



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

Application Date: 11/18/2015

Site Plan Expiration Date: 05/04/2019

Permit No.: SP-2015-0526C

Project Name (or description): 2110 S. Lamar Shopping Center

Address or Location Description: 2110 Lamar Blvd.

Watershed: West Bouldin Creek

Owner of Property: Central Avenue Partners, LP, (Charlie Tames) (512) 426-7733

Address: 2110 S Lamar Blvd, Austin, TX 78704

Owner's Representative: Carl C McClendon, MADC, LLC, (512) 363-8676

Address: 4808 Canyonwood Dr., Austin, TX 78735

Legal Description: A portion of Lot 19, Block C, Oak Hill Subd.

PERMIT IS HEREBY ISSUED FOR:

A change of use from retail to restaurant; including parking reductions as shown on attached site plan. 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:

Signature of Applicant

For

CENTRAL AVE. PARTNERS, LP.

Owner

5/4/2016

Date

Permit Approved by City of Austin

5/4/16

Date