City of San Antonio, Texas

Planning and Development Services Department

RECEIVED
08 DEC -3 PM 2:00
LAND DEVELOPMENT
SERVICES DIVISION

November 26, 2008

Denton Development
8103 Broadway
San Antonio, TX 78209

RE: ThrushView #61

To Whom It May Concern:

The Planned Unit Development Plan (PUD), ThrushView #61, is no longer valid in accordance with **Unified Development Code Sec. 35-2110. *Time limit*:**

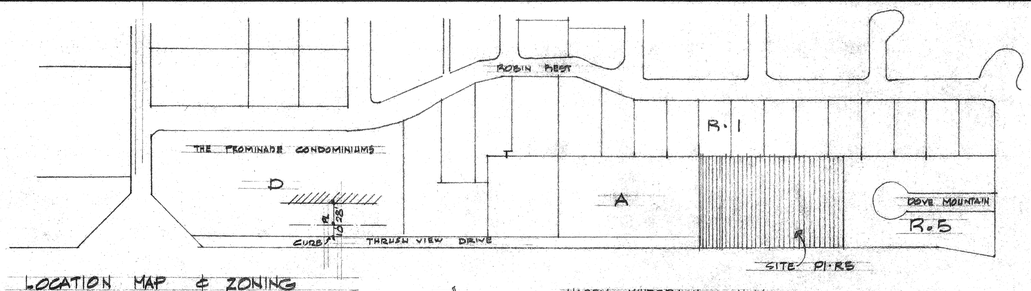
> *An approved PUD plan shall remain valid for a period of three (3) years from the date of the last recorded plat or the date of planning commission approval if no plats are recorded. Time extensions for up to two (2) years may be granted by the planning commission if it finds that additional time is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

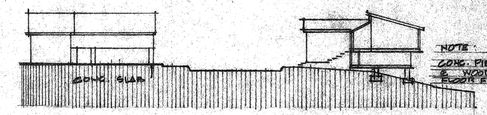
If you have any questions regarding this matter, contact Donna Schueling at (210) 207-5016.

Sincerely,

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



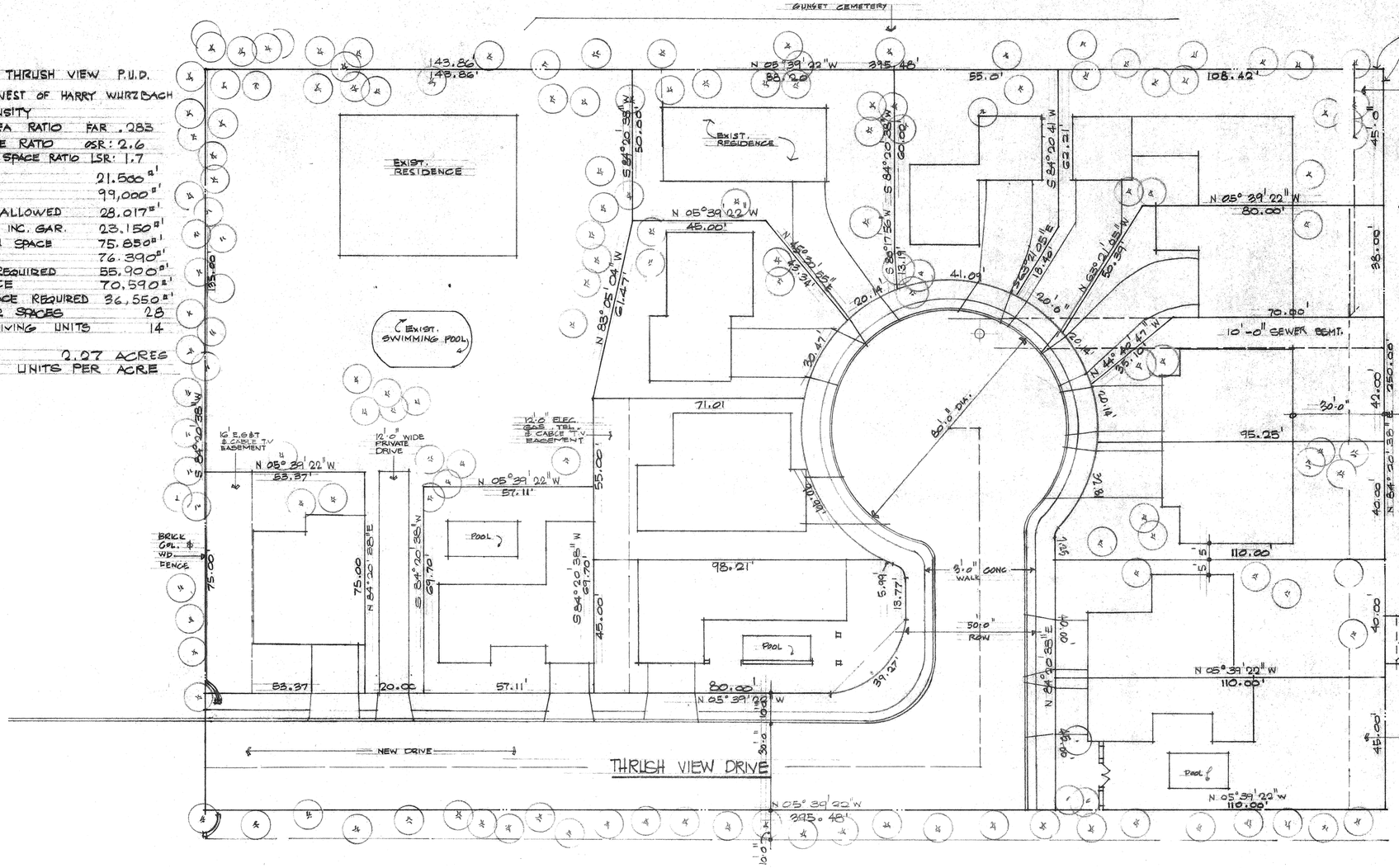
LOCATION MAP & ZONING



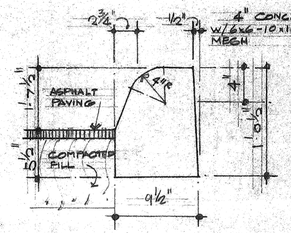
CROSS SECTION THRU PROPERTY N.T.S.

PROPERTY	: THRUSH VIEW P.U.D.
LOCATION	: WEST OF HARRY WURZBACH
LAND USE INTENSITY	
FLOOR AREA RATIO	FAR .283
OPEN SPACE RATIO	OSR: 2.6
LIVABILITY SPACE RATIO	LSR: 1.7
FLOOR AREA	21.500 sq'
LAND AREA	99,000 sq'
FLOOR AREA ALLOWED	28,017 sq'
BUILDING AREA INC. GAR.	23,150 sq'
UNCOVERED OPEN SPACE	75,850 sq'
OPEN SPACE	76,390 sq'
OPEN SPACE REQUIRED	55,900 sq'
LIVABILITY SPACE	70,590 sq'
LIVABILITY SPACE REQUIRED	36,550 sq'
OCCUPANT CAR SPACES	28
NUMBER OF LIVING UNITS	14

AREA : LAND 2.27 ACRES
6.17 UNITS PER ACRE



TYPICAL STREET SECTION



TYPICAL CONC. CURB

Site Plan

SCALE 1" = 20'-0"

REV. APRIL 22, 1980

DESIGNED BY JOE R. TREVINO

DENTON BUILDING CORPORATION
8103 BROADWAY
SAN ANTONIO, TEXAS

FINAL PLAN
THRUSH VIEW P.U.D.
PLANNED UNIT DEVELOPMENT

MAY 23, 79 REV FEB 14, 80

SHEET NO 2 OF 2

#61