



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

DATE: January 14, 2025

APPLICANT INFORMATION

Applicant Name:	Catherine Jeannotte
Property Location/Address:	402 VALLEY AVE NW, Unit: A, PUYALLUP, WA 98371;
Tax Parcel Number(s):	0420215017;

RE: Zoning Verification Request PLZV20250002

Thank you for applying for a zoning verification letter for the property listed above. Staff has reviewed information available from public records for the subject site. As received on your zoning verification application form, the following selected items include the information you requested:

☐	Certificate(s) of Occupancy:	Information not requested
☒	Current zoning:	ML (Limited Manufacturing)
☐	Current land use designation:	LM/W
☐	Is the current use of the property in compliance with the existing zoning?	
☐	Are there any known legal non-conforming uses occurring on the site?	
☐	In case of fire, earthquake, or other natural calamity, can the structure be rebuilt?	Per PMC 20.65.037, a legally established nonconforming use may be reestablished regardless of the extent of damage to any structure. Per PMC 20.65.035, a building or structure that is nonconforming to property development standards (setbacks, height, etc.) of the applicable zone, and has been damaged, restoration of the building or structure is permitted if the extent of the damage is less than 75% of the current replacement cost. If the damage of the nonconforming building or structure exceeds 75% of the replacement cost, the nonconforming building or structure may be restored or rebuilt only to the extent which complies fully with the property development and performance standards

		of the applicable zone.
☐	Are there any known unresolved zoning/building code violations on record?	
☐	Zoning of the abutting properties surrounding the site:	North: South: East: West:
☐	Have any use permits or variances been granted for the subject site?	
☐	Applicable building setbacks:	Front yard setback: Rear yard setback: Interior side yard setback: Street side yard setback:
☐	Allowable building height:	
☐	Allowable lot coverage:	
☐	Applicable parking ratio:	Per PMC 20.55.010,
☐	Other:	

Note: The Puyallup Municipal Code (PMC) may be viewed online at www.codepublishing.com/wa/puyallup/

The information listed information was researched on January 14, 2025, by the undersigned, per request. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon, or relates to the information supplied by the requestor. The Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

Sincerely,

Jillian Hulse-Lew
Assistant Planner
(253) 770-3330
JHulseLew@PuyallupWA.gov

Attachment(s):