



City of San Antonio, Texas

Department of Development Services

May 30, 2007

Joseph Ortega
Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78229

RE: Rights Determination File: # 07-05-035 (Matchframe Subdivision)

Dear Mr. Ortega:

We have reviewed your rights determination that was requested on May 16, 2007. Based on the information provided the following is our official finding:

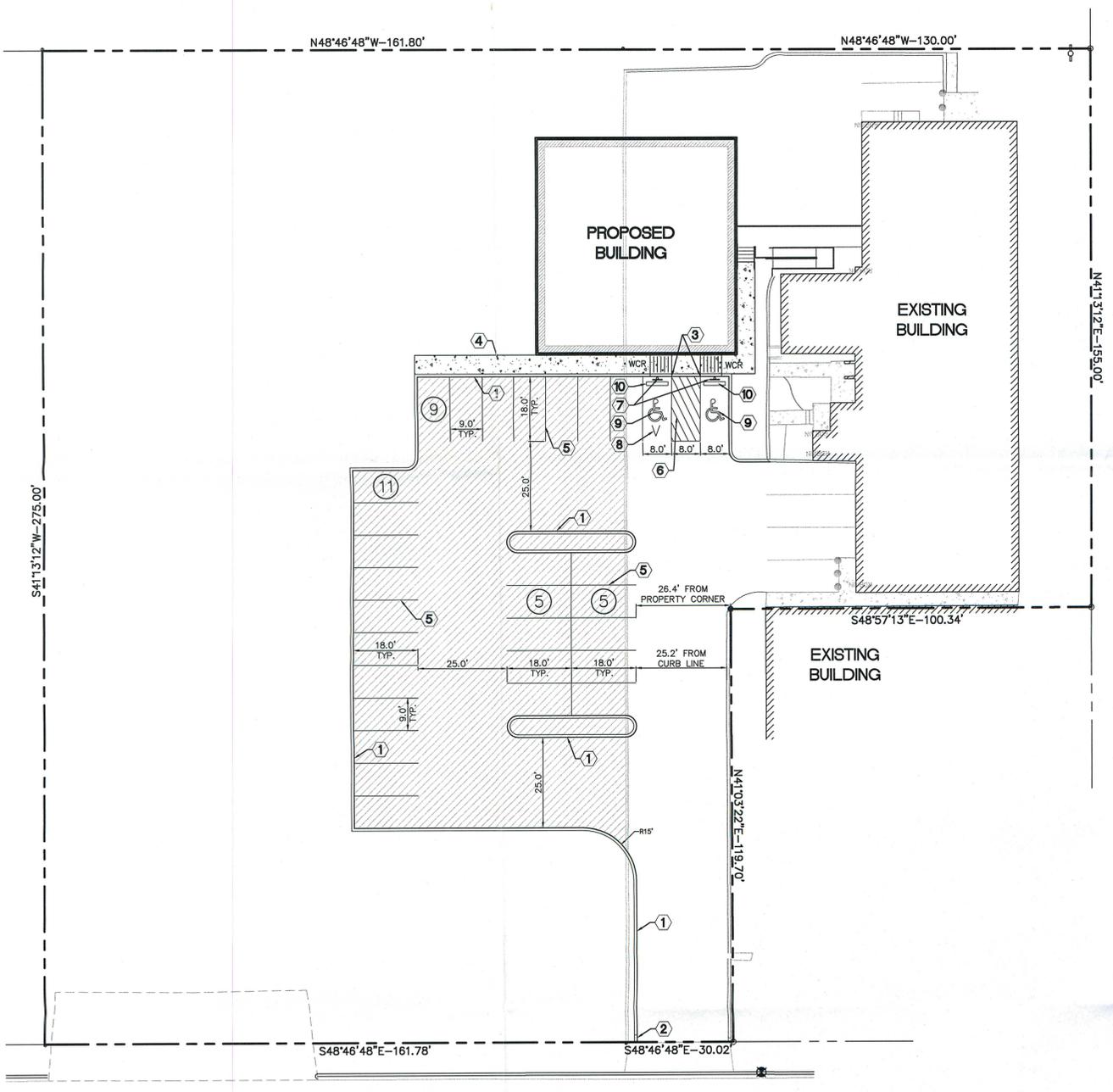
Denial of rights effective July 23, 1982. There is no information in the application to evidence the expansion of a building as a continuation of a project; or that the project, if any, has not become dormant.

All appeals and resubmittals must be filed with the Director of Development Services within fifteen (15) calendar days from the date the applicant is notified of the adverse decision or action taken under these requirements. Appeals and resubmittals made after fifteen (15) calendar days will not be accepted. If you have any further questions please contact Melissa Ramirez at 207-7038.

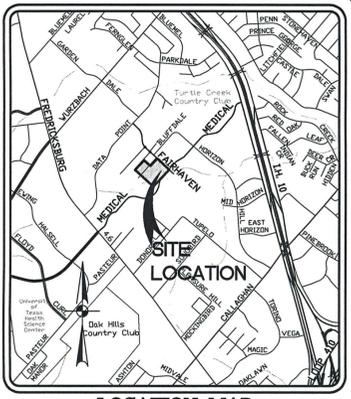
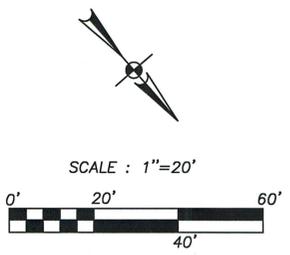
Sincerely,

A handwritten signature in black ink, appearing to read "Fernando J. De León".

Fernando J. De León, P.E.
Assistant Director Development Services Department
Land Development Division



FAIRHAVEN DRIVE
(60' ROW)



LEGEND

- ASPHALT PAVEMENT-LIGHT DUTY (SEE DETAIL ON SHEET C1.50)
- WHEEL-CHAIR RAMP (SEE SHEET C1.50 FOR DETAILS)
- PARKING SPACE COUNT

KEYED NOTES

- ① STANDARD 6" CURB (SEE SHEET C1.50 FOR DETAILS)
- ② 2' CURB TRANSITION (SEE SHEET C1.50 FOR DETAILS)
- ③ PROPOSED HEADER CURB (SEE SHEET C1.50 PER DETAIL)
- ④ PROPOSED CONCRETE SIDEWALK (SEE SHEET C1.50 PER DETAIL)
- ⑤ 4" WIDE WHITE STRIPING (TYPICAL)
- ⑥ PAINTED ISLAND (SEE SHEET C1.50 FOR DETAILS)
- ⑦ ACCESSIBLE PARKING SIGNAGE (SEE SHEET C1.50 FOR DETAILS)
- ⑧ VAN ACCESSIBLE PARKING SYMBOL (TYPICAL) (FOR REFERENCE ONLY. NOT TO BE PAINTED ON GROUND)
- ⑨ ACCESSIBLE PARKING SYMBOL (TYPICAL) (SEE DETAIL SHEET C1.50)
- ⑩ PROPOSED WHEELSTOP (SEE THIS SHEET FOR DETAILS)

SITE AND PAVING - GENERAL NOTES

1. SEE SHEET C1.50 FOR ADDITIONAL DETAILS OF PAVEMENT MARKINGS AND SIGNAGE.
2. ALL PAVEMENT MARKINGS AND SIGNAGE REQUIREMENTS SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," MUTCD LATEST EDITION.
3. ALL PAVEMENT MARKINGS ARE WHITE UNLESS OTHERWISE NOTED.
4. ALL ISLANDS ARE CURBED UNLESS OTHERWISE NOTED.
5. ALL SIGNS SHALL BE LOCATED TO ALLOW FOR LANDSCAPING AND MAINTENANCE.
6. ALL TRAFFIC MARKINGS SHALL BE PAINTED TWICE. MARKINGS OTHER THAN WHITE SHALL HAVE THE SECOND COAT AS PER DETAIL AND STRIPING PLAN.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITIONS, ANY DAMAGE DONE TO EXISTING UTILITIES, FENCE, PAVEMENT, CURBS, DRIVEWAYS OR SIDEWALKS TO REMAIN (NO SEPARATE PAY ITEM).
8. THE CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT, CURBS, AND SIDEWALKS AT NEW PAVEMENT, CURB AND SIDEWALK JUNCTURES. NO JAGGED OR IRREGULAR CUTS WILL BE ALLOWED OR ACCEPTED.
9. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AT CONTRACTORS EXPENSE.
10. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, IRRIGATION AND LANDSCAPING PLANS FOR ADDITIONAL INFORMATION.
11. SEE CIVIL DETAIL SHEET FOR APPLICABLE DETAILS.
12. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION.

DIMENSIONAL CONTROL - GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB, TO EDGE OF PAVEMENT WHERE NO CURB EXISTS, TO FACE OF BUILDINGS, TO CENTER OF PAINT STRIPING, OR PERPENDICULAR TO THE PROPERTY LINE.
2. SET POINTS FOR PARKING DRIVES, DRIVEWAYS, AND ISLANDS ARE LOCATED AT THE FACE OF CURB, UNLESS OTHERWISE SHOWN ON PLAN OR NOTED.
3. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS NECESSARY FOR CONSTRUCTION OF THE PROJECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKES, MARKS, ETC.
5. REFER TO THE ARCHITECTURAL PLANS FOR ADDITIONAL DIMENSIONAL CONTROL.
6. ALL FACE OF CURB RADII ARE 3.0', UNLESS OTHERWISE NOTED.

REVISIONS:

PAPE-DAWSON ENGINEERS

**MATCH FRAME
SAN ANTONIO, TEXAS
SITE DIMENSIONAL CONTROL, PAVING
AND STRIPING PLAN**

JOB NO. 6837-00
DATE APRIL 2007
DESIGNER J.C.
CHECKED DM. DRAWN J.F.
SHEET C1.10

Date: Apr 19, 2007 4:20pm User: jcf File: P:\6837\00\DESIGN\CIVIL\SP683700.dwg

File # _____ Assigned by City Staff _____



City of San Antonio
Development Services Department
Local Government Code Chapter 245/Article VII
Unified Development Code
Rights Determination/Consent Agreement

Intake Date: _____

Intake By: _____

Type: Rights Determination

Consent Agreement

Instructions:

1. All applicable information must be legibly printed or typed for processing. If completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete and attach 2 sets of all applicable documents (i.e. this form, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.
3. Application must contain all information to establish rights under Chapter 245 of the Local Government Code and Article VII of the Unified Development Code (UDC).
4. Any appeal of the decision of the Director to the Planning Commission will be based on information submitted to the Director for determination of rights.

Note: Must comply with the UDC, §35-B128 Rights Determination for the City of San Antonio.

Owner: Mr. Don White

Agent: N/A

Phone: (210) 614-5678 Fax: (210) 616-0266

Address: 8531 Fairhaven Street

City: San Antonio State: Texas Zip code: 78229

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Contact: Joseph A. Ortega, P.E.

Address: 555 East Ramsey

City: San Antonio State: Texas Zip code: 78216

Name of Project: Matchframe Subdivision

Site location or address of project and legal description: _____

8531 and 8533 Fairhaven Street

Lots 21 and 22, N.C.B. 14595

File # _____ Assigned by City Staff _____

City Council District(s): 8 ETJ: NA Edward's Aquifer Recharge Zone? No

1. Describe current use(s) of the property:

2. Describe the specific Project and the expected use(s) to be created by this Project including the nature, extent, and density or intensity of each use for which rights are being claimed (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? Fair Notice of the Project is required with requests based on MDPs, POADPs or plat applications.

(a) Nature of the project: _____

The addition of a 3,360 SF GE Modular Office Building with an associated parking lot to accommodate 41 parking spaces.

(b) Total land area, in square feet: 68,239.6 Square Feet

(c) Total area of impervious surface, in square feet: 19,677 S.F. (incl. exist./prop. parking lot)

(d) Number of residential dwellings units, by type: N/A

(e) Type and amount of non-residential square footage (ground floor building footprint only):
GE Modular Office Building (3,360 SF)

(f) Number of buildings: 1

(g) Phases of the development (if applicable): N/A

3. List ordinances to which the Project described in item #2 above will seek exception to based on the date requested for recognition of rights. State specific sections of the San Antonio Municipal Code and their effective dates: _____

1997 and 2003 Tree Ordinances

File # _____ Assigned by City Staff _____

4. Please indicate permits or development approvals received that are the basis to establish rights to complete the Project. Please specify all that may be applicable and include copies of the permit.

PERMIT

Type of Permit: N/A Date of Application: _____
Permit Number: _____ Date issued: _____
Expiration Date: _____ Acreage: _____

MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)

accepted *prior to September 1, 1997* are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted *after September 1, 1997* are subject to 24 months for the POADP acceptance date. Fair Notice required with MDP/POADP

Name: N/A # _____
Date accepted: _____ Expiration Date: _____ MDP Size: _____ acres

P.U.D. PLAN

Name: N/A # _____
Date accepted: _____

PLAT APPLICATION

Fair Notice required with plat application

Plat Name: N/A Plat # _____ Acreage: _____
Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 24 months of application submittal date)

APPROVED PLAT

Plat Name: Robert Bruce Subdivision Plat # 455236 Acreage: 0.545 Approval
Date: _____ Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire)

OTHER PERMITS:

Specify the amount, date and purpose of each expenditure or obligation incurred in reliance on the permits identified above (include copies of contracts): Please include verified or certified copies of all contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for rights or equitable estoppel is based. Do not include land purchase costs nor payment of taxes. _____

N/A

5. Requested date for claim of rights for this Project: July 23, 1982

6. Describe any construction or related actions that have taken place on the property since that date: Include the date, cost, nature and extent of each physical improvement to the property including structures, utilities, roads, driveways, etc _____

There is an existing ±8,800 SF building and associated existing parking lot on the property.

Consent Agreements Only:

In addition to the required processing as set forth above, a request for Consent Agreement Approval shall include, but shall not be limited to the following:

- A timing and phasing plan for the proposed development;
- A plan for the provision of public facilities and services to the proposed development, by phase;
- The conditions under which the proposed development will be authorized to proceed; and
- The conditions under which approvals or permits will lapse or may be revoked.

A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application.

7. Sworn statement:

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I, the undersigned, hereby certify that all information contained herein and the attached documents are true and correct and that it is my belief that the property owner is entitled to the requested rights for this Project and, during the pendency of this determination, I understand my continuing obligation to notify the Development Services Director in writing of the inaccuracy of any statement or representation which was incorrect when made or which becomes incorrect by virtue of changed circumstances.

File # _____ Assigned by City Staff _____

Print name: Don White Signature: [Signature] Date: 5-7-07

Sworn to and subscribed before me by CAROLE GUILFORD on this 7th day of MAY in the year 2007, to certify which witness my hand and seal of office.



Director's Decision: Approved Denied

Reviewed By: _____ Date: _____
Development Services Department

Terms and conditions required for the continuance of the rights being recognized:

This determination is valid only to the extent of the validity of the underlying permit which is the basis for this application. Further subject to all provisions for dormancy and expiration as provided in the Local Government Code Chapter 245 and Article VII of the UDC.

City of San Antonio

Development Services Department

Fair Notice Form



Date: _____ Notice Number: FN07-0059

1. Original Fair Notice Form Number if Applicable: N/A
2. Existing Vested Rights Permit No. if applicable: N/A

COSA USE ONLY

Expiration date: 6/30/07 Authorized Rep: Michael Q. Hunter

3. If a permit application identified in item (6) below is not completed (Administratively) within 45 days from the filing date of this form, this notice will be null and void.
4. All submittals with (*) require a site plan. A site plan shall include lot layout, general building footprint with approximate square footage of building(s), impervious cover, and land use.
5. All single plat, Multiple Land Use projects must complete (# 7) of this form.
6. Permit application Type (Check all appropriate boxes):

- | | |
|--|--|
| <input checked="" type="checkbox"/> Building Permit: No. <u>1371965</u> | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) No. _____ |
| <input type="checkbox"/> Master Development Plan (MDP)
(Formerly POADP) No. _____ | <input type="checkbox"/> P.U.D. Plan
No. _____ |
| <input type="checkbox"/> MDP/ P.U.D. Plan
(Combination) No. _____ | <input type="checkbox"/> Mixed Use District (MXD)
No. _____ |
| <input type="checkbox"/> Master Plan Community District (MPCD)
No. _____ | <input type="checkbox"/> Traditional Neighborhood Development (TND)
No. _____ |
| <input type="checkbox"/> Manufactured Home Park Plan (MHPP)
No. _____ | <input type="checkbox"/> Pedestrian Plan (PP) No. _____ |
| <input type="checkbox"/> Flexible Development District No. _____ | <input type="checkbox"/> Single-Family (Residential) Plat No. _____ |
-
- | | |
|---|--|
| <input type="checkbox"/> Urban Development (UD) | <input type="checkbox"/> Rural Development (RD) |
| <input type="checkbox"/> Farm and Ranch (FR) | <input type="checkbox"/> Mix Light Industrial (MI-1) |

City of San Antonio Development Services Department

Fair Notice Form

(Con't)

8. Project Name: Matchframe Subdivision

Property Description: 8531 and 8533 Fairhaven, approximately 200 feet north of Medical Drive

Owner: Don White Phone: Fax:

Address: 8531 Fairhaven City: San Antonio State TX Zip Code: 78229

Agent: SAME Phone: Fax:

Address: City: State Zip Code:

Applicant: SAME Phone: Fax:

Address: City: State Zip Code:

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210)375-9000 Fax: (210)375-9030

Address: 555 East Ramsey City: San Antonio State TX Zip Code: 78216

Contact Person Name: Joseph A. Ortega, P.E. E-mail: jortega@pape-dawson.com

Phone: (210) 375-9000 Fax: (210) 375-9030

Site is over/within/includes:

Edwards Aquifer Recharge Zone: [] Yes [x] No San Antonio City Limits. [x] Yes [] No

Council District: 8 School District: NISD Ferguson map grid: 549 B7

Owner or Authorized Representative:

I certify that this Fair Notice form is true and accurate.

Print Name: Don White Signature: [Handwritten Signature]

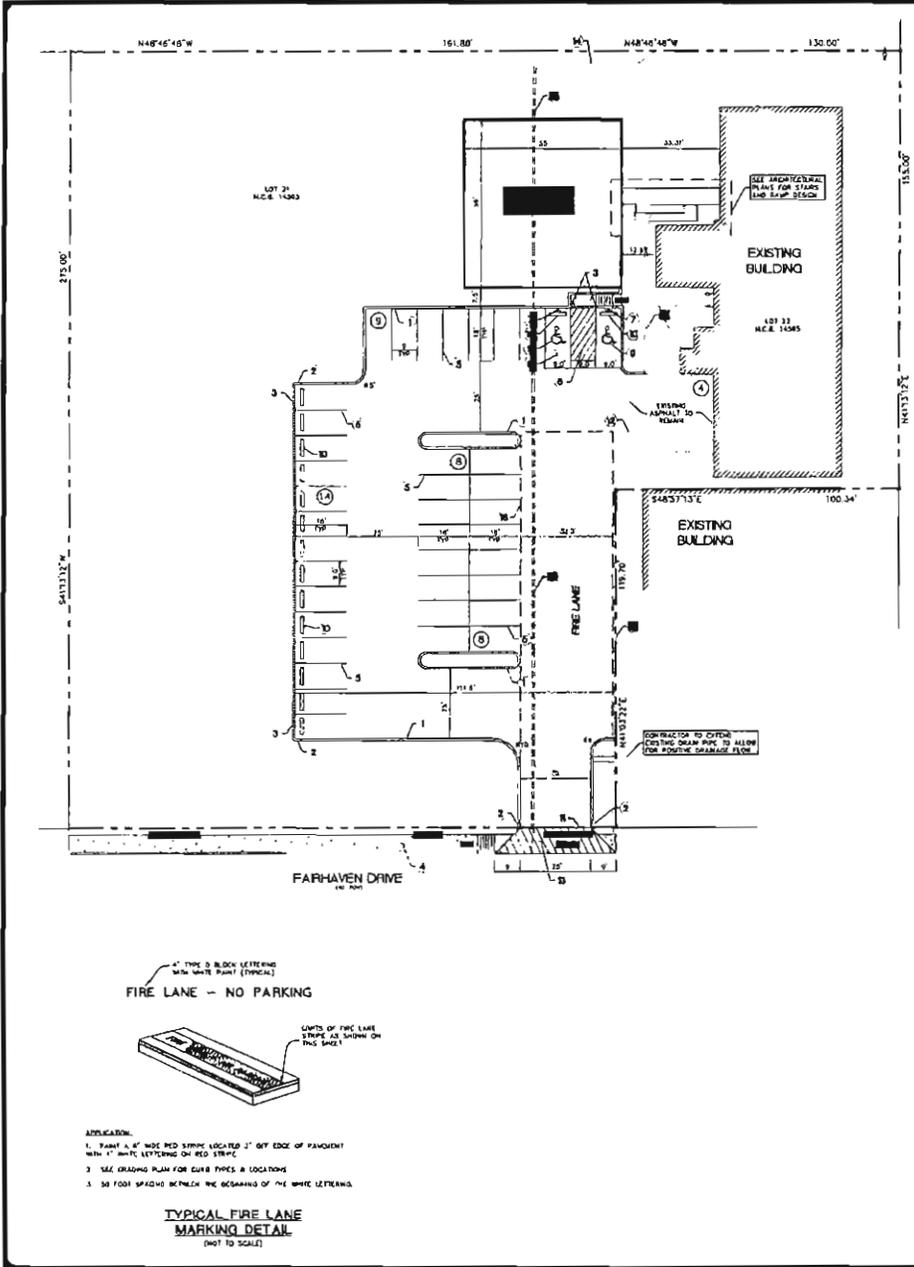
Address: 8531 Fairhaven City: San Antonio State TX Zip Code: 78229

E-mail: don@matchframe.com

NOTE: To be valid, all fields must be completed.



FNO7-0059



- LEGEND**
- ASPHALT PAVEMENT-10% SLOPE (SEE DETAIL ON SHEET C1-30)
 - PROPOSED CONCRETE DRIVEWAY (SEE SHEET C1-30 FOR DETAILS)
 - EXISTING CONCRETE TO REMAIN
 - PROPOSED HEADER CURB
 - WHEEL-COVER STRIP (SEE SHEET C1-30 FOR DETAILS)
 - PARKING SPACE COUNT
 - EXISTING WATER LINE
 - PROPOSED WATER MAIN
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION (REFER TO MEP PLANS)
 - FIRE LANE STRIPING (SEE THE ESTIMATED CITY INSPECTOR MAY REQUIRE WORK OR LESS THAN SHOWN)

- KEYED NOTES**
- STANDARD 4" CURB (SEE SHEET C1-30 FOR DETAILS)
 - 2" CURB TRANSITION (SEE SHEET C1-30 FOR DETAILS)
 - PROPOSED HEADER CURB (SEE SHEET C1-30 FOR DETAILS)
 - PROPOSED CONCRETE DRIVEWAY (SEE SHEET C1-30 FOR DETAILS)
 - 4" WIDE WHITE STRIPING (TYPICAL)
 - PAINTED CURB (SEE SHEET C1-30 FOR DETAILS)
 - ACCESSIBLE PARKING SIGNAGE (SEE SHEET C1-30 FOR DETAILS)
 - VAH ACCESSIBLE PARKING SIGNAGE (TYPICAL) (FOR REFERENCE ONLY, NOT TO BE PAINTED OR SIGNAGED)
 - ACCESSIBLE PARKING STRIPE (TYPICAL) (SEE SHEET C1-30 FOR DETAILS)
 - PROPOSED WHEELSTOP (SEE SHEET C1-30 FOR DETAILS)
 - CONCRETE/ASPHALT PAVEMENT STRUCTURE (SEE SHEET C1-30 FOR DETAILS)
 - ASPHALT/ASPHALT PAVEMENT JOINTURE (SEE SHEET C1-30 FOR DETAILS)
 - CONCRETE DRIVEWAY (SEE SHEET C1-30 FOR DETAILS)
 - EXISTING CURB TO REMAIN
 - EXISTING CURB TO BE DEMOLISHED
 - PROPOSED FIRE LANE (SEE THIS SHEET)
- NOTE: CONTRACTOR TO DETERMINE DIMENSIONS AND STRIPING AS PER CITY AND T.A.A. SPECIFICATIONS.

BUILDING USE	EXISTING BUILDING	OFFICE	PROPOSED BUILDING
CROSS FLOOR AREA (50 FT)	(6,785 SF)		(3,360 SF)
PARKING STORAGE STANDARDS			
MINIMUM PARKING RATIO		1 PER 300 SF/GFA	1 PER 140 SF/GFA
MAXIMUM PARKING RATIO			
REGULAR		43	
MINIMUM REQUIRED PARKING		87	
MAXIMUM ALLOWED PARKING		43	
ACTUAL/PROPOSED PARKING			
ACCESSIBLE PARKING			
REQUIRED ACCESSIBLE PARKING		2	
REQUIRED VEH ACCESS PARKING		1	
PROPOSED ACCESS. PARKING		2	
APPROACHES			
APPROACH 1'		25 FT	
APPROACH WIDTH (FT)		13 FT	
R.O.W. DISTANCE (FT)		9 FT	
FLARE/RADIUS (FT)		308 SF	
APPROACH AREA (SF)			
SIDEWALKS			
SIDEWALK WIDTH (FT)		4 FT	
SIDEWALK LENGTH (FT)		152 FT	
SIDEWALK AREA (SF)		952 SF	
SPECIAL NOTES			

ADDRESS:
8511 & 8533 FAIRHAVEN STREET
SAN ANTONIO, TEXAS 78229

FOR CONSTRUCTION



- SITE AND PAVING - GENERAL NOTES**
- SEE SHEET C1-30 FOR ADDITIONAL DETAILS OF PAVEMENT MARKINGS AND SIGNAGE.
 - ALL PAVEMENT MARKINGS AND SIGNAGE REQUIREMENTS SHALL CONFORM TO THE "REAS MANUAL OF URBAN TRAFFIC CONTROL DEVICES" LATEST EDITION.
 - ALL PAVEMENT MARKINGS ARE WHITE UNLESS OTHERWISE NOTED.
 - ALL ISLANDS AND CURBS UNLESS OTHERWISE NOTED.
 - ALL ISLANDS SHALL BE LOCATED TO ALLOW FOR LANDSCAPING AND MAINTENANCE.
 - ALL TRAFFIC MARKINGS SHALL BE PAINTED THREE WEEKS BEFORE OTHER THAN WHITE SHALL HAVE THE SECOND COAT 15 PER DETAIL AND STRIPING PLAN.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGE DONE TO EXISTING UTILITIES, FENCES, BARBED WIRE, CURBS, DRIVEWAYS OR SIDEWALKS TO REMAIN (NO SEPARATE PAY ITEM).
 - IF THE CONTRACTOR SHALL SUBJECT EXISTING PAVEMENT, CURBS AND SIDEWALKS AT NEW PAVEMENT CURBS AND SIDEWALKS, NO JACOBS OR WALKWAY CUTS WILL BE ALLOWED OR ACCEPTED.
 - THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION - ANY DAMAGES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
 - REFER TO ARCHITECTURAL, CONSTRUCTION, MECHANICAL, ELECTRICAL, HEAVY AND LANDSCAPING PLANS FOR ADDITIONAL INFORMATION.
 - SEE CIVIL DETAIL SHEET FOR APPLICABLE DETAILS.
 - REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION.

- DIMENSIONAL CONTROL - GENERAL NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB, TO EDGE OF PAVEMENT UNLESS TO CURB CURB TO FACE OF BUILDING, TO CENTER OF PAINT STRIPE, OR PERPENDICULAR TO THE PROPERTY LINE.
 - SEE POINTS FOR PARKING SPACES, DRIVEWAYS, AND SIGNAGE ARE LOCATED AT THE FACE OF CURB, UNLESS OTHERWISE SHOWN ON PLAN OR NOTES.
 - CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE PLACEMENT, OR SCOPE OF DIMENSIONS NECESSARY FOR CONSTRUCTION OF THE PROJECT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKES, MARKS, ETC.
 - REFER TO THE ARCHITECTURAL PLANS FOR ADDITIONAL DIMENSIONAL CONTROL.
 - ALL FACE OF CURB EACH END 3/8", UNLESS OTHERWISE NOTED.

PAPE-DAWSON ENGINEERS
 MATCHFRAME
 SAN ANTONIO, TEXAS
 SITE DIMENSIONAL CONTROL, FIRE, PAVING
 AND STRIPING PLAN
 JOB NO. 202-20
 DATE MAY 2007
 DRAWING NO. 10
 SHEET C110

VRP#07-05-035



City of San Antonio
 Development Services Department
Rights Determination/Consent Agreement
Completeness Review



Note: All Applications must comply with the Unified Development Code (UDC), §35-B128 Vested Rights Determination for the City of San Antonio.

An Application for a Rights Determination shall contain at least the following information:

1. Appropriate filing fee:
 - \$160 homestead property (1 lot up to 3 acres)
 - \$500 single family residential (greater than 1 lot or 3 acres)
 - \$500 commercial

2. Completed application form:
 - Name and address of Applicant;
 - Project description and name of subdivision or development, if applicable;
 - A legal description of the property;
 - Description of current use;
 - Project description including total land area, impervious cover, number of dwelling units by type, non-residential square footage; and phases of the development;
 - Complete permit history and expenditures or obligations incurred in reliance on such permits. Include verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;
 - Date for claim of rights based on permit history;
 - Description of construction or related actions that have taken place on the property since the date for which rights are claimed;
 - A Sworn Statement, in a form prescribed by the City, and signed by the Applicant; and

3. Fair Notice Form including the items specified by §35-B132 (required effective February 5, 2007 for all rights determinations based on MDPs, POADPs, or plat applications.)

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following:

- A timing and phasing plan for the proposed development;
- A plan for the provision of public facilities and services to the proposed development, by phase;
- The conditions under which the proposed development will be authorized to proceed; and
- The conditions under which approvals or permits will lapse or may be revoked.

A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application.

Accepted

Rejected

Completeness Review By: *Miguel A. Gutierrez* **Date:** *16 MAY 07*

File # _____

Assigned by City Staff _____



City of San Antonio
Development Services Department
Local Government Code Chapter 245/Article VII
Unified Development Code
Rights Determination/Consent Agreement

Intake Date: _____

Intake By: _____

Type: Rights Determination

Consent Agreement

Instructions:

1. All applicable information must be legibly printed or typed for processing. If completed on behalf of the property owner please attach power of attorney or letter of agent.
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Note: Must comply with the UDC, §35-B128 Rights Determination for the City of San Antonio.

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Agent: N/A

Phone: (210) 614-5678

Fax: (210) 616-0266

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State: Texas

Zip code: 78229

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Contact: Joseph A. Ortega, P.E.

Address: 555 East Ramsey

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Site location or address of project and legal description: _____

8531 and 8533 Fairhaven Street

Lots 21 and 22, N.C.B. 14595