

CONDITIONAL USE PERMIT APPLICATION (ALCOHOL OUTSIDE CBA)

Updated: August, 2024



CONTACT INFORMATION

Applicant's Name	Curtis Lyle Gunnarson	Property Owner	Gunner Inc
Company	Ivar's River Pub LLC	Company	Gunner Inc
Applicant's Mailing Address	PO Box 1764 San Marcos TX 78666	Owner's Mailing Address	PO Box 1764 San Marcos, Texas 78666

PROPERTY INFORMATION

Subject Property Address: 701 Cheatham St San Marcos TX 78666

Zoning District: commercial Tax ID #: R EIN 47-3993180 tax205719018

Legal Description: Lot 1 Block Subdivision RIO VISTA

Number of Parking Spaces: 45

Is property more than 300' from church, school, hospital, or residential district? ☒ Y ☐ N

DESCRIPTION OF REQUEST

Business Name: IVAR'S RIVER PUB ☒ Restaurant ☐ Bar ☐ Other: _____

☐ NEW ☒ RENEWAL/AMENDMENT ☒ Mixed Beverage ☐ Beer & Wine ☐ Late Hours

Hours of Operation(ex. Mon 12pm-1am): Mon 11am-12p Tue 11am-12p Wed 11am-12p
Thurs 11am-12p Fri 11am-12p Sat 11am-12p Sun 11am-12p

Indoor Seating Capacity: 105 Outdoor Seating Capacity: 111 Gross Floor Area: 6,346

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 1,000* Technology Fee \$15 **TOTAL COST \$1,015**

Renewal/Amendment Filing Fee \$750* Technology Fee \$15 **TOTAL COST \$765**

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

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG

PROPERTY OWNER AUTHORIZATION

I, Curtis Gunnarson (owner name) on behalf of
Gunner Inc (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
701 Cheatham St San Marcos Tx (address).

I hereby authorize _____ (agent name) on behalf of
_____ (agent company) to file this application for
_____ (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:

Curtis Gunnarson

Date:

5/21/25

Printed Name, Title:

Vice President

Signature of Agent:

Date:

Printed Name, Title:


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 \$150 plus a \$15 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 \$150 plus a \$15 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: 

Date: 5/21/25

Print Name: Curtis Gunnarson

Form Updated March, 2023