



City of Puyallup

**Planning Division**

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(253) 864-4165

www.cityofpuyallup.org

David Follansbee  
Suite 200  
Tacoma, WA 98403

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	1
PERMIT #	PLLC20220129
PROJECT NAME	Pierce College Puyallup Lot combination
PERMIT TYPE	Lot Combination
PROJECT DESCRIPTION	Combine tax parcel numbers 0419034013, 0419034018, 0419023011, 0419023012 and 0419023013
SITE ADDRESS	1601 39TH AVE SE, PUYALLUP, WA 98374;
PARCEL #	0419034018;
ASSOCIATED LAND USE PERMIT(S)	
APPLICATION DATE	August 09, 2022
APPLICATION COMPLETE DATE	August 17, 2022
PROJECT STATUS	<b><u>Active Development Review Team (DRT) review case – resubmittal required.</u></b> Please address review comments below and resubmit revised permit materials and by responding in writing to the remaining items that need to be addressed.
APPROVAL EXPIRATION	<b>N/A – Active permit application, not approved</b>
CONDITIONS	<p><b>Active permit application, not approved;</b></p> <p>Pursuant to PMC 20.11.022 regarding inactive applications, any and all pending land use applications or plat applications shall be deemed null and void unless a timely re-submittal is made to the City within 1 year of issuance of this Development Review Team (DRT) comment letter.</p> <p>DRT review letters typically identify requested corrections, studies or other additional required pieces of information necessary to demonstrate conformance with the City’s adopted development standards and codes.</p> <p>Subsequent applicant re-submittals shall make a good faith effort to</p>

respond to each request from this letter in order for the application to remain active.

The failure to provide timely responses or lack of providing the requested material(s) within the 1-year window following DRT comment letter issuance shall be grounds for expiration, thus deeming the pending application null and void with or without a full or partial refund of application fees.

## HOW TO USE THIS LETTER

This review letter includes two sections: **“Action Items”** and **“Conditions”**.

The **“Action Items”** section includes all items that the applicant must address to comply with the Puyallup Municipal Code (PMC) and city standards. Items listed in under **Action Items** require a resubmittal under this permit for further review by the Development Review Team (DRT); your application is not approved. Please make those updates to the proposed plans and resubmit for review. Please include a response letter outlining how you have revised your proposal to meet these items for ease of plan check by DRT members.

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.

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## ACTION ITEMS

**Planning Review** - Gabriel Clark; (253) 770-3330; GClark@puyallupwa.gov

- In reference to comment on application, when that document is completed and paired with the application, there is no need for this cover sheet. Do not include this cover sheet upon re submittal.
- For lot combinations, only requirements are, existing boundary lines to be removed, structure locations. Please see last page on application for reference.
- Remove BLA language replace with lot combination.
- Please show only revised lot combination as seen on last page of application.
- Remove BLA language replace with Lot Combination.
- Please have property owner sign this document.
- When completing this section, please copy the declaration of lot combination text onto separate document to complete. Parcel A - 00000, Parcel B - 00000, and on for each of the impacted parcels. Furthermore, the site plan cover sheet language should be reflected in the body where SEE ATTACHED LOT COMBINATION MAP is located with the redaction of any comments regarding BLA. **If you have questions, please call me directly at 253-770-3330.**

## CONDITIONS

Sincerely,  
Gabriel Clark  
Planning Technician  
(253) 770-3330  
GClark@puyallupwa.gov