



CITY OF AUSTIN
One Texas Center-505 Barton Springs Road
Site Plan Permit

Application Date: 05/15/2013

Site Plan Expiration Date: 11/22/2016

Permit No.: SP-2013-0180C

Project Name (or description): 1300 Plaza I

Address or Location Description: 1234 Lamar Blvd

Watershed: West Bouldin Creek

Owner of Property: Trustee Lantzch Family Trust and 1300 Lamar Plaza LLC

Address: 2625 Middlefield Rd 820 Palo Alto CA 94306/P.O. Box 160896, Austin, TX78716

Owner's Representative: UTE Consultants, Inc. (Joan D. Ternus P.E.) (512) 789-5018

Address: 307 E 2nd St Austin TX 78701

Legal Description: Lot 21A, Block A of the Resub of Lots 17, 20-22 Lamar Square

PERMIT IS HEREBY ISSUED FOR:

The demolition of a 2086 square foot building and a change of use from retail to a 2100 square foot restaurant (general) use within the existing building and associated improvements on .253 acres. The project is located within the West Bouldin Creek watershed and is subject to all watershed protection regulations as set forth in Chapter 25 of the City of Austin Code of Ordinances. This project is located within the City's Full-Purpose jurisdiction.

CONDITIONS OF PERMIT


It is agreed that the proposed development shall be performed and completed in accordance with the plans and specifications approved by the City of Austin Standard Specifications and Code requirements, and State of Texas construction safety statutes. All development approved by this permit is subject to the inspection and control of the City of Austin.

It is the responsibility of the permit holder to identify all utilities in the work area and to notify each utility of the scope of work in the immediate area of the utilities.

ENGINEER'S CERTIFICATION: Inspection and a "Certification of Completion" by a Texas Licensed Engineer is required for the development approved by this permit. No Certificate of Occupancy may be approved until the Engineer's Certification is filed. The engineer is responsible for the adequacy of the plans submitted with this application.

SPECIAL CONDITIONS: NONE

 For Lantzch Family Trust 12/2/2013
Signature of Applicant Owner Date

 11/22/2013
Permit Approved by City of Austin Date