



City of San Antonio, Texas
Planning and Development Services Department

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LAND DEVELOPMENT
SERVICES DIVISION

November 18, 2008

Lad Properties
8103 Broadway
San Antonio, TX 78209

RE: Northern Hills #5

To Whom It May Concern:

The Planned Unit Development Plan (PUD), Northern Hills #5, has failed to comply with Sec. 35-2110. **Time limit UDC:**

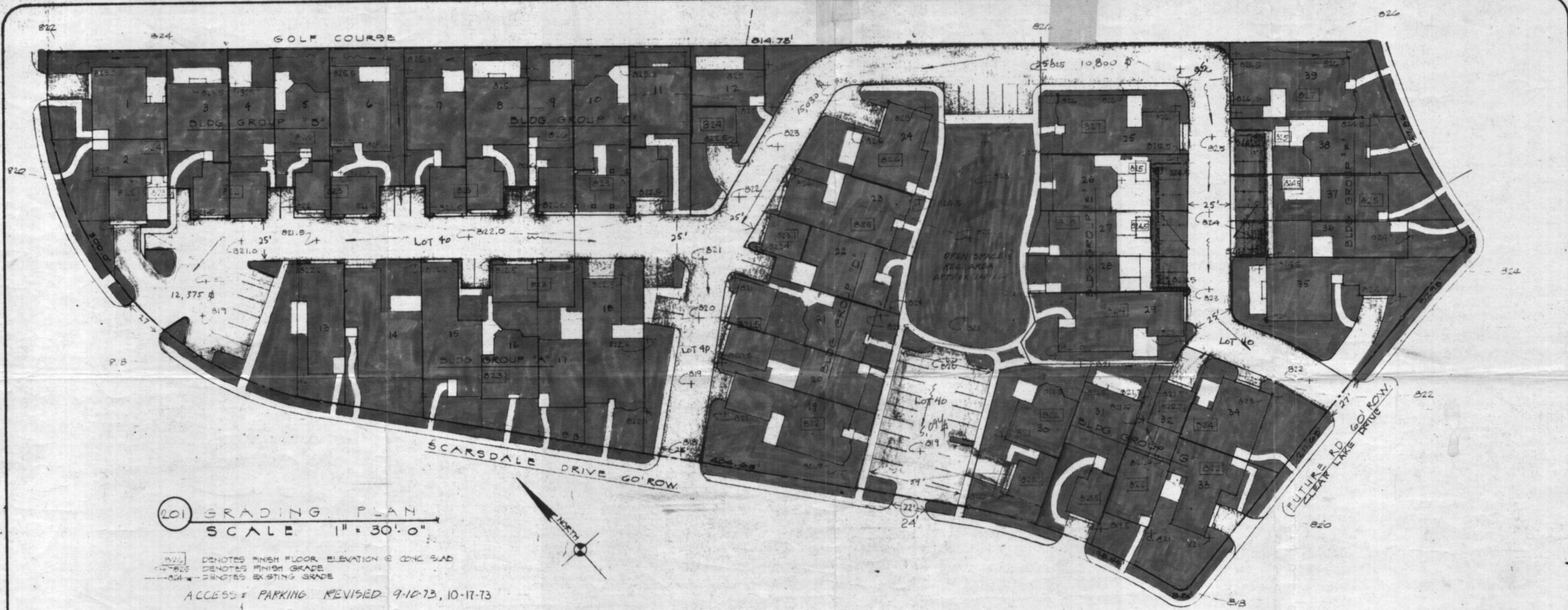
An approved PUD plan shall remain valid for a period of three (3) years from the date of the last recorded plat or the date of planning commission approval if no plats are recorded. Time extensions for up to two (2) years may be granted by the planning commission if it finds that additional time is warranted. Failure to initiate development within the approved time period shall void the PUD plan and no building permits or utility connections shall be issued until a new or revised plan has been resubmitted and approved by the commission.

This PUD has been deemed invalid. The PUD will be scanned and archived with the Department's permanent files. If you feel this is in error, an appeal in writing may be filed within thirty days of receipt of this notice.

If you have any questions regarding this matter, contact Melissa Ramirez at (210) 207-7038.

Sincerely,

Fernando J. Deleón, P.E.
Assistant Director,
Planning and Development Services Department
Land Development Division



201 GRADING PLAN
SCALE 1" = 30'-0"

822 DENOTES FINISH FLOOR ELEVATION @ CONC. SLAB
825 DENOTES FINISH GRADE
824 DENOTES EXISTING GRADE

ACCESS & PARKING REVISED 9-10-73, 10-17-73
LOTS & STRUCTURES ARE TO SCALE
LOT 40 IS COMMON AREA
NO USES OTHER THAN TOWNHOMES

PROJECT DESCRIPTION					
PLAN NO	AREA (SQ. FT.)		NO OF EACH	TOTAL AREA (SQ. FT.)	TOTAL LAND AREA 4.670 AC.
	1ST FLR	2ND FLR			
1 1R	1532		4	6128	DENSITY : 8.35 UNITS PER AC.
2 2R	1616		6	9696	
3 3R	1595		6	9570	
4 4R	1113	885	8	15784	
5 5R	1240	885	7	14875	
6 6R	917	770	8	13569	
AREA OF GARAGES: UTILITY & STORAGE SPACES 21,190 SF			TOTALS	39 UNITS	69,822

* UNIT E-6 VARIATION +73 SF

PARKING:
✓ 64 PRIVATE ENCLOSED GARAGE SPACES
✓ 19 PRIVATE COVERED SPACES
37 PUBLIC HEAD-IN SPACES

NORTHERN HILLS TOWNHOUSES

APPROVED
PLANNED UNIT DEVELOPMENT
Planning & Zoning Commission
City of San Antonio
Date: 1-27-73 Chairman: *[Signature]*
DATE: 5-3-74 SECRETARY: *[Signature]*

REVISIONS
PROJECT NO 72-14
DRAWN BY ADH
DATE 5-3-74
SHEET NO

A-2 #5

8031 BROADWAY
SAN ANTONIO
TEXAS
78209
 REGISTERED ARCHITECT STATE OF TEXAS
 HESSON & MAY ASSOCIATES INC AIA ARCHITECTS & PLANNERS