



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

Application Date: 06/07/2013

Site Plan Expiration Date: 4/22/2017

Permit No.: SPC-2013-0209AT

Project Name (or description): 1300 Plaza II

Address or Location Description: 1300 Lamar Blvd.

Watershed: West Bouldin Creek

Owner of Property: Trustee Lantzch Family Trust, (Thomas P. Lantzch) (408) 338-7018

Address: 2625 MIDDLEFIELD RD 820 PALO ALTO CA 94306

Developer of Property: 1300 Lamar Plaza LLC (Scott Trainer)

Address: P.O. Box 160896, Austin TX 78716

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

Address: 307 E. 2nd Street, Austin TX 78702

Legal Description: Lot 21B, Bock A of the resubdivision of Lots 17, 20-22 South Lamar Square

PERMIT IS HEREBY ISSUED FOR:

The change of use of the site to a 1568 square foot cocktail lounge with 200 square foot roof top deck and a 2626 square foot liquor store with parking and 5 off-site accessory parking spaces with the adjoining property.

NO CONSTRUCTION IS PERMITTED WITH THIS PERMIT.

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: N/A

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Signature of Applicant

For *Thomas P. Lantzch* *6/26/2014*

Owner

Date

Timothy Hill

Permit Approved by City of Austin

6/26/2014

Date