



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

April 22, 2025

Kevin Arnold Kramber
Ciao Down Culinary Studio
3415 E. River Road
Tucson, AZ 85718

RE: Arizona Liquor License Job No.: 334017
d.b.a. Ciao Down Culinary Studio

Dear Mr. Kramber:

Enclosed is a copy of the Affidavit of Posting relative to your Liquor License Application for a Series 12, Restaurant, which was received in our office on March 24, 2025. The Hearing before the Pima County Board of Supervisors has been scheduled for Tuesday, May 20, 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,

A handwritten signature in dark ink, appearing to read "Melissa Manriquez", is written over the printed name.

Melissa Manriquez
Clerk of the Board

Enclosure

Renew 4/16



POSTING

Job# _____
DLLC use only

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

Type or Print with Black Ink

Date of Posting: 3 / 26 / 25

Date of Posting Removal: 4 / 16 / 25

Applicant's Name: Ciao Down Culinary Studio
Kramber Kevin Arnold
Last First Middle

Business Address: 3230 N. Dodge Boulevard, No. D and E Tucson 85716
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.

DR McKillop PCSD 520-288-1358
Print Name of City/County Official Title Phone Number

DR McKillop 4/16/25
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.



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TO: Development Services, Zoning Division

FROM: Aliza Barraza
Administrative Specialist I

DATE: March 25, 2025

RE: Zoning Report - Application for Liquor License

Attached is the application of:

Kevin Arnold Kramber
d.b.a. Ciao Down Culinary Studio
3230 N. Dodge Boulevard, No. D and E
Tucson, AZ 85716

Arizona Liquor License Job No. 334017
Series 12, Restaurant
New License ☒
Person Transfer
Location Transfer

ZONING REPORT

DATE: 4/21/25

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

APR 21 25 PM 10 11 PUC/K OF PD

25-08-9535

State of Arizona
Department of Liquor Licenses and Control

Created 03/24/2025 @ 02:06:14 PM

Local Governing Body Report

LICENSE

Number: Type: 012 RESTAURANT
Name: CIAO DOWN CULINARY STUDIO
State: Pending
Issue Date: Expiration Date:
Original Issue Date:
Location: 3230 N DODGE BOULEVARD
#D & E
TUCSON, AZ 85716
USA
Mailing Address: 3415 E RIVER ROAD
TUCSON, AZ 85718
USA
Phone: (000)000-0000
Alt. Phone:
Email: KKRAMBER75@GMAIL.COM

AGENT

Name: KEVIN ARNOLD KRAMBER
Gender: Male
Correspondence Address: 3415 E RIVER ROAD
TUCSON, AZ 85718
USA
Phone: (520)235-5684
Alt. Phone:
Email: KKRAMBER75@GMAIL.COM

OWNER

Name: CIAO DOWN CULINARY STUDIO LLC
Contact Name: KEVIN ARNOLD KRAMBER
Type: LIMITED LIABILITY COMPANY
AZ CC File Number: 23342767 State of Incorporation: AZ
Incorporation Date: 03/04/2022
Correspondence Address: 3415 E RIVER ROAD
TUCSON, AZ 85718
USA
Phone: (520)235-5684
Alt. Phone:
Email: KKRAMBER75@GMAIL.COM

Officers / Stockholders

MAR 24 25 PM 02:06:14 PC CLK OF RD



60th Day:

5/23/25

105th Day:

7/7/25

Name:	Title:	% Interest:
CIAO DOWN PIZZA LLC	Member	85.00
ALEXANDER E ALLEN BLISSETT	Member	15.00
PAUL MARTIN REYES JR	Manager-LLC	0.00
KIRSTEN ELIZABETH REYES	Manager-LLC	0.00

CIAO DOWN CULINARY STUDIO LLC - Member

Name: ALEXANDER E ALLEN BLISSETT
 Gender: Male
 Correspondence Address: 3415 E RIVER ROAD
 TUCSON, AZ 85718
 USA
 Phone: (520)861-0816
 Alt. Phone:
 Email: ALEXB031686@YAHOO.COM

CIAO DOWN CULINARY STUDIO LLC - Manager-LLC

CIAO DOWN PIZZA LLC - Mgr-Member

Name: PAUL MARTIN REYES JR
 Gender: Male
 Correspondence Address: 3415 E RIVER ROAD
 TUCSON, AZ 85718
 USA
 Phone: (620)250-4690
 Alt. Phone:
 Email: CIAODOWNSTUDIO@GMAIL.COM

CIAO DOWN CULINARY STUDIO LLC - Member

Name: CIAO DOWN PIZZA LLC
 Contact Name: KEVIN ARNOLD KRAMBER
 Type: LIMITED LIABILITY COMPANY
 AZ CC File Number: State of Incorporation:
 Incorporation Date:
 Correspondence Address: 3415 E RIVER ROAD
 TUCSON, AZ 85718
 USA
 Phone: (520)235-5684
 Alt. Phone:
 Email: KKRAMBER75@GMAIL.COM

**CIAO DOWN CULINARY STUDIO LLC - Manager-
LLC**

CIAO DOWN PIZZA LLC - Mgr-Member

Name: KIRSTEN ELIZABETH REYES
Gender: Female
Correspondence Address: 3415 E RIVER ROAD
TUCSON, AZ 85718
USA
Phone: (520)904-3060
Alt. Phone:
Email: KHASLETT0305@GMAIL.COM

MANAGERS

Name: KIRSTEN ELIZABETH REYES
Gender: Female
Correspondence Address: 3415 E RIVER ROAD
TUCSON, AZ 85718
USA
Phone: (520)904-3060
Alt. Phone:
Email: KHASLETT0305@GMAIL.COM

Name: PAUL MARTIN REYES JR
Gender: Male
Correspondence Address: 3415 E RIVER ROAD
TUCSON, AZ 85718
USA
Phone: (620)250-4690
Alt. Phone:
Email: CIAODOWNSTUDIO@GMAIL.COM

Name: ZACHARY DOUGLAS LUNA
Gender: Male
Correspondence Address: 3415 E RIVER ROAD
TUCSON, AZ 85718
USA
Phone: (928)600-1468
Alt. Phone:
Email: CIAOPIZZASTUDIO@GMAIL.COM

APPLICATION INFORMATION

Application Number: 334017

Application Type: New Application
Created Date: 02/21/2025

QUESTIONS & ANSWERS

012 Restaurant

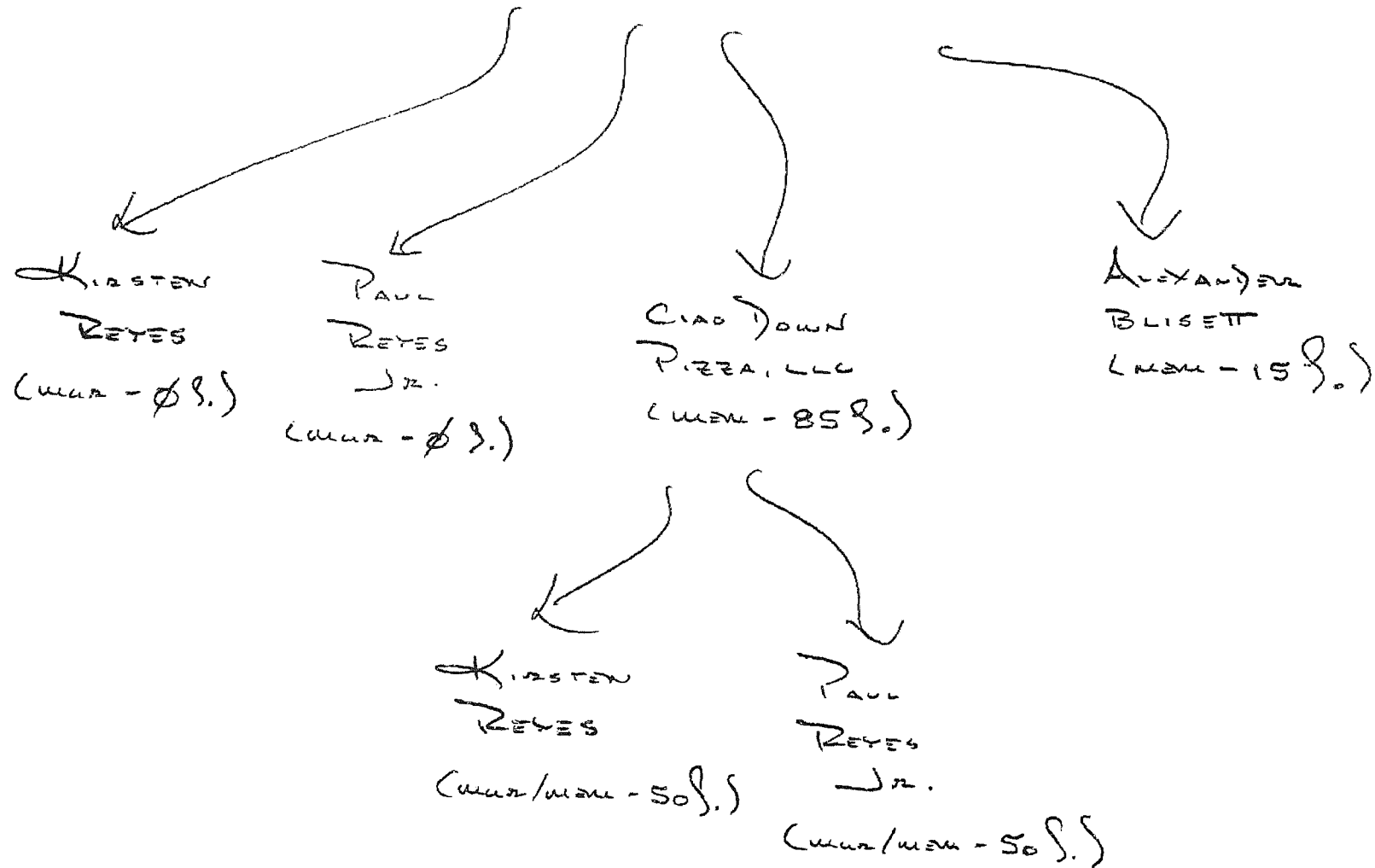
- 1) Are you applying for an Interim Permit (INP)?
No
- 2) Are you one of the following? Please indicate below.
Property Tenant
Subtenant
Property Owner
Property Purchaser
Property Management Company
Property Tenant
- 3) Is there a penalty if lease is not fulfilled?
Yes
What is the penalty?
Loss of \$1,754 security deposit and Landlord lockout
- 4) Is the Business located within the incorporated limits of the city or town of which it is located?
No
If no, in what City, Town, County or Tribal/Indian Community is this business located?
Pima County
- 5) What is the total money borrowed for the business not including the lease?
Please list each amount owed to lenders/individuals.
None, capital contribution
- 6) Are there walk-up or drive-through windows on the premises?
No
- 7) Does the establishment have a patio?
Yes
Is the patio contiguous or non-contiguous (within 30 feet)?
Front & rear both contiguous
- 8) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?
Yes
If yes, what is your estimated completion date?
4/1/25
- 9) What type of business will this license be used for?
Restaurant

DOCUMENTS

DOCUMENT TYPE	FILE NAME	UPLOADED DATE
QUESTIONNAIRE	Alexander Q.pdf	02/21/2025
MENU	Desserts & Drink Menu.pdf	02/21/2025
DIAGRAM/FLOOR PLAN	Floor Plan.pdf	02/21/2025
MISCELLANEOUS	Flowchart.pdf	02/21/2025
MENU	Food Menu.pdf	02/21/2025
QUESTIONNAIRE	Kevin Agent Q.pdf	02/21/2025
QUESTIONNAIRE	Kirsten Q.pdf	02/21/2025
QUESTIONNAIRE	Paul Q.pdf	02/21/2025

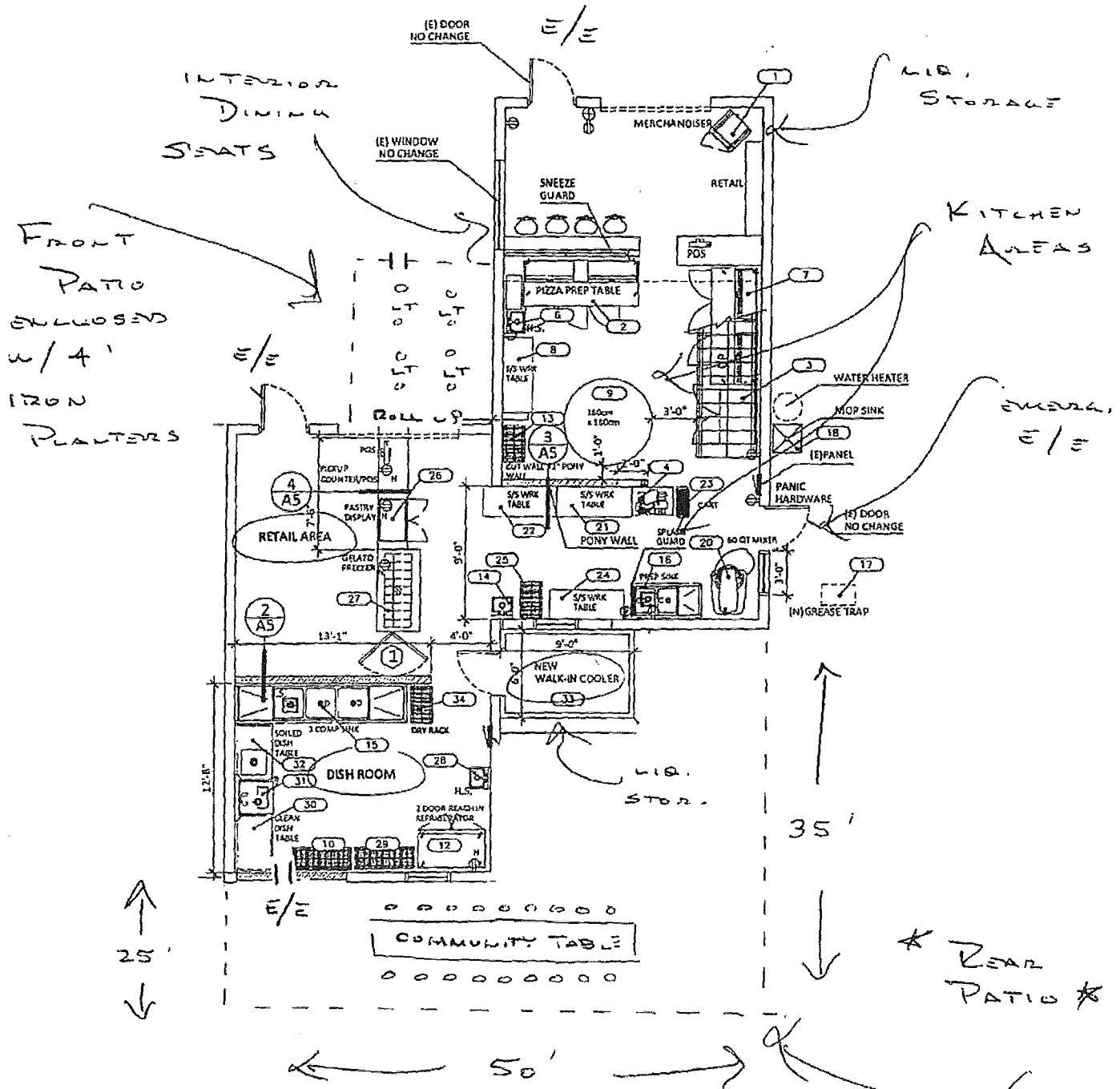
RESTAURANT OPERATION PLAN	Rest Op Plan.pdf	02/21/2025
RECORDS REQUIRED FOR AUDIT	RRFA.pdf	02/21/2025
QUESTIONNAIRE	Zachary Mgr Q Basic & Mgt.pdf	02/21/2025

CIAO DOWN CULINARY STUDIO, LLC



125 3 24 134 134 134 134

Approx 1,350
Total Sq. Ft.





RESTAURANT/HOTEL/MOTEL OPERATION PLAN

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

Type or Print with **Black Ink**

1. Name of restaurant (Please print): CIAO DOWN CULINARY STUDIO

2. Must indicate the equipment below by Make, Model, and Capacity:

LIST ONLY THE FOLLOWING - NO ATTACHMENTS

Grill	1- TRADER FRY TOP GRILL
Oven	1- PIZZA OVEN
Freezer	1- GLATO FREEZER, 1- 7' SS 2 DOOR FREEZER
Refrigerator	1- SINGLE DOOR REFRIGERATOR, 1- SS 2 DOOR WORK TOP, 1- 7' SS 2 DOOR UPRIGHT, 1- 6' X 9' SS WALK IN
Sink	2- SS HAND SINK, 1- 8' SS 3 COMP SINK, 1- SS 2 COMP. DRAIN SINK, 1- WOP SINK
Dish Washing Facilities	1- COMM. DISHWASHER
Food Preparation Counter (Dimensions)	2- SS PIZZA PREP TABLE, 4- 24" X 60" SS PREP
Other	1- SS COMM. FOOD SLICER, 1- COMM. SS FLOOR MIXER, 1- TRADER SLICER, 1- PANINI PRESS, 1- COMM. FOOD PROCESSOR, 1- EMULSION BLENDER, 1- 80 QT. DUNKER MIXER

3. Attach a copy of your FULL menu with pricing **INCLUDING NON-ALCOHOLIC BEVERAGES**

4. What percentage of your public premises is used primarily for restaurant dining?

(Do not include kitchen, bar, hi-top tables, or game area.) 100 %

5. Does your restaurant have a bar area that is distinct and separate from the dining area? ☐ YES ☒ NO

(If yes, what percentage of the public floor space does this area cover?) N/A %

6. List the **seating capacity** for:

a) Restaurant dining area of your premises: [5]

(DO NOT INCLUDE PATIO SEATING)

b) Bar area [0]

TOTAL [= 5]

(ALL SEATING EXTERIOR)

7. What type of dinnerware is primarily used in your restaurant? ☐ Reusable ☒ Disposable ☒ Both

8. Does your restaurant contain any **games, televisions, or any other entertainment**? ☐ YES ☒ No

If yes, specify what types and how many (examples: 4-TV's, 2-Pool Tables, 1-Video Game, etc.)

9. Do you have live entertainment or dancing? ☐ YES ☒ No

If yes, what type and how often (example: DJ-2 x a week, Karaoke-2 x a month, Live Band-1 x a month, etc.)

10. List number of employees for each position:

Position	How many
Cooks	6
Bartenders	0
Hostesses	0
Managers	2
Servers	1
Other (Dishwasher)	1
Other ()	
Other ()	

I, (Print Full Name) Linda K. Kramon hereby swear under penalty of perjury and in compliance with A.R.S. § 4-210(A)(2) and (3) that I have read and understand the foregoing and verify that the information and statements that I have made herein are true and correct to the best of my knowledge.

Applicant Signature: [Signature]



RECORDS REQUIRED FOR AUDIT RESTAURANT/HOTEL/MOTEL

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

Type or Print with Black Ink

In the event of an audit, you will be asked to provide to the Department any documents necessary to determine Compliance with A.R.S. §4-205.02(G). Such documents requested may include however, are not limited to:

1. Name of restaurant (Please print): CLAD DOWN CULINARY STUDIO
2. All invoices and receipts for the purchase of food and spirituous liquor for the licensed premises.
3. A list of **all** food and liquor vendors
4. The restaurant menu used during the audit period
5. A price list for alcoholic beverages during the audit period
6. Mark-up figures on food and alcoholic products during the audit period
7. A recent, **accurate** inventory of food and liquor (taken within two weeks of the Audit Interview Appointment)
8. Monthly Inventory Figures - beginning and ending figures for food and liquor
9. Chart of accounts (copy)
10. Financial Statements-Income Statements-Balance Sheets

11. General Ledger

A. Sales Journals/Monthly Sales Schedules

- 1) Daily sales Reports (to include the name of each waitress/waiter, bartender, etc. with sales for that day)
- 2) Daily Cash Register Tapes - Journal Tapes and Z-tapes
- 3) Dated Guest Checks
- 4) Coupons/Specials/Discounts
- 5) Any other evidence to support income from food and liquor sales

B. Cash Receipts/Disbursement Journals

- 1) Daily Bank Deposit Slips
- 2) Bank Statements and canceled checks

12. Tax Records

- A. Transaction Privilege Sales, Use and Severance Tax Return (copies)
- B. Income Tax Return - city, state and federal (copies)
- C. Any supporting books, records, schedules or documents used in preparation of tax returns

13. Payroll Records

CE 3 24 Dec 2004

- A. Copies of all reports required by the State and Federal Government
- B. Employee Log (A.R.S. §4-119)
- C. Employee time cards (actual document used to sign in and out each work day)
- D. Payroll records for all employees showing hours worked each week and hourly wages

14. Off-site Catering Records (must be complete and separate from restaurant records)

- A. All documents which support the income derived from the sale of food off the license premises.
- B. All documents which support purchases made for food to be sold off the licensed premises.
- C. All coupons/specials/discounts

The sophistication of record keeping varies from establishment to establishment. Regardless of each licensee's accounting methods, the amount of gross revenue derived from the sale of food and liquor must be substantially documented.

**REVOCATION OF YOUR LIQUOR LICENSE MAY OCCUR IF YOU FAIL TO COMPLY WITH
A.R.S. §4-210(A)7 AND A.R.S. §4-205.02(G).**

A.R.S. §4-210(A)7

The licensee fails to keep for two years and make available to the department upon reasonable request all invoices, records, bills or other papers and documents relating to the purchase, sale and delivery of spirituous liquors and, in the case of a restaurant or hotel-motel licensee, all invoices, records, bills or other papers and documents relating to the purchase, sale and delivery of food.

A.R.S. §4-205.02(G)

For the purpose of this section:

- 1. "Restaurant" means an establishment which derives **at least forty percent (40%)** of its gross revenue from the sale of food
- 2. "Gross revenue" means the revenue derived from all sales of food and spirituous liquor on the licensed premises regardless of whether the sales of spirituous liquor are made under a restaurant license issued pursuant to this section or under any other license that has been issued for the premises pursuant to this article.

I, (Print Full Name) David L. Ramirez hereby swear under penalty of perjury and in compliance with A.R.S. § 4-210(A)(2) and (3) that I have read and understand the foregoing and verify that the information and statements that I have made herein are true and correct to the best of my knowledge.

Applicant Signature: [Signature]

MAKE A COPY OF THIS DOCUMENT AND KEEP IT WITH RECORDS REQUIRED BY THE STATE

Appetizers

Grilled Artichokes \$15

Marinated in white wine and olive oil, grilled and topped with lemon aioli and shaved parmesan.

Charcuterie Board \$22

A curated selection of fine meats, cheeses, and accompaniments.

Salads

Mixed Greens \$13

A fresh blend of greens, lightly dressed with balsamic and served with focaccia.

Sandwiches

Caprese \$15

Fresh mozzarella, tomatoes, and basil, drizzled with olive oil and balsamic, served on focaccia.

Ploughsman's \$13

A rustic combination of cheese, aged and cured meats, and house made aioli on crusty bread.

Kids

Pizza \$8

Classic cheese or pepperoni pizza, baked to perfection.

Chicken Tenders \$8

Crispy, golden chicken tenders, served with your choice of dipping sauce.

Turkey & Cheese \$8

A simple and satisfying turkey and cheese sandwich on soft bread.

Ciao Down Pizza

Hand-stretched and Made to order 10 inch pizzas crafted using our legendary dough made daily. Available gluten free, and/or dairy free at no additional charge

Snake Bite \$15

A bold raspberry chipotle jam base, topped with Boar's Head mozzarella, cream cheese, jalapeños, and crispy bacon.

Cheese \$13

Classic red sauce and mozzarella, baked to golden perfection.

Pepperoni \$14

Red sauce, mozzarella, and Ezzo's cup and char pepperoni for the perfect crispy bite.

Margherita \$13

A timeless favorite with red sauce, mozzarella, and fresh basil leaves.

Flyin' Hawaiian \$14

Red sauce, mozzarella, fresh-cut pineapple, and hickory smoked bacon for a sweet and savory combination.

Tres Amigos \$16

Red sauce, mozzarella, smoky bacon, Italian sausage, and spicy pepperoni.

Veggie Patch \$13

Red sauce, mozzarella, black olives, baby bella mushrooms, red onion, and green peppers—an earthy vegetable medley.

Whole Shebang \$16

Loaded with red sauce, mozzarella, black olives, baby bella mushrooms, red onion, green peppers, sausage, and pepperoni.



*85 3 24 Light Dept PM 2:04

Rotating Gelato Counter \$6/scoop

Vanilla
Chocolate
Lavender Honey
Cookies and Cream
Pistachio
Whiskey Caramel (21+)
Cheesecake
Mint Chocolate chip
Strawberries & Cream

Beverages

Ciao's Cold Brew \$5
Sparkling San Pellegrino \$3
Still Acqua Panna \$3
Chocolate Milk \$5
Madagascar Vanilla Milk \$5

Treat's 21+ Drinks

Coors Light (Bottle) \$5
MotoSonora Fog Lights IPA (Can) \$6
Red Blend \$8
Suav Blanc \$8
Moscato di' Asti \$7
Sandeman 10yr Port \$12
Mimosa \$8
Whiskey Affogato \$13