

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
MAY 3, 2023**

PROJECT: 23PL1033-CONDITIONAL

WHITECAP (PRELIMINARY-Unit 1A, 1B, 1C, 1D, 1E 241.84 ACRES)
Located west of Park Road 22 (SPID) and north of Whitecap Boulevard.

Zoned: RS-4.5/PUD

Owner: Diamond Beach Holdings, LLC

Surveyor: LJA Engineering

The applicant proposes to plat to develop a Residential subdivision with a Mixed-Use Development. Upon satisfaction of the remaining conditions and comments in the Plat Review Comments document, the submitted plat will satisfy the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends conditional approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

