,

Nabila Comstock  
 Associate Planner  
 (253) 770-3361  
 NComstock@PuyallupWA.gov