City of San Antonio, Texas

Planning and Development Services Department

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2008 NOV 26 AM 8:47
LAND DEVELOPMENT
SERVICES DIVISION

November 24, 2008

Denton Development
8103 Broadway
San Antonio, TX 78209

RE: Nothern Hills #52

To Whom It May Concern:

The Planned Unit Development Plan (PUD), Nothern Hills #52, has failed to comply with **Sec. 35-2110. Time limit UDC**:

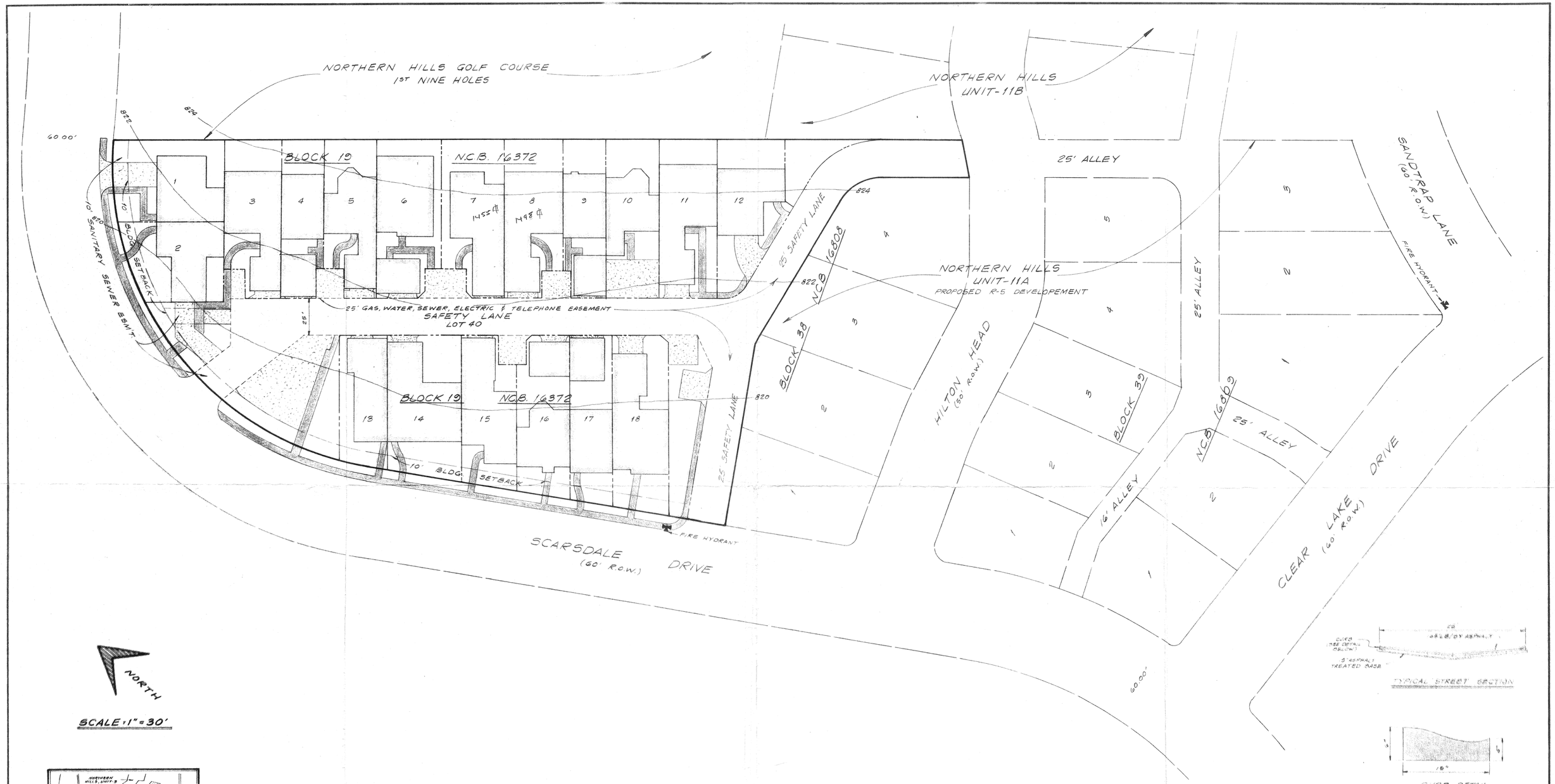
> *An approved PUD plan shall remain valid for a period of three (3) years from the date of the last recorded plat or the date of planning commission approval if no plats are recorded. Time extensions for up to two (2) years may be granted by the planning commission if it finds that additional time is 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 unit a new or revised plan has been resubmitted and approved by the commission.*

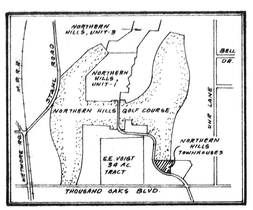
This PUD has been deemed invalid. The PUD will be scanned and archived with the Department's permanent files. If you feel this is in error, an appeal in writing may be filed within thirty days of reciept of this notice.

If you have any questions regarding this matter, contact Donna Schueling at (210) 207-5016.

Sincerely,

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





LOCATION MAP

INDICATES PARKING AREA AND/OR DRIVEWAYS

TOTAL AREA OF PROPOSED PROJECT P-1, R-3
2.159 ACRES OR 94,073 S.F.
PROPOSED 18 TOWNHOUSE RESIDENCES
APPROXIMATELY 1,567 S.F. FLOOR SPACE EACH
LOT SIZES VARY
MINIMUM WIDTH = 28.08 : 8.3 UNITS PER ACRE

PROPOSED PROJECT
18 X 1567 = 28,206 S.F. PROPOSED FLOOR AREA
54,665 S.F. PROPOSED OPEN SPACE
33,145 S.F. PROPOSED LIVABILITY SPACE
52 OCCUPANT CAR SPACES

PERMITTED BY PUD ORDINANCE
94,073 X 0.650 = 61,147 S.F. ALLOWABLE FLOOR AREA (FA)
28,206 X 1.1 = 31,026 S.F. REQUIRED OPEN SPACE (OS)
28,206 X 0.61 = 17,205 S.F. REQUIRED LIVABILITY SPACE (LS)

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Date: 11-1-78 Chairman: Margaret H. Lezcano
DATE 11-1-78 SECRETARY [signature]

AREA = 2.159 ACRES

DATE	NO.	REVISION DESCRIPTION	BY

NORTHERN HILLS TOWNHOUSES
PLANNED UNIT DEVELOPMENT
FINAL PLAN

STATE OF TEXAS
ROGER W. BOGL
23972
REGISTERED
PROFESSIONAL ENGINEER

R. MARVIN SHIPMAN & CO.
CONSULTING ENGINEERS
202 W. OLMOS DR. SAN ANTONIO, TEXAS

DESIGN R.W.B
DRAWN D.G.
CHECKED
DATE 8 AUG. 1978
JOB NO. C-2017
SHT. 1 OF 1

#52