

# High-Level City Summary (Non-Interpretive)

This summary is provided for informational purposes only and is intended to reflect high-level, publicly available information. It does not constitute zoning analysis, land use interpretation, or development approval. Buyers are responsible for independent verification with the City of Lakewood and their own consultants.

## Jurisdiction

City of Lakewood, Pierce County, Washington.

## Property Location

Property is located within the City of Lakewood municipal limits near Joint Base Lewis-McChord (JBLM). Multiple street addresses are associated with existing residential improvements on a single tax parcel.

## Zoning Reference

Zoning designation to be verified by Buyer through City of Lakewood GIS, zoning maps, and planning staff. No representations are made regarding permitted uses, density, setbacks, or development standards.

## Comprehensive Plan

Comprehensive plan designation to be verified by Buyer through City of Lakewood comprehensive plan maps and planning documents. Buyer to independently confirm consistency with proposed uses.

## Environmental and Critical Areas

Parcel boundary is influenced by Clover Creek. Areas adjacent to waterways may be subject to critical area regulations, buffers, and setbacks. Buyer to verify Ordinary High Water Mark, buffer requirements, and buildable area through independent study.

## Utilities and Infrastructure

Utilities and public services are available in the area. Buyer to independently confirm utility capacity, availability, and connection requirements with service providers and the City.

## Development Programs and Incentives

Any development incentives, density bonuses, or multifamily tax exemption programs, if applicable, must be independently confirmed by Buyer with the City of Lakewood. No representations are made regarding eligibility or approval.

Note: This summary is intended to support initial review only and does not replace formal land use analysis, feasibility studies, or City approvals.