



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

## Preliminary Plan 4-04145

Application	General Data
<b>Project Name:</b> <b>STRATFORD, SECTION 1</b>  <b>Location:</b> East side of Marlboro Pike, approximately 2,000 feet south of its intersection with Old Crain Highway.  <b>Agent/Address:</b> Rifkin, Livingston, Levitan & Silver, LLC. 6305 Ivy Lane, Suite #500 Greenbelt, Maryland 20770  <b>Property Owner:</b> K-B Stratford Development	Date Accepted: 12/28/07
	Planning Board Action Limit: N/A
	Plan Acreage: 128.87
	Zone: O-S
	Gross Floor Area: N/A
	Lots: 23
	Parcels: 6
	Planning Area: 79
	Tier: Rural
	Council District: 06
	Election District: 03
	Municipality: N/A
	200-Scale Base Map: 206SE14

Purpose of Application	Notice Dates
<b>EXTENSION REQUEST:</b> This Preliminary Plan was approved by the Planning Board on November 10, 2005, and is valid through January 5, 2008. Michael S. Nagy of Rifkin, Livingston, Levitan and Silver, LLC; by letter dated December 28, 2007, requests a one-year extension of this approval. If this request is approved the Plan will be valid through January 5, 2009.	Adjoining Property Owners Previous Parties of Record Registered Associations: N/A (CB-58-2003)
	If staff recommendation is approved, the Plat will be valid through July 5, 2008.

Staff Recommendation		Staff Reviewer: ALAN HIRSCH	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
SIX-MONTH EXTENSION			