



# CITY OF PUYALLUP

## Development and Permitting Services

333 S. Meridian, Puyallup, WA 98371  
 (253) 864-4165 Fax (253) 840-6678  
 www.cityofpuyallup.org

DATE: April 27, 2022

APPLICANT INFORMATION		PROPERTY INFORMATION	
NAME:	Steve Nornes	PROPERTY LOCATION/ADDRESS:	707 39 <sup>th</sup> Ave SE Puyallup, WA 98374
MAILING ADDRESS:	2845 Hamline Avenue North Roseville, MN 55113	PARCEL NUMBER(S):	0419037014
EMAIL:	snornes@seniorpartners.com		

### RE: Zoning Verification Request PLZV20220069

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:

<input checked="" type="checkbox"/>	<b>Certificate(s) of Occupancy:</b>	Yes, please see attachment(s).
<input checked="" type="checkbox"/>	<b>Current zoning:</b>	Urban center mixed-use zone (UCX) and within the mixed-use design review (MX-DRO) zoning overlay
<input type="checkbox"/>	<b>Current land use designation:</b>	Information not requested
<input type="checkbox"/>	<b>Is the current use of the property in compliance with the existing zoning?</b>	Information not requested
<input type="checkbox"/>	<b>Are there any known legal non-conforming uses occurring on the site?</b>	Information not requested
<input type="checkbox"/>	<b>In case of fire, earthquake, or other natural calamity, can the structure be rebuilt?</b>	Information not requested
<input type="checkbox"/>	<b>Are there any known unresolved zoning/building code violations on record?</b>	Information not requested
<input type="checkbox"/>	<b>Zoning of the abutting properties surrounding the site:</b>	Information not requested
<input type="checkbox"/>	<b>Have any use permits or variances been granted for the subject site?</b>	Information not requested
<input type="checkbox"/>	<b>Applicable building setbacks:</b>	Information not requested
<input type="checkbox"/>	<b>Allowable building height:</b>	Information not requested
<input type="checkbox"/>	<b>Allowable lot coverage:</b>	Information not requested
<input type="checkbox"/>	<b>Applicable parking ratio:</b>	Information not requested

☒	<p><b>Other: Request for zoning letter to support skilled nursing beds is a permitted use. This letter is for the certificate of need application to relocate skilled beds to Puyallup.</b></p>	<p>The urban center mixed-use zone (UCX) is intended to allow a significant commercial component where standards to ensure pedestrian-oriented design are emphasized, and the constraints of large format retail are acknowledged and accommodated. To encourage and accommodate the greatest range of uses within this designation, high-density residential, pedestrian-oriented retail, large format retail and multi-story office uses are included.</p> <p>Skilled nursing beds are not called out as a prohibited use in PMC 20.31.015.</p>
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Note: The Puyallup Municipal Code (PMC) may be viewed online at [www.codepublishing.com/wa/puyallup/](http://www.codepublishing.com/wa/puyallup/)

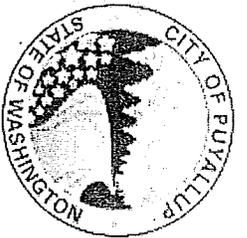
The information listed information was researched on April 27, 2022, by the undersigned, per request. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon, or relates to the information supplied by the requestor. The Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

Sincerely,

Nabila Comstock  
Assistant Planner  
(253) 770-3361  
[ncomstock@puyallupwa.gov](mailto:ncomstock@puyallupwa.gov)

Attachment(s):

# CITY OF PUYALLUP



## Certificate of Occupancy

The building or portion thereof described below has been inspected for compliance with the requirements of the code for the group or occupancy in which the proposed occupancy is classified.

**THIS CERTIFICATE MUST BE PERMANENTLY MAINTAINED IN ALL COMMERCIAL BUILDINGS REFERRED TO BELOW AND SHALL BE READILY AVAILABLE FOR INSPECTION. Issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.**

Building Address: 707 39TH AVE SE  
PUYALLUP WA 98374

Owner: WESLEY HOMES

Address: 815 S 216TH ST  
DES MOINES WA 98198-6332

Description: WESLEY HOMES - BRADLEY PARK BROWNSTONES BLDG "C"

Permit Number: B-16-0915

Permit Type: COMMERCIAL BUILDING PERMIT

Parcel Number: 0419037014

Occupant Load: 462

Sprinklers: YES

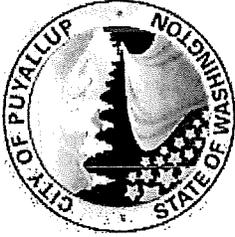
Code Edition: 2015

Occupancy Code	Type of Construction	Floor Area	Description
R-2 RESIDENTIAL APARTMENT	VA	29,528	BROWNSTONES 1st floor
R-2 RESIDENTIAL APARTMENT	VA	28,500	2nd Floor
S-2 PARKING GARAGE	IA	25,663	Garage
WOOD DECK/STORAGE BUILDINGS	VA	4,064	Porch

Date: July 18, 2018

Building Official

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Building Address: 1019 39TH AVE SE  
PUYALLUP WA 98374

Owner: BCC PUYALLUP LLC

Address: 3600 136TH PL SE  
STE 250

Description: BELLEVUE WA 98006-1417  
2ND FLOOR OFFICE TI ~ SEFNCO

BUILD/MECH/PLUMB

Occupancy Code  
B BUSINESS/OFFICE

Type of Construction Floor Area Description  
IIB 12,196 2ND FLOOR

Permit Number: B-19-0036

Permit Type: COMMERCIAL BUILDING PERMIT

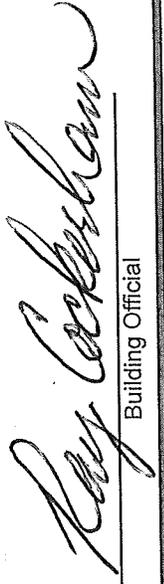
Parcel Number: 0419034030

Occupant Load: 122

Sprinklers: YES

Code Edition: 2015

Date: July 09, 2019

  
Building Official