



Land-Use Assessment

Ideal For:

- **Private individuals** evaluating a land purchase for personal use, investment, or future development
- **Developers or investors** seeking an initial read on feasibility, constraints, and potential before committing to deeper investigation

The **Preliminary Land-Use Assessment** is an **initial overview** intended to help determine whether a parcel(s) of land shows potential for development or investment. This assessment focuses on property conditions and relevant information to support informed early-stage decision-making prior to committing to in-depth investigations.

Engaging an **experienced Land-Use Consultant** at this stage is invaluable. With deep knowledge of vacant land complexities, jurisdictional nuances, and development hurdles, a skilled consultant can **see what others might miss**—spotting early red flags, uncovering hidden opportunities, and asking the critical questions that most often go overlooked. Their expertise helps prevent costly missteps and gives clients a clearer, more confident path forward—right from the start.

Typical areas of review may include:

- Current **zoning designations** and compliance with the general plan
- Evaluate applicable **fire codes and safety** requirements
- Presence and condition of **access, roads, utilities and topography**
- **Site advantages or limitations** based on numerous resources
- Discovery of **public records issues**, including easements or ownership flags
- Compatibility with **surrounding land uses** and community characteristics

Each parcel of land is unique. As such, the assessment is tailored specifically to the property in question. It may **include or exclude** any of the items listed above depending on relevance and discoverability, and may also identify **additional considerations not listed**. No two assessments are the same, as each reflects the distinct characteristics and development context of the land being reviewed.

At completion, a **written summary** is provided, outlining key findings, early opportunities, and potential constraints to help guide next steps.

Disclosure:

This Preliminary Land-Use Assessment is based on publicly available information, observations, and readily discoverable data at the time of review. It is not a substitute for formal due diligence, professional surveys, environmental studies, or legal advice. No guarantees are made regarding future entitlements, development approvals or site conditions. Clients are encouraged to pursue additional investigation, which may include engaging the assessor and other qualified professionals, before making investment or development decisions.

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