



City of San Antonio, Texas

Planning and Development Services Department

RECEIVED

08 DEC -3 PM 2:00

LAND DEVELOPMENT
SERVICES DIVISION

November 26, 2008

Harry Jewett Associates
1800 N.E. Loop 410
San Antonio, TX 78217

RE: Villas of Bluffview #63

To Whom It May Concern:

The Planned Unit Development Plan (PUD), Villas of Bluffview #63, is no longer valid in accordance with the **Unified Development Code Sec. 35-2110.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 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 Donna Schueling at (210) 207-5016.

Sincerely,

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



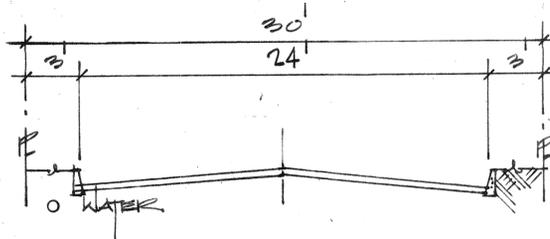
VILLAS OF BLUFFVIEW
CONCEPT

Harry Jewett Associates
Engineers/Planners/Consultants
1800 NE Loop 410, Suite 303/828-6291/San Antonio, Texas 78217

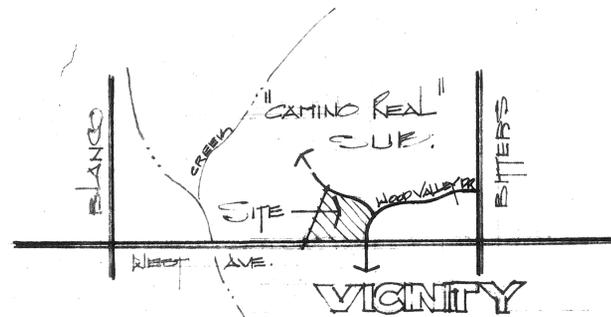
Job No. 1950
Date 8/19
Drawn by SW



Sheet 1
Of 1



BLUFFVIEW OF CAMINO REAL SUB.
STREET CROSS SECTION



LAND USE INTENSITY

• ALLOWABLE FLOOR AREA	90,170 #
• ACTUAL	70,800 #
• OPEN SPACE REQUIRED	184,080 #
• ACTUAL OPENSPACE	236,111 #
• REQUIRED LIVABILITY SPACE	120,360 #
• ACTUAL LIVABILITY SPACE	167,339 #
• DENSITY	4.50 U./AC.

NOTE:
ALL OF THE ABOVE CALCULATIONS DO NOT INCLUDE ALLOWABLE BONUSES.

DIMENSIONS OF LOTS & ST. CURVE DATA ON SHEET 2.

TYPICAL ONE STORY S.F. DETACHED-CONVENTIONAL SETBACKS. 1000 # MAX. F.A. Lot 108

TYPICAL TWO STORY S.F. DETACHED-0" LOT LINE DEV. 2300 # MAX. F.A. Lot 107

CHECK AREA w/ DECORATIVE WALL @ #

PROPOSED P-1 (R-1) DEV.

TYPICAL PARKING FULL-OFF (SEE REF. TO "OFF-STREET PARKING" NOTE) 33 D.U.'S w/ 2 CAR GARAGES & 28 FULL-OFF SPACES.

LANDSCAPED ENTRY FEATURE - incl. w/ plat... (1.1503 AC.); PART OF SITE + HOME OWNERS ASSOC. w/ "BLUFFVIEW SUB."

FINAL DEVELOPMENT PLAN: VILLAS OF BLUFFVIEW

PREPARED FOR: FOLSOM INVESTMENTS
PUD P-1 (R-1)

7.33 ACRES

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Date: 8/27/80
Chairman: *[Signature]*
Vice Chairman: *[Signature]*
Secretary: *[Signature]*

* PLAT w/ REVISION FOR COMPLIANCE TO HOMEOWNERS ASSOCIATION FOR MAINTENANCE RESPONSIBILITY w/ "BLUFFVIEW SUBDIVISION".
OFF-STREET PARKING: 94 SPACES w/ 33 D.U.'S. (28 OFF-SITE w/ 66 ON-SITE w/ 2 CAR GARAGES)
Rev. 1180
Rev. 580
DATE: 8/27/80 SECRETARY: *[Signature]*
#63

GENERAL NOTES

- LAND USAGE: RESIDENTIAL 5.7126 AC.; COMMON AREA 1.3614 AC.; WEST AVE. DED. 0.2560 AC.
- PRIVATE STREETS 30' R.O.W. 24' PAVEMENT
- 12" VEH. NON ACCESS EST. ADJACENT TO BOUNDARY LINES.

NOTE:
AVERAGE SETBACK OF 20' (SEE PLAT W/ REVISIONS TO PLAN W/ REVISIONS).

DRAINAGE EST. (ADJACENT SITE)

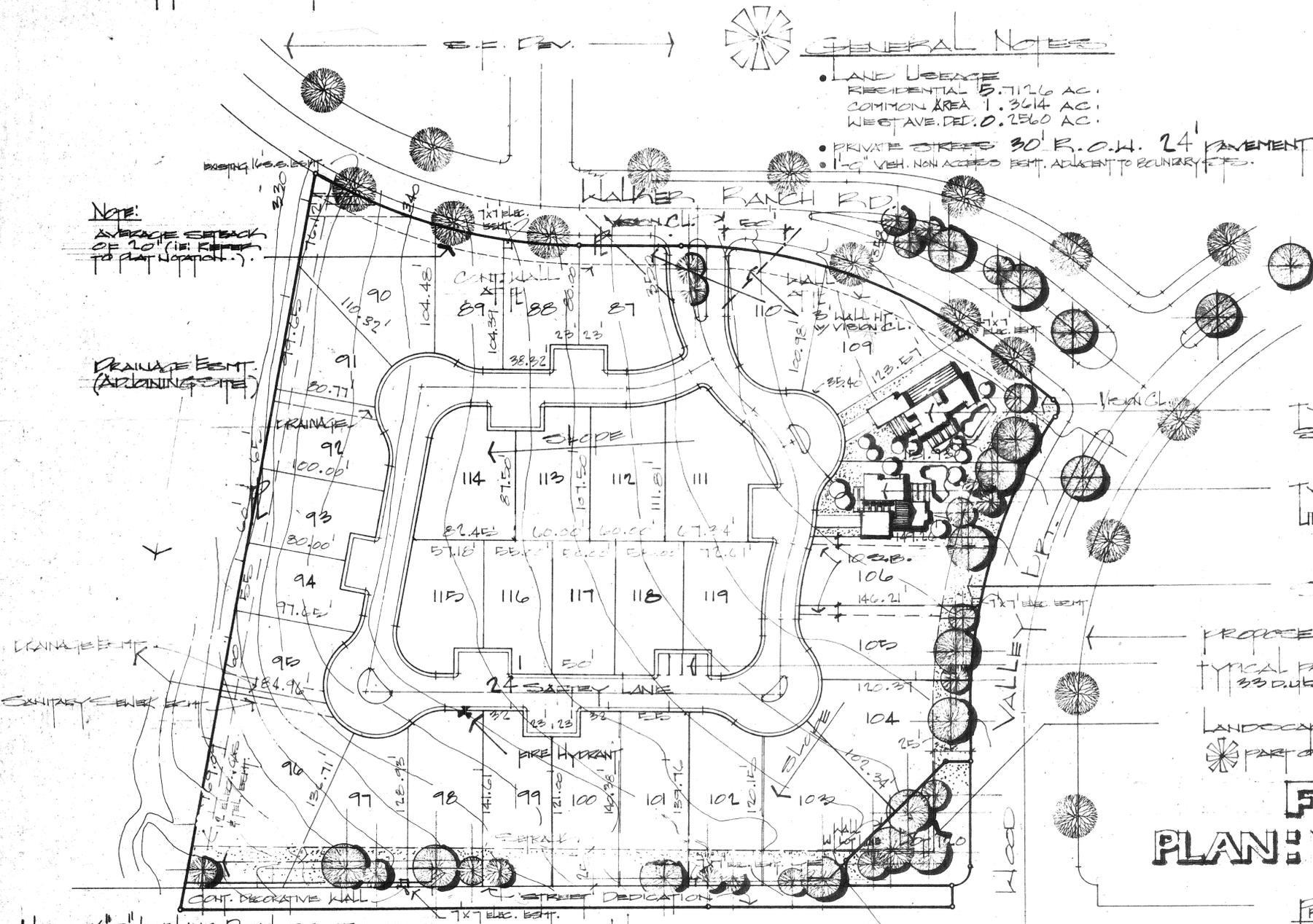
DRAINAGE EST.

SEWERS C/W/ EST.

NOTE: 0" LOT LINE DEVELOPMENT
• 0" LOT LINE DEV. PERMITTED ON ALL LOTS w/ EXCEPTION OF LOTS 90, 96, 106, 108, 114, & 115.

SUBDIVISION IMPROVEMENT NOTES:

- REFER TO CONSTRUCTION DRAWINGS FOR CROSS SECTION OF PRIVATE STREETS w/ PLAN & PROFILE & FIRE HYDRANT LOCATIONS.
- NO SIDEWALKS w/ PRIVATE STS (SIDEWALKS w/ ADJACENT COLLECTOR STS).
- CONTROL DIMENSIONS INDICATED w/ PLATING.



COMMERCIAL