

# CONDITIONAL USE PERMIT / ALTERNATIVE COMPLIANCE (GENERAL) APPLICATION



Updated: September, 2020

## CONTACT INFORMATION

Applicant's Name	Joseph Perricone	Property Owner	Catherine Nair
Company	Local Joe's Kitchen	Company	Nevskey Prospekt, LLC.
Applicant's Mailing Address	205 W. Hopkins St San Marcos, Tx 78666	Owner's Mailing Address	4211 Long Champ Dr. Austin, Tx 78746
Applicant's Phone #	615-210-2515	Owner's Phone #	512-732-9972
Applicant's Email	joe@localjoeskitchen.com	Owner's Email	catherine.a.nair@gmail.com

## PROPERTY INFORMATION

Subject Property Address: 205 W. Hopkins St  
 Zoning District: Downtown District Tax ID #: R  
 Legal Description: Lot 7A8 Block 15 Subdivision original town of San Marcos

## DESCRIPTION OF REQUEST

Please use this space to describe the proposal. Attach additional pages as needed.

*Alternative Compliance on existing building height.*

## AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Initial Filing Fee \$793*	Technology Fee \$13	<b>TOTAL COST \$806</b>
Renewal/Amendment Filing Fee \$423*	Technology Fee \$13	<b>TOTAL COST \$436</b>

\*Nonprofit Organization fees are 50% of the adopted fee listed for Conditional Use Permits

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

**PROPERTY OWNER AUTHORIZATION**

I, CATHERINE NAIR (owner name) on behalf of  
CAY TRAMWAY, LLC ; MAY TRAMWAY, LLC (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
205 W. HOPKINS ST., SAN MARCOS, TX 78666 (address).

I hereby authorize JOE PERRICONE (agent name) on behalf of  
LOCAL JOE'S KITCHEN (agent company) to file this application for  
ALTERNATIVE COMPLIANCE ON BUILDING HEIGHT (application type), and, if necessary, to work with  
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: Catherine A. Nair Date: 2/8/23

Printed Name, Title: CATHERINE NAIR, OWNER

Signature of Agent: Joseph Perricone Date: 2/8/23

Printed Name, Title: Joseph Perricone - Restaurant owner

Form Updated October, 2019

**AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS  
AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS**

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***

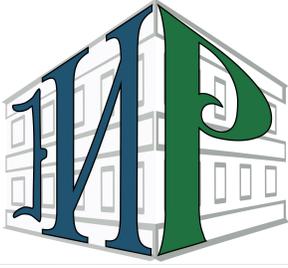
*I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.*

Signature: *Catherine A. Nair*

Date: 2/8/23

Print Name: CATHERINE NAIR

Form Updated October, 2019



CAV TRAMWAY, LLC | MAV TRAMWAY, LLC

February 8, 2023

## JOE PERRICONE

Local Joe's Kitchen

205 W. HOPKINS ST | SAN MARCOS, TX 78666

Subject: Authorization for Exterior Improvement Grant Authorization

Dear Joe,

We at CAV Tramway, LLC and MAV Tramway, LLC are excited to hear about your endeavors to apply for a Grant to help with the exterior improvements you have planned for the building. We know you have enthusiastically talked about the murals you would like to have around the outside. Please consider this as our written permission to apply for an Exterior Improvement Grant for the building at 205 W. Hopkins St, San Marcos, TX 78666, with a lease end date of November 10, 2032.

SINCERELY,

CATHERINE NAIR  
OWNER  
CAV TRAMWAY, LLC