



Zoning Verification

CITY OF PUYALLUP
Development Services
333 S. Meridian
Puyallup, WA 98371
Phone: 253-864-4165
www.cityofpuyallup.org

Submittal Checklist:

This completed original application form and one (1) additional copy making sure that all of the required signatures have been obtained

Application Fee: **\$130.00**

12/20

Office Use Only:

Submittal Date: ___/___/___ Case No: ___-___-___ Related Case No: ___-

This zoning verification application is to be filed before receiving verification of property zone and code information. Each application and fee apply to only one parcel number, unless multiple parcels are associated with a specific project (e.g. apartment complex, etc.) additional parcels not associated with a project must be accompanied by a separate application and fee.

Application Information

Application Information:

Contact Person Eli Bracken	Phone 717-319-3342
Agency/Consultant (if applicable) AEI Consultants	
Mailing Address 155 S Poplar St, Unit 211	City, State, Zip Code Elizabethtown, PA 17022
E-mail to Receive Letter ebracken@aeiconsultants.com	

Location of Property/Address to be Verified


Property Location/Address 2504 East Main Avenue (Parcel 0420264065)		
Project Name (if applicable)		
Detailed Description of Current Use Mega Warehouse (per Pierce County Assessor Records)		
Detailed Description of Proposed Use N/A		
Additional Information you would like the City of Puyallup to Address Please see attached request form		
City Puyallup	State WA	Zip 98372
Intersection Street Names Approx 400' east of 23rd St SE/E Main	Assessor's Parcel Number(s) 0420264065)	

Please check all that apply to your specific request. Depending on the subject site, not all information is applicable. Please be aware that if this is the case, the Zoning Verification Letter will state non-applicable. Please allow up to two working weeks for completion of the letter.

- Certificate of Occupancy
- Current zoning of the property
- Current land use designation of the property
- 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?
- Are there any known unresolved zoning/building code violations on record?
- Zoning of the abutting properties surrounding the subject site
- Have any Use Permits or Variances been granted for the subject site?
- Applicable building setbacks
- Allowable building heights
- Allowable lot coverage
- Applicable parking ratio
- Other _____

CERTIFICATION:

I hereby state that I am the applicant listed above, and certify that all information contained above and in exhibits attached hereto is true and correct to the best of my knowledge and belief and is submitted for consideration by the City of Puyallup, pursuant to the provision of the Puyallup Municipal Code.

Signature of Applicant:  _____ Date March 24, 2022

Print Name: Eli Bracken

Signature of Property Owner (Optional): _____ Date: _____

Print Name: _____



Planning & Zoning Department Information Request Letter

To: City of Puyallup Development Services	From: Eli Bracken Cell: (717) 319-3342 Fax: (857) 233-5531 ebracken@aeiconsultants.com	Subject Property: 2504 E Main Avenue (Parcel 0420264065)
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AEI Consultants has been retained to conduct a Zoning Analysis of the above referenced property. Please respond to the following documentation/information requests on **City Letterhead** to the above email address/fax number. Should you have any questions, or should there be any fees associated with same, please direct them to Eli Bracken at the above referenced telephone # / email address. Thank you in advance for your assistance.

- 1) What is the current zoning classification for the Subject Property? _____
- 2) When was this zoning classification adopted? _____
- 3) Subject Property Use: According to the zoning ordinances and regulations, the use of the subject property is a:
 - Permitted Use by Right
 - Permitted Use by Special/Specific Use Permit _____
 - Permitted Use by Conditional Use Permit _____
 - Legal Non-Conforming Use (Building was existing prior to adoption of the existing zoning ordinance)
 - Non-Permitted Use
- 4) Subject Property Conformance: As it pertains to the existing zoning ordinance, the current structures on the Subject are:
 - Legal Conforming (complies with existing zoning regulations)
 - Legal Non-Conforming (Does not meet current zoning requirements due to re-zoning, granted variances, amendments or is considered to be "grandfathered" due to development prior to zoning ordinance)
 - Non-Conforming (complies with existing zoning regulations)
- 5) Did the Subject Property require a Site Plan Approval prior to development?
 - No Yes (comments): _____
- 6) Are there any Variances, Special Use Permits / Exceptions, Ordinances or Conditions related to the Subject Property?
 - No Yes (comments): _____
- 7) Casualty: In the event of a catastrophic loss, can the subject property be rebuilt to its current density?
 - Yes No (comments): _____
- 8) Are there any outstanding Zoning Code Violations on file for the Subject Property?
 - No Yes (comments): _____
- 9) Does the subject property have a valid Certificate of Occupancy on file?
 - Yes (please fax or email) No (comments): _____
- 10) Are there any requirements such as mandated improvements that are triggered by a change of ownership/title such as a re-issuance of Zoning Approval? No Yes (Comments) _____

Submitted by: _____ Date: _____

Printed Name & Title: _____