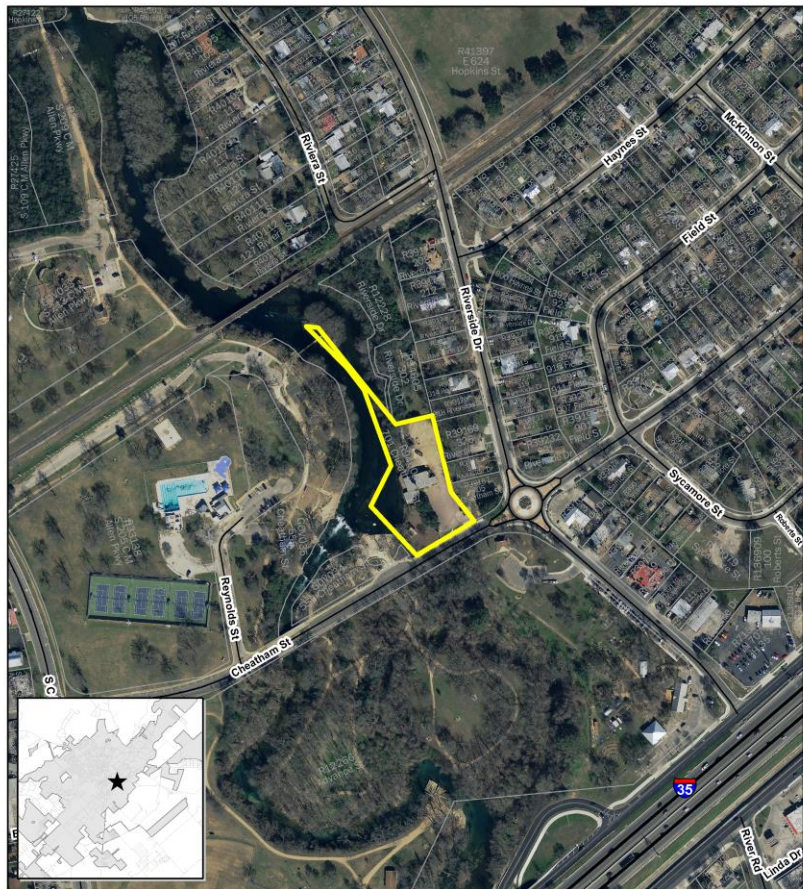


## **CUP-18-31 (Ivar's River Pub)**

CUP-18-31 (Ivar's River Pub) - Hold a public hearing and consider a request by Curtis Gunnarson on behalf of KBCB Investments LLC, for a renewal of a Conditional Use Permit to allow the sale of mixed beverages for on premise consumption at 701 Cheatham Street.

## Location:

- Ivar's River Pub is located near the intersection of Cheatham Street and Riverside Drive.
- Located within an Existing Neighborhood as designated on the Preferred Scenario Map.



**CUP-18-31**  
**Ivars River Pub**  
**Renewal**  
**Map Date: 9/21/2018**

Subject Property  
 Parcel

0 225 450 900 Feet



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

## Context & History:

- Received a 1 year CUP that expires on October 12, 2018.
- Gross floor area of approximately 6,346 square feet.
- The proposed hours of operation are 11 a.m. to 12 a.m. Monday – Sunday.
- Total indoor fixed seating is 105, and there are 111 outdoor seats.



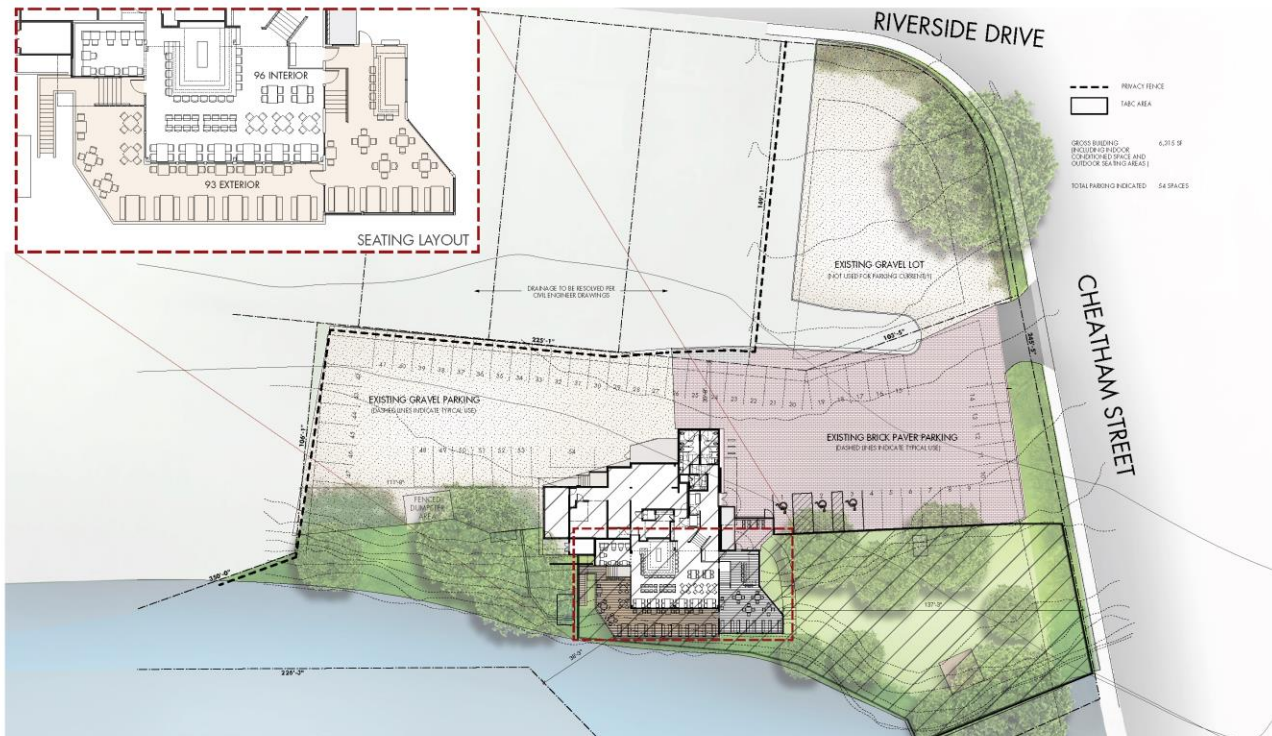
**CUP-18-31**  
**Ivars River Pub**  
**Renewal**  
**Map Date: 9/21/2018**



0 225 450 900  
 Feet



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Project Name:

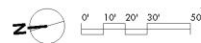
Ivar's River Pub

Date:

02 November 2016

Image Name:

Project Site Plan



## Recommendations:

Staff provides this request to the Commission for your consideration and recommends **approval** of the Conditional Use Permit with the following conditions:

- **Permit shall be valid for three (3) years, provided standards are met;**
- **The applicant shall retain the current barrier to prevent parking on the adjacent lot;**
- **Hours of operation shall be no later than midnight 7 days a week;**
- **Live (acoustic or amplified) music shall be allowed on the property until 9 p.m.;**
- **The floodlights along the deck are aimed downward toward the patio rather than at the San Marcos River;**
- **The permit shall be posted in the same area and manner as the Certificate of Occupancy.**