



City of San Antonio, Texas
Planning and Development Services Department

RECEIVED
08 DEC 16 PM 2:56
LAND DEVELOPMENT
SERVICES DIVISION

December 10, 2008

Country Enterprises
12451 Starcrest
San Antonio, TX

RE: Ledgeview #107

To Whom It May Concern:

The Planned Unit Development Plan (PUD), Ledgeview #107, is no longer valid in accordance with **Unified Development Code Sec. 35-2110. Time limit:**

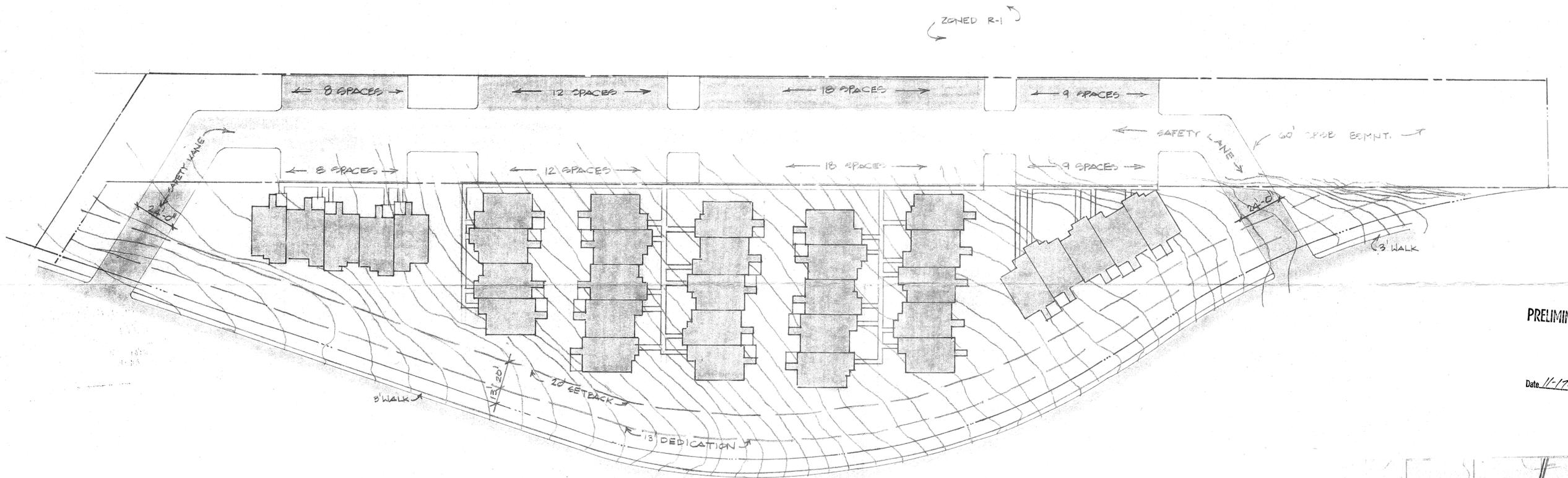
An approved PUD plan shall remain valid for a period of three (3) years from the date of the last recorded plat or the date of planning commission approval if no plats are recorded. Time extensions for up to two (2) years may be granted by the planning commission if it finds that additional time is warranted.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

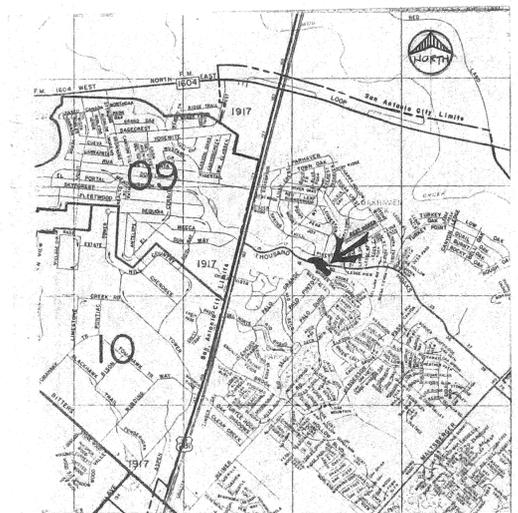


ZONED R-1

PRELIMINARY PLAN OF DEVELOPMENT
APPROVED

Planning Commission
Zoning Commission
City of San Antonio
Date 11-17-82 Chairman *[Signature]*

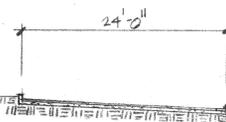
THOUSAND OAKS



LOCATION MAP

ZONED P1-R2

ZONED R-G



CROSS SECTION @ SAFETY LANE
1"=10'-0"

SITE PLAN
1"=30'-0"

UNIT A	14
UNIT B	20
TOTAL	34

preliminary plan

Ledgeview Townhomes by Country Enterprises

LAND USE INTENSITY
 Thousand Oaks, Unit 5, Being 12.212 acres out of the John Finto Survey No. 3344, County Block 4999, The Juan Armendaris Survey No. 2584, County Block 4992, The John Borsos Survey No. 1114, County Block 4970, Bexar County, Texas.

NOTE: 6.44 acres requested for P-1 (R-6) Zoning

MAXIMUM DENSITY = 1 Total per acre

	Allowed	Ledgeview
P-1 - R-6	20	14.28

FLOOR AREA = Floor Area Ratio X Gross Site Area

	Allowed	Ledgeview
R-6	.492 x 6.44 = 318,114.24	51 @ 1,084.00 41 @ 899.00 92,143.00

OPEN SPACE = Open Space Ratio X Floor Area

	Allowed	Ledgeview
R-6	1.5 x 92,143 = 138,214.50	188,575.00

LIVABILITY SPACE = Livability Space Ratio X Floor Area

	Allowed	Ledgeview
R-6	.84 x 92,143.00 = 77,400.12	74,065.00

ADDITIONAL DATA

LOT SIZE
 R-6 - 20 x 44 = 880

BUILDING AREA:

- R-6 - 30' - 0" Front Setback
- 25' - 0" Rear Setback
- 5' - 0" Side Setback
- 20 x 40' - 3" = 805 Sq. Ft.

PARKING PER UNIT

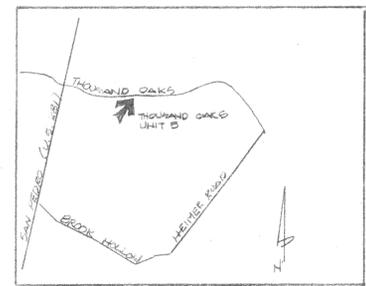
	Allowed	Ledgeview
	2 (184 spaces)	2.33 (214 spaces)

Pedestrian Access:

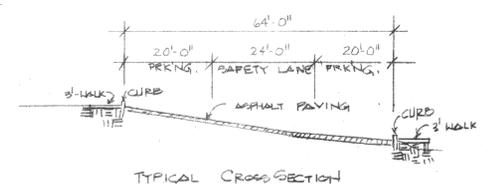
All Walkways to be 3' - 0" wide minimum

Drainage, Utilities & Garbage Collection:

To conform to all codes & Regulations as required by The City of San Antonio.

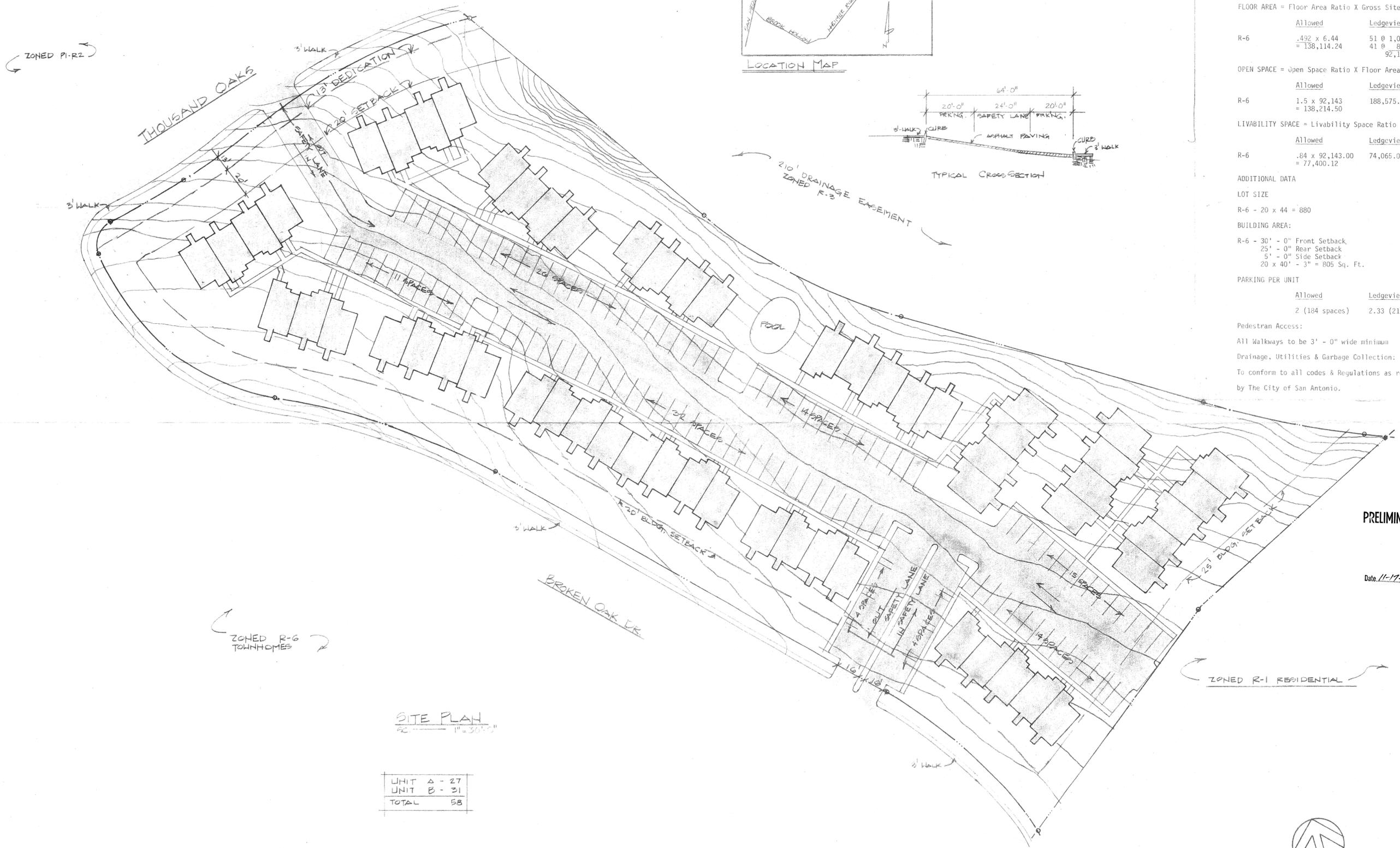


LOCATION MAP



TYPICAL CROSS SECTION

210' DRAINAGE EASEMENT
 ZONED R-2



SITE PLAN
 1" = 30' x 1"

UNIT A	- 27
UNIT B	- 21
TOTAL	58

PRELIMINARY PLAN OF DEVELOPMENT
 APPROVED

Planning Commission
 Zoning Commission
 City of San Antonio
 Date 11-17-82 Chairman [Signature]

