

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 17, 2024**

PROJECT: PL 8231 - Conditional

NAME OF PLAT: Valencia Phase II - Final Plat of 15.06 acres.

Located east of Chapman Ranch Rd. and south of C.R. 22

Zoned: ZONING: RS-4.5

Owner: Rhodes Development Inc.

Surveyor: Melden and Hunt Engineering

The applicant proposes to plat the property to develop **48 lots on 15.06 Acres**. Upon satisfaction of the remaining conditions and open comments in the final plat, review comments report, the submitted final plat will satisfy the requirements of the Unified Development Code and State Law. The Technical Review Committee recommends Conditional Approval. Approval is pending satisfactory completion of UDC Review Criteria for 3.8.3.C.