



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

DATE: March 27, 2026

APPLICANT INFORMATION	
Applicant Name:	Jamie Pulver
Property Location/Address:	1212 VALLEY AVE NW, PUYALLUP, WA 98371
Tax Parcel Number(s):	6026520020

RE: Zoning Verification Request PLZV20260034

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"/>	Certificate(s) of Occupancy:	Yes, please see attachment(s).
<input checked="" type="checkbox"/>	Current zoning:	ML – Limited manufacturing
<input checked="" type="checkbox"/>	Current land use designation:	ME – Mixed employment
<input checked="" type="checkbox"/>	Is the current use of the property in compliance with the existing zoning?	Yes
<input checked="" type="checkbox"/>	Are there any known legal non-conforming uses occurring on the site?	None known at this time
<input checked="" type="checkbox"/>	In case of fire, earthquake, or other natural calamity, can the structure be rebuilt?	<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</p>

		development and performance standards of the applicable zone.
<input checked="" type="checkbox"/>	Are there any known unresolved zoning/building code violations on record?	None known at this time
<input checked="" type="checkbox"/>	Zoning of the abutting properties surrounding the site:	North: Limited Manufacturing (ML) South: Limited Manufacturing (ML) East: Limited Manufacturing (ML) West: Limited Manufacturing (ML)
<input checked="" type="checkbox"/>	Have any use permits or variances been granted for the subject site?	None known at this time
<input checked="" type="checkbox"/>	Applicable building setbacks:	Front yard setback: 20' Rear yard setback: 0' Interior side yard setback: 0' Street side yard setback: 10'
<input checked="" type="checkbox"/>	Allowable building height:	50' * *Refer to PMC 20.35.023
<input checked="" type="checkbox"/>	Allowable lot coverage:	65%
<input checked="" type="checkbox"/>	Applicable parking ratio:	Per PMC 20.55.010 (32) Warehouse and storage facilities: one space for each 2,000 square feet of gross floor area. (a) Establishments having not more than 20,000 square feet of gross floor area, on a single parcel of land and/or within a single development, shall provide one space for each 2,000 square feet of gross floor area. (b) Establishments having more than 20,000 square feet but not more than 100,000 square feet of gross floor area shall provide one space for each 2,500 square feet of gross floor area. (c) Establishments having more than 100,000 square feet of gross floor area shall provide one space for each 3,000 square feet of gross floor area.
<input checked="" type="checkbox"/>	Other:	Binding site plan link to Portal permit file here: P-12-0005 Applies to the following: - TPN 6026520030 - 1212 Valley Ave NW 1414 Valley Ave NW

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

The information listed information was researched on March 27, 2026, 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
Associate Planner
(253) 770-3361
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: 1414 VALLEY AVE NW
 PUYALLUP WA 98371

Permit Number: B-17-0654

Owner: IAC PORT 167 LLC

Permit Type: COMMERCIAL BUILDING PERMIT

Address: 1849 GREEN BAY RD
 STE 410

Parcel Number: 6026520010
 Occupant Load: 1697

Description: HIGHLAND PARK IL 60035-3173
 TI - SERTA SIMMONS

Sprinklers: YES
 Code Edition: 2015

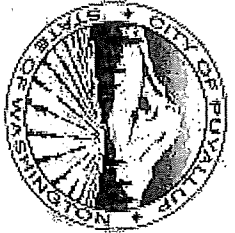
BUILD/MECH/PLUMB

Occupancy Code	Type of Construction	Floor Area	Description
B BUSINESS/OFFICE	IIB	13,688	TENANT IMPROVEMENT
S-1 STORAGE, WAREHOUSE MOD HAZ	IIB	129,146	TENANT IMPROVEMENT
F-1 INDUSTRIAL MOD HAZARD	IIB	130,000	TENANT IMPROVEMENT

Date: August 13, 2018

[Signature]
 Building Official

CITY OF PUYALLUP



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Building Address: 1212 VALLEY AVE NW
PUYALLUP WA 98371

Owner: BPH DEVELOPMENTS GROUP LLC

Address: 8115 BROADWAY
STE 204

Description: EVERETT WA 98203-6871
TI ~ CABELA'S

Permit Number: B-15-0336

Permit Type: COMMERCIAL BUILDING PERMIT

Parcel Number: 0420167701

Occupant Load: 137

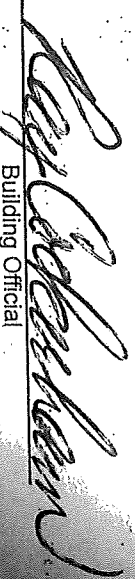
Sprinklers: YES

Code Edition: 2012

Occupancy Code
B BUSINESS/OFFICE
S-1 STORAGE, WAREHOUSE MOD HAZ

Type of Construction	Floor Area	Description
III B	1,937	TI-INTERIOR
III B	57,887	

Date: October 16, 2015


Building Official

CITY OF PUYALLUP



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Building Address: **1212 VALLEY AVE NW
PUYALLUP WA 98371**

Owner: **IAC PORT 167 LLC**

Address: **1849 GREEN BAY RD STE 410
HIGHLAND PARK IL 60035-3173**

Description: **MISSION FOODS OFFICE & WAREHOUSE
BLDG/MECH/PLUMB**

Permit Number: **B-20-0023**

Permit Type: **COMMERCIAL BUILDING PERMIT**

Parcel Number: **6026520020**

Occupant Load: **278**

Sprinklers: **YES**

Code Edition: **2015**

<u>Occupancy Code</u>	<u>Type of Construction</u>	<u>Floor Area</u>	<u>Description</u>
B BUSINESS/OFFICE	IIB	3,883	Office
S-1 STORAGE, WAREHOUSE MOD HAZ	IIB	91,789	Storage

Date: June 11, 2020

Building Official