

# Pima County Clerk of the Board

Melissa Manriquez

Katrina Martinez  
Deputy Clerk

Administration Division  
33 N. Stone Avenue, Suite 100  
Tucson, AZ 85701  
Phone: (520)724-8449 • Fax: (520)222-0448

Management of Information & Records Division  
1640 East Benson Highway  
Tucson, Arizona 85714  
Phone: (520) 351-8454 • Fax: (520) 791-6666

May 28, 2025

Lucas Riley Hoeferkamp  
La Gitana Cantina  
P.O. Box 86  
Arivaca, AZ 85601

RE: Arizona Liquor License Job No.: 346329  
d.b.a. La Gitana Cantina

Dear Mr. Hoeferkamp:

Enclosed is a copy of the Affidavit of Posting relative to your Liquor License Application for a Series 6, Bar, which was received in our office on April 25, 2025. The Hearing before the Pima County Board of Supervisors has been scheduled for Tuesday, June 3, 2025, at 9:00 a.m. or thereafter, at the following location:

Pima County Administration Building  
Board of Supervisors Hearing Room  
130 W. Congress, 1st Floor  
Tucson, AZ 85701

Should you have any questions pertaining to this matter, please contact this office at (520)724-8449.

Sincerely,

  
Melissa Manriquez  
Clerk of the Board

Enclosure



# POSTING

Job# \_\_\_\_\_  
DLLC use only

Arizona Dept. of Liquor Licenses and Control  
800 W. Washington St. 5<sup>th</sup> Floor Phoenix, AZ 85007  
(602) 542-5141

Type or Print with Black Ink

Date of Posting: 5 / 1 / 25 Date of Posting Removal: 5 / 26 / 25

Applicant's Name: La Gitana Cantina  
Hoeferkamp Lucas Riley  
Last First Middle

Business Address: 17205 W. Fifth Street Arivaca 85601  
Street City Zip

I hereby certify that pursuant to A.R.S. 4-201, I posted notice in a conspicuous place on the premises proposed to be licensed by the above applicant and said notice was posted for at least twenty (20) days.

J Judd Deputy 9405800  
Print Name of City/County Official Title Phone Number  
[Signature] 5-20-25  
Signature Date Signed

Return this affidavit with your recommendations or any other related documents.  
If you have any questions please call (602) 542-5141 and ask for the Licensing Division.

MAY 20 25 PM 02:03 POUK OF BE



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TO: Development Services, Zoning Division

FROM: Rosy Millan  
Administrative Specialist I

DATE: April 28, 2025

RE: Zoning Report - Application for Liquor License

Attached is the application of:

Lucas Riley Hoferkamp  
d.b.a. La Gitana Cantina  
17205 W. Fifth Street  
Arivaca, AZ 85601

Arizona Liquor License Job No. 346329  
Series 6, Bar  
New License  
Person Transfer ☒  
Location Transfer

ZONING REPORT

DATE: 5/13/25

Will current zoning regulations permit the issuance of the license at this location?

Yes ☒

No ☐

If No, please explain:

  
Pima County Zoning Inspector

When complete, please return to [cob\\_mail@pima.gov](mailto:cob_mail@pima.gov)

MAY 13 25 10:56 AM POC CLK OF BD

RM

# 25-12-9539

#396329

## State of Arizona Department of Liquor Licenses and Control

Created 04/25/2025 @ 02:24:19 PM

### Local Governing Body Report

#### LICENSE

Number:	06100152	Type:	006 BAR
Name:	LA GITANA CANTINA		
State:	Pending		
Issue Date:		Expiration Date:	09/30/2025
Original Issue Date:	09/05/1975		
Location:	17205 W FIFTH STREET ARIVACA, AZ 85601 USA		
Mailing Address:	PO BOX 86 ARIVACA, AZ 85601 USA		
Phone:	(520)398-0810		
Alt. Phone:	(314)941-1153		
Email:	LUCAS@AZBEERFARM.COM		

Currently, this license has pending applications.

#### AGENT

Name:	LUCAS RILEY HOEFERKAMP
Gender:	Male
Correspondence Address:	PO BOX 86 ARIVACA, AZ 85601 USA
Phone:	(314)941-1153
Alt. Phone:	
Email:	LUCAS@AZBEERFARM.COM

#### OWNER

Name:	AZ BEER THEORY, LLC	
Contact Name:	LUCAS HOEFERKAMP	
Type:	LIMITED LIABILITY COMPANY	
AZ CC File Number:	23772474	State of Incorporation: WY
Incorporation Date:	02/05/2025	
Correspondence Address:	PO BOX 86 ARIVACA, AZ 85601 USA	
Phone:	(314)941-1153	
Alt. Phone:		
Email:	LUCAS@AZBEERFARM.COM	

Officers / Stockholders

APR 25/25 PM 02:24:19

WJH

60<sup>th</sup> day - 06/24<sup>th</sup>/2025105<sup>th</sup> day - 08/01/2025

Name:  
LUCAS RILEY HOEFERKAMP

Title:  
Member

% Interest:  
100.00

### **AZ BEER THEORY, LLC - Member**

Name: LUCAS RILEY HOEFERKAMP  
Gender: Male  
Correspondence Address: 3415 E RIVER ROAD  
TUCSON, AZ 85718  
USA  
Phone: (314)941-1153  
Alt. Phone:  
Email: LUCAS@VOLTRONBREWING.COM

## **APPLICATION INFORMATION**

Application Number: 346329  
Application Type: Owner Transfer  
Created Date: 04/17/2025

*ML*

## **QUESTIONS & ANSWERS**

### **006 Bar**

- 1) Are you applying for an Interim Permit (INP)?  
Yes  
What date are you taking ownership? Please upload the Interim Permit Notary page when you reach the upload page.  
04/17/2025
- 8) Did the Premises phone number change?  
No
- 11) Will there be an agent on this license?  
Yes  
A Document of type QUESTIONNAIRE is required.
- 12) Provide name, address, and distance of nearest school. (If less than one (1) mile note footage)  
13 miles  
San Fernando Elementary School  
41821 S. Sasabe Rd., Sasabe, AZ 85633
- 13) Are you one of the following? Please indicate below.  
Property Tenant  
Sub-tenant  
Property Owner  
Property Purchaser  
Property Management Company  
Property Tenant
- 14) Is there a penalty if lease is not fulfilled?  
Yes  
What is the penalty?  
Landlord lockout
- 15) What is the total money borrowed for the business not including the lease?  
Please list lenders/people owed money for the business.  
None, capital contribution

- 16) Is there a drive through window on the premises?  
No
- 17) If there is a patio please indicate contiguous or non-contiguous within 30 feet.  
Yes, contiguous
- 18) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?  
No
- 19) Total Price paid for Series 6 Bar, Series 7 Beer & Wine Bar or Series 9 Liquor Store (license only)  
\$75,000.00

## DOCUMENTS

DOCUMENT TYPE	FILE NAME	UPLOADED DATE
BILL OF SALE	Define Prop. to AZ Beer Bill of Sale 041625.pdf	04/17/2025
DIAGRAM/FLOOR PLAN	Floor Plan.pdf	04/17/2025
ALIEN STATUS	Lucas Q ASF AZDL Basic & Mgt Certs.pdf	04/17/2025
QUESTIONNAIRE	Lucas Q ASF AZDL Basic & Mgt Certs.pdf	04/17/2025
INTERIM PERMIT NOTARY PAGE	Sect. 4-IP.pdf	04/17/2025
MISCELLANEOUS	Sect. 6.pdf	04/17/2025
MISCELLANEOUS	SOLEI.pdf	04/17/2025
BILL OF SALE	Soup Group to Define Prop. Bill Of Sale.pdf	04/17/2025

**State of Arizona**  
**Department of Liquor Licenses and Control**

Created 04/25/2025 @ 02:28:34 PM

Local Governing Body Report

**LICENSE**

Number:	INP100033208	Type:	INP INTERIM PERMIT
Name:	LA GITANA CANTINA		
State:	Active		
Issue Date:	04/25/2025	Expiration Date:	08/08/2025
Original Issue Date:	04/25/2025		
Location:	17205 W FIFTH STREET ARIVACA, AZ 85601 USA		
Mailing Address:	PO BOX 86 ARIVACA, AZ 85601 USA		
Phone:	(520)398-0810		
Alt. Phone:	(314)941-1153		
Email:	LUCAS@AZBEERFARM.COM		

**AGENT**

Name:	LUCAS RILEY HOEFERKAMP
Gender:	Male
Correspondence Address:	PO BOX 86 ARIVACA, AZ 85601 USA
Phone:	(314)941-1153
Alt. Phone:	
Email:	LUCAS@AZBEERFARM.COM

**OWNER**

Name:	AZ BEER THEORY, LLC		
Contact Name:	LUCAS HOEFERKAMP		
Type:	LIMITED LIABILITY COMPANY		
AZ CC File Number:	23772474	State of Incorporation:	WY
Incorporation Date:	02/05/2025		
Correspondence Address:	PO BOX 86 ARIVACA, AZ 85601 USA		
Phone:	(314)941-1153		
Alt. Phone:			
Email:	LUCAS@AZBEERFARM.COM		

**Officers / Stockholders**

Name:  
LUCAS RILEY HOEFERKAMP

Title:  
Member

% Interest:  
100.00

### **AZ BEER THEORY, LLC - Member**

Name: LUCAS RILEY HOEFERKAMP  
Gender: Male  
Correspondence Address: 3415 E RIVER ROAD  
TUCSON, AZ 85718  
USA  
Phone: (314)941-1153  
Alt. Phone:  
Email: LUCAS@VOLTRONBREWING.COM

### **APPLICATION INFORMATION**

Application Number: 346330  
Application Type: New Application  
Created Date: 04/17/2025

*mm*

### **QUESTIONS & ANSWERS**

#### **INP Interim Permit**

- 1) Enter License Number currently at location *06100152*
- 2) Is the license currently in use? *Yes*
- 3) Will you please submit section 5, page 6, of the license application when you reach the upload page? *yes*




#### SECTION 4 Interim Permit

If you intend to operate business while the application is pending, you will need an interim permit pursuant to A.R.S. § 4-203.01. For approval of an interim permit, there must be a valid license of the same series currently issued to the location.

1. Current license number at the premises: 06100152
2. If the license is NOT currently in use, how long has it been since the license was last used at this location? N/A

I (Print Full Name) Fern Patricia Robinson hereby declare that I am the Current Owner, Agent, or Controlling Person on the stated license and location.

Sign in front of Notary: Fern Patricia Robinson

State of <u>Arizona</u>	  Notary Seal
County of <u>Pima</u>	
Signed before me on this <u>17</u> day of <u>April</u> , 20 <u>25</u>	
Notary Signature <u>Kristeena S. Cardoza</u>	
My commission expires on <u>12</u> , <u>30</u> , 20 <u>28</u>	

#### SECTION 5 Background Check

EACH PERSON LISTED MUST SUBMIT A QUESTIONNAIRE, FINGERPRINT CARD, AND A \$10.00 FEE PER CARD.

If the applicant is an entity and not an individual, answer questions 1a-b.

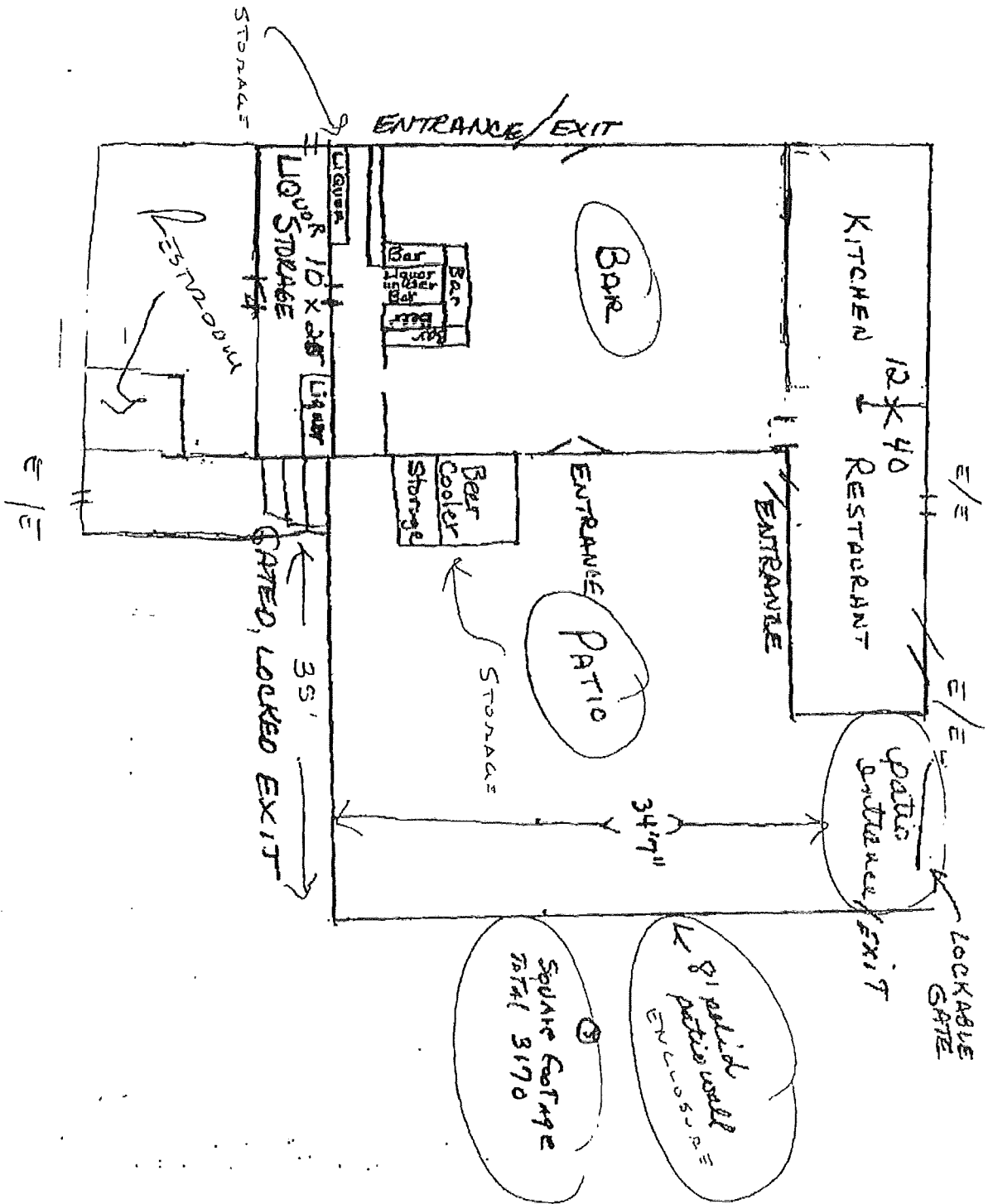
a) Date Incorporated/Organized: \_\_\_\_\_ State where Incorporated/Organized: \_\_\_\_\_

b) AZ Corporation or AZ L.L.C. Entity No: \_\_\_\_\_ Approval Date: \_\_\_\_\_

2. List any individual or entity that owns a beneficial interest of 10% or more and/or controls the applicant or licensee.  
If the applicant is owned by another entity, attach an organizational chart showing the ownership structure.

Last	First	Middle	Title	%Owned	Mailing Address	City	State	Zip

(Attach additional sheet if necessary)



25 4 21 147. Dept. 11347

**Arizona Bill of Sale of Personal Property  
(Sold As-Is)**

**State of Arizona  
County of Pima**

**KNOW ALL PERSONS BY THESE PRESENTS:**

**THAT**, Soup Group LLC, An Arizona Limited Liability Company, Seller(s) OF 17205 W Fifth Street, Arivaca Az 85601  
in consideration of the payment of the sum of \$10.00 Define Properties LLC, An Arizona Limited  
receipt of payment acknowledged, do hereby sell and transfer to Liability Company, the  
following described personal property:

Arizona Pima County Class 6 Liquor License Number 06100152

Seller warrants that he/she is the lawful owner in every respect of all of the described property and that it is free and clear of all liens, security agreements, encumbrances, claims, demands, and charges of every kind whatsoever.

Seller binds Seller, his/her successors and assigns, to warrant and defend the title to all of the described property to Buyer, his/her successors and assigns, forever against every person lawfully claiming the described property or any part of it.

THE DESCRIBED PROPERTY IS SOLD "AS-IS" WITHOUT ANY WARRANTIES, EXPRESS OR IMPLIED, AS TO THE CONDITION OF SUCH PROPERTY. BY ACCEPTING THIS BILL OF SALE, BUYER(S) REPRESENT THAT BUYER(S) HAVE PERSONALLY INSPECTED THE DESCRIBED PROPERTY AND ACCEPTS THE PROPERTY "AS-IS".

This Bill of Sale shall be effective as to the transfer of all property listed in it as of 09/04/2018. In the event that the real estate transaction and transfer of Real Property at 312 W. Vistoso Highlands Drive Tucson, AZ 85755, Pima County, Arizona cancels for any reason, this Bill of Sale shall be void immediately.

IN WITNESS WHEREOF, this Bill of Sale is executed on                      Date January 13, 2025.

Maggie Milinowitch

Penny Shepard

Fern Robinson

Richard Milinowitch

Seller's Signature

Soup Group LLC, An Arizona Limited Liability Company  
Seller's Typed or Printed Name

04/08/2025

David Furmanski, Member - Define Properties LLC

Buyer's Signature

Define Properties LLC, An Arizona Limited Liability Company

Buyer's Typed or Printed Name

David Furmanski Member

## BILL OF SALE

FOR VALUABLE CONSIDERATION of Ten Dollars (\$10.00) along with other valuable considerations, Define Properties, LLC, an Arizona Limited Liability Company, as Seller, hereby grants, bargains, sells and transfers to AZ Beer Theory, LLC, an Arizona Limited Liability Company, as Buyer, to have and to hold forever, Arizona State Series 6 Liquor License # 06100152.


FURTHERMORE, Seller warrants it is the lawful owner of the License, that it has the right, to sell/transfer the License and that the License is free and clear of all claims and liens whatsoever. Seller further agrees to warrant and defends the same against the lawful claims and demands of all persons whomsoever.

DATED this 16<sup>th</sup> day of April 2025.

**BUYER:** AZ Beer Theory, LLC

**SELLER:** Define Properties, LLC

  
By: Lucas Hoferkamp  
Its: Member

  
By: David Furmanski  
Its: Member

Certificate # \_\_\_\_\_

Certificate of Completion  
For  
Title 4 BASIC Liquor Law Training

<input checked="" type="checkbox"/>	On-sale
<input type="checkbox"/>	Off-sale
<input type="checkbox"/>	On- and off-sale

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor Licenses and Control. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

The State requires BASIC Title 4 training only as a prerequisite for MANAGEMENT Title 4 training or as a result of a liquor law violation. Persons required to have BASIC Title 4 training are listed on the base of this Certificate. Licensees sometimes require BASIC Title 4 Training a condition of employment.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

**LUCAS HOEFERKAMP**  
Full Name (please print)

*Lucas Hoeferkamp*  
Signature

NOVEMBER 16, 2024 \* 1912 \* NOVEMBER 16, 2027  
Training Completion Date Certificate Expiration Date  
(three years from completion date)

Training Provider Information

**AZLiquorTraining.Com**  
Company Name

536 East Wagon Bluff Drive, Tucson, AZ 85704  
Mailing Address

( 520 ) 235-5684  
Daytime Contact Phone Number

I, **KEVIN A. KRAMBER**, certify that the above named individual did successfully complete  
Instructor Name (please print)  
Title 4 BASIC Training in accordance with A.R.S. § 4-112(G)(2) and Arizona Administrative Code (A.A.C.) R19-1-103  
using training course content and materials approved by the Arizona Department of Liquor Licenses and Control.  
I understand that misuse of this Certificate of Completion can result in the revocation of State-approval for the Title  
4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).

*Kevin A. Kramber*  
Instructor Signature

16 / 11 / 2024  
Day Mo Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(s) actively involved in the daily business operations of a liquor-licensed business of a series listed below  
2) licensees, agents and managers actively involved in the daily business operations of a liquor-licensed business of a series listed below

In-state Microbrewery (series 3)  
Conveyance (series 8)  
Restaurant (series 12)

Government (series 5)  
Liquor Store (series 9)  
In-state Farm Winery (series 13)

Bar (series 6)  
Private Club (series 14)

Beer & Wine Bar (series 7)  
Hotel/Motel w/restaurant (series 11)  
Beer & Wine Store (series 10)

Liquor license applications (initial and renewal) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

The questionnaire (which designates a manager to a location) and the agent change form (which assigns a new agent to active liquor licenses) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

July 11, 2013

Certificate # AZM-ON01205442

75 4 21 09:45 AM

Certificate of Completion  
For  
Title 4 **MANAGEMENT** Liquor Law Training

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

Basic Title 4 training is a prerequisite for MANAGEMENT Title 4 training. A valid Certificate of Completion for BASIC Title 4 training must be on file at the Department of Liquor and satisfactory completion of a state-approved BASIC Title 4 course must be verified by the training provider prior to issuing a Certificate of Completion for MANAGEMENT Title 4 training.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

Lucas Hoferkamp

Full Name (please print)

[Signature]  
Signature

03/01/2023

Training Completion Date

02/28/2026

Certificate Expiration Date  
(three years from completion date)

Training Provider Information

360training.com Inc.

Company Name

5000 Plaza on the Lake, Suite 305, Austin, TX 78746

Mailing Address

(877) 881-2235

Daytime Contact Phone Number

I, Samantha Montalbano, certify that the above named individual did successfully complete  
Instructor Name (please print)

Title 4 MANAGEMENT Training in accordance with A.R.S. §4-112(G)(2) and Arizona Administrative Code (A.A.C.) R19-1-103 using training course content and materials approved by the Arizona Department of Liquor Licenses and Control. I understand that misuse of this Certificate of Completion can result in the revocation of State-approval for the Title 4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).

[Signature]  
Instructor Signature

03/01/2023

Day Mo Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(s) actively involved in the daily business operations of a liquor-licensed business of a series listed below  
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July 11, 2013