The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530

Note: *Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.*

Preliminary Plan 4-06079

Application	General Data	
Project Name: **TALBERT COURT**	Date Accepted:	09/18/06
	Planning Board Action Limit:	02/16/06
	Plan Acreage:	2.48
Location: Property located on Talbert Drive, east of its intersection with Indian Head Highway.	Zone:	R-T
	Lots:	16
	Parcel:	1
Applicant/Address: Jack Nazario NZI Construction Corporation 11601 Spruce Avenue Beltsville, Maryland 20705	Planning Area:	76A
	Tier:	Developed
	Council District:	08
	Municipality:	Forest Heights
	200-Scale Base Map:	207SE01

Purpose of Application	Notice Dates	
RESIDENTIAL SUBDIVISION	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-58-2003)	06/22/06
	Sign(s) Posted on Site and Notice of Hearing Mailed:	10/16/06

Staff Recommendation		Staff Reviewer: Ivy R. Thompson	
APPROVAL	**APPROVAL WITH CONDITIONS**	**DISAPPROVAL**	**DISCUSSION**
	X		

December 27, 2006

MEMORANDUM

TO: Prince George's County Planning Board Members

FROM: Ivy R. Thompson, Development Review, Subdivision Section

RE: Preliminary Plan 4-06079, Talbert Court

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This case was continued from the November 16, 2006, Planning Board Hearing to allow the City of Forest Heights representatives an opportunity to review the proposal and confer with the applicant. Since the granting of the continuance by the Planning Board staff has not received any comments from either party with regard to the staff report. As such, staff has decided to move forward with the original staff report and recommendations.