# DEVELOPMENT REVIEW BOARD

## Parks and Recreation Department

PR-2021-005222 IDO 2019 SI-2021-01237 – EPC SITE PLAN SIGN OFF
TIERRA WEST, LLC agent for WESTERN HIILS INVESTMENTS LLC requests the aforementioned action(s) for all or a portion of: TRACT C-4-A PLAT OF TRACTS C3A, C3B, C3C, C4A, SEVEN BAR RANCH zoned NR-BP, located at 3615 HWY 528 between CALLE CUERVO NW and HWY 528 containing approximately 1.99 acre(s). (A-14)
PROPERTY OWNERS: WESTERN HILLS INVESTMENTS LLC
REQUEST: FINAL SIGN OFF OF EPC SITE PLAN

<u>03-17-2021</u>
NM 528 is a Regional Principal Arterial requiring street trees if new development applicable per IDO Section 5-6(B).

<u>08-18-2021</u>
For Sketch Plat, PRD commented that NM 528 is a Regional Principal Arterial requiring street trees if new development applicable per IDO Section 5-6(B); however, there does not appear to be a plan for street trees?
Is seeding for pond stabilization planned per EPC and City specs?
What will cover for ground is expected in the future cell tower lease area?
PRD visited the site to evaluate the existing trees for the EPC Project #2021-005301 Site Plan, and the EPC decided to recommend retention of some trees. The Site Plan reflects that decision / condition.

<u>10-20-2021, 11-10-2021, 12-01-2021, 01-19-2022, 01-26-2022</u>
No additional comments.