



# CITY OF PUYALLUP

## Development and Permitting Services

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

DATE: June 27, 2022

| APPLICANT INFORMATION |  | PROPERTY INFORMATION       |  |
|-----------------------|--|----------------------------|--|
| NAME:                 | Julie Morrow   | PROPERTY LOCATION/ADDRESS: | 1023 39 <sup>th</sup> Ave SE, Puyallup, WA 98374 |
| MAILING ADDRESS:      | 1300 S Meridian Ave, Puyallup WA                       | PARCEL NUMBER(S):          | 0419034037                                       |
| EMAIL:                | <a href="mailto:infoteam@pzs.com">infoteam@pzs.com</a> |                            |  |

### RE: Zoning Verification Request PLZV20220039

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>   | Business Park (MP)   |
| <input checked="" type="checkbox"/> | <b>Current land use designation:</b>   | Business/Industrial Park (B/IP)  |
| <input checked="" type="checkbox"/> | <b>Is the current use of the property in compliance with the existing zoning?</b>            | Yes  |
| <input checked="" type="checkbox"/> | <b>Are there any known legal non-conforming uses occurring on the site?</b>                  | No   |
| <input checked="" type="checkbox"/> | <b>In case of fire, earthquake, or other natural calamity, can the structure be rebuilt?</b> | <p>Per PMC 20.65.037, a legally established nonconforming use may be reestablished regardless of the extent of damage to any structure.</p> <p>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.</p> <p>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.</p> |

|                                     |  |  |
|-------------------------------------|--|--|
| <input checked="" type="checkbox"/> | <b>Are there any known unresolved zoning/building code violations on record?</b> | None known at this time  |
| <input checked="" type="checkbox"/> | <b>Zoning of the abutting properties surrounding the site:</b>                   | North: Public Facilities (PF)<br>South: Public Facilities (PF)<br>East: Public Facilities (PF)<br>West: Public Facilities (PF) |
| <input checked="" type="checkbox"/> | <b>Have any use permits or variances been granted for the subject site?</b>      | There do not appear to be any variances or conditional use permits that apply to the subject property.                         |
| <input checked="" type="checkbox"/> | <b>Applicable building setbacks:</b>   | Front yard setback: 30'<br>Rear yard setback: 30'<br>Interior side yard setback: 15'<br>Street side yard setback: 30'          |
| <input checked="" type="checkbox"/> | <b>Allowable building height:</b>  | 50'; Refer to PMC 20.35.023  |
| <input checked="" type="checkbox"/> | <b>Allowable lot coverage:</b>   | 50%  |
| <input checked="" type="checkbox"/> | <b>Applicable parking ratio:</b>   | Per PMC 20.55.010,   |
| <input type="checkbox"/>            | <b>Other:</b>  |  |

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 May 31, 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.

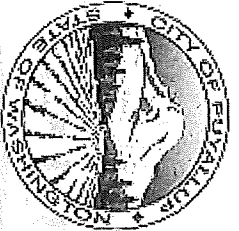
Sincerely,

Gabriel Clark  
 Planning Technician  
 (253) 770-3330  
[gclark@puyallupwa.gov](mailto:gclark@puyallupwa.gov)

Attachment(s):

Certificate of Occupancy

# 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: 1023 39TH AVE SE  
PUYALLUP WA 98374

Permit Number: B-09-0278

Owner: BCC PUYALLUP LLC

Permit Type: COMMERCIAL BUILDING PERMIT

Address: 3600 136TH PL SE  
SUITE 250

Parcel Number: 0419034030

BELLEVUE WA 98006

Occupant Load: 1028

Sprinklers: YES

Code Edition: 2006

Description: T.I. COMM - DATA CENTER - BUILDING D - SOUTH HILL BUSINESS & TECHNOLOGY CENTER

Occupancy Code  
B BUSINESS/OFFICE  
TENANT IMPROVEMENT  
TENANT IMPROVEMENT

| Type of Construction | Floor Area | Description      |
|----------------------|------------|------------------|
| IIA                  | 108,025    | DATA CENTER      |
| IIA                  | 97,816     | MECHANICAL SPACE |
| IIA                  | 91,623     | MECHANICAL SPACE |

Date: March 23, 2011

Building Official