



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

October 17, 2025

Mingqi Shao
12319 NE 68th PL
KIRKLAND, WA 98033

FINAL DEVELOPMENT REVIEW TEAM (DRT) LETTER	
PERMIT #	PLSHP20250022
PROJECT NAME	2317 Shaw Road Short Plat
PERMIT TYPE	Short Plat
PROJECT DESCRIPTION	SHORT PLAT : (4) LOT SHORT PLAT ~ 2317 SHAW RD SHORT PLAT PROPERTY PROJECT
SITE ADDRESS	2317 SHAW RD, PUYALLUP, WA 98374;
PARCEL #	0419021061;
ASSOCIATED LAND USE PERMIT(S)	PLPRE20240013 PRDE20240287
APPLICATION DATE	March 25, 2025
APPLICATION COMPLETE DATE	March 25, 2025
PROJECT STATUS	<u>Final Development Review Team (DRT) letter – short plat application preliminarily approved*</u> . The latest revised copy of submitted materials has fulfilled the city’s requirements related to the subdivision permit request, in accordance with the following conditions and notes.
APPROVAL EXPIRATION	October 17, 2026 <i>* Approval notes: This letter serves as a preliminary approval of the short plat only. Preliminary approval of a short plat by city departments shall be valid for <u>one year from the date of this letter</u>.</i>
CONDITIONS	<u>See notes and conditions below</u> . 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. The 'Condition Status' column notes whether a specific condition has been 'resolved' meaning no further action is required or is 'open' meaning further action is required during subsequent permit submissions. 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	Jillian Hulse-Lew	2537703330	JHulseLew@PuyallupWA.gov
Engineering	Jamie Carter	2534353616	JCarter@puyallupwa.gov
Traffic	Mieco Hutchens	2539930179	MHutchens@puyallupwa.gov
Building	Stan Kinnear	2537703328	SKinnear@puyallupwa.gov
Fire	David Drake	2538644171	DDrake@PuyallupWA.gov

Condition Category	Condition	Department	Condition Status
Standard Conditions	Retaining walls over 4 feet in height require a separate building permit.	Development & Permitting Services	Open
Standard Conditions	Public right-of-way runoff shall be detained and treated independently from proposed private stormwater facilities. This shall be accomplished by enlarging the private facilities to account for bypass runoff; providing separate publicly maintained storm facilities within a tract or dedicated right-of-way; or, other methods as approved by the City Engineer. [PMC 21.10.190(3)]	Development & Permitting Services	Open
Submit With Building Permit Application	Return official copy of final recorded plat document to City within 1 year of issuance of final DRT letter. Return form and recording instructions can be found at www.cityofpuyallup.org/DocumentCenter/View/14858/SHORT-PLAT-RECORDING-FORM?bidId= . No building permits can be applied for until this official document is returned to the City.	Planning Division	Open

Sincerely,
Jillian Hulse-Lew
Assistant Planner
(253) 770-3330

JHulseLew@PuyallupWA.gov