

# Pima County Clerk of the Board

Robin Brigode

Julie Castañeda  
Deputy Clerk

Administration Division  
130 W. Congress, 5<sup>th</sup> Floor  
Tucson, AZ 85701  
Phone: (520)724-8449 • Fax: (520)222-0448

Document and Micrographics Mgt. Division  
1640 East Benson Highway  
Tucson, Arizona 85714  
Phone: (520) 351-8454 • Fax: (520) 791-6666

October 26, 2016

Nicholas Carl Guttilla  
Golf Club at Torres Blancas  
c/o Guttilla Murphy Anderson  
5415 E. High Street, No. 200  
Phoenix, AZ 85054

RE: Arizona Liquor License No.: 07100107  
d.b.a. Golf Club at Torres Blancas

Dear Mr. Guttilla:

Enclosed is a copy of the Affidavit of Posting relative to your Liquor License Application for a Series 7, Beer and Wine Bar, which was received in our office on October 3, 2016. The Hearing before the Pima County Board of Supervisors has been scheduled for Tuesday, November 22, 2016, 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 cursive script that reads "Robin Brigode".

Robin Brigode  
Clerk of the Board

Enclosure



Arizona Department of Liquor Licenses and Control  
 800 W Washington 5th Floor  
 Phoenix, AZ 85007-2934  
 www.azliquor.gov  
 (602) 542-5141

OCT 26 11 AM 11 55 POC CLK OF RD

**AFFIDAVIT OF POSTING**

Date of Posting: 10/5/16 Date of Posting Removal: 10/26/16

**Golf Club at Torres Blancas**  
 Applicant's Name: Guttilla Nicholas Carl  
Last First Middle

Business Address: 3233 S. Abrego Drive Green Valley 85614  
Street City Zip

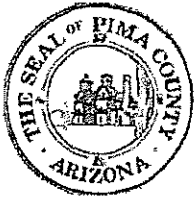
License #: 07100107

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.

FRANK R HECHT 1775 PLSD PROCESS SERVER 520 310 4034  
Print Name of City/County Official Title Phone Number

[Signature] 1775  
Signature Date Signed

Return this affidavit with your recommendations (i.e., Minutes of Meeting, Verbatim, etc.) 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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1640 East Benson Highway  
Tucson, Arizona 85714  
Phone: (520) 351-8454 • Fax: (520) 781-6666

TO: Development Services, Zoning Division  
FROM: Ricci Romero *RR*  
Administrative Support Specialist  
DATE: October 4, 2016  
RE: Zoning Report - Application for Liquor License

Attached is the application of:

Nicholas Carl Guttilla  
d.b.a. Golf Club at Torres Blancas  
3233 S. Abrego Drive  
Green Valley, AZ 85614

Arizona Liquor License No. 07100107  
Series 7, Beer and Wine Bar  
New License  
Person Transfer  X  
Location Transfer

ZONING REPORT

DATE: 10/6/16

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

Yes  No

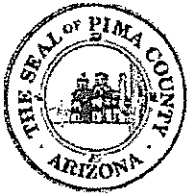
If No, please explain:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*[Signature]*  
\_\_\_\_\_  
Pima County Zoning Inspector

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

OCT 06 15 PM 12:46 PC CLK OF RD *RR*



Pima County Clerk of the Board
Robin Brigode

Julie Castañeda
Deputy Clerk

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130 W. Congress, 5th Floor
Tucson, AZ 85701
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TO: Pima County Sheriff's Department
Investigative Support Unit
FROM: Ricci Romero
Administrative Support Specialist
DATE: October 4, 2016
RE: Sheriff's Report - Application for Liquor License

Attached is the application of:

Nicholas Carl Guttilla
d.b.a. Golf Club at Torres Blancas
3233 S. Abrego Drive
Green Valley, AZ 85614

Arizona Liquor License No. 07100107
Series 7, Beer and Wine Bar
New License
Person Transfer [X]
Location Transfer [ ]

SHERIFF'S REPORT

DATE: 10/06/16

Is there any reason this application should not be recommended for approval?

- NOTHING NOTED TO REPORT

DAHLIKER #1226
Investigative Support Unit Supervisor

When complete, please return to cob\_mail@pima.gov

Vertical stamp: OCT 06 16AM 11:06 POC CLK OF BO



Arizona Department of Liquor Licenses and Control  
 800 W Washington 5th Floor  
 Phoenix, AZ 85007-2934  
 www.azliquor.gov  
 (602) 542-5141

16-22-9265

Application for Liquor License  
 Type or Print with Black Ink

**APPLICATION FEE AND INTERIM PERMIT FEES (IF APPLICABLE) ARE NOT REFUNDABLE**  
**A service fee of \$25 will be charged for all dishonored checks (A.R.S. § 44-6852)**

16 SEP 28 10:11 AM '16

**SECTION 1** This application is for a:

- Interim Permit (Complete Section 5)
- New License (Complete Sections 2, 3, 4, 13, 14, 15, 16)
- Person Transfer (Complete Section 2, 3, 4, 12, 13, 14, 16)
- Location Transfer (Bars and Liquor Stores Only)  
(Complete Section 2, 3, 4, 11, 13, 14, 16)
- Probate/ Will Assignment/ Divorce Decree  
(Complete Sections 2, 3, 4, 9, 13, 14, 16)  
(Fee not required)
- Government (Complete Sections 2, 3, 4, 10, 13, 16)
- Seasonal

**SECTION 2** Type of Ownership:

- J.T.W.R.O.S. (Complete Section 6)
- Individual (Complete Section 6)
- Partnership (Complete Section 6)
- Corporation (Complete Section 7)
- Limited Liability Co (Complete Section 7)
- Club (Complete Section 8)
- Government (Complete Section 10)
- Trust (Complete Section 6)
- Tribe (Complete Section 6)
- Other (Explain) \_\_\_\_\_

**SECTION 3** Type of license

1. Type of License: series 7 LICENSE # 07100107

**SECTION 4** Applicants

1. Individual Owner/Agent's Name: GUTTILLA NICHOLAS CARL P1046995  
Last First Middle
2. Owner Name: Torres Blancas Holdings, LLC B1032661  
(Ownership name for type of ownership checked on section 2)
3. Business Name: Golf Club at Torres Blancas B1016565  
(Exactly as it appears on the exterior of premises)
4. Business Location Address: 3233 S Abrego Dr Green Valley AZ 85614 Pima  
(Do not use PO Box) Street City State Zip Code County
5. Mailing Address: c/o Guttilla Murphy Anderson - 5415 E High St #200 Phoenix, AZ 85054  
(All correspondence will be mailed to this address) Street City State Zip Code
6. Business Phone: (520) 625-5200 Daytime Contact Phone: (480) 304-8300
7. Email Address: psines@gamlaw.com

8. Is the Business located within the incorporated limits of the above city or town?  Yes  No
9. Does the Business location address have a street address for a City or Town but is actually in the boundaries of another City, Town or Tribal Reservation?  Yes  No  
 If yes, what City, Town or Tribal Reservation is this Business located in: \_\_\_\_\_

10. Total Price paid for Series 6 Bar, Series 7 Beer & Wine Bar or Series 9 Liquor Store ( license only) \$ n/a

Fees: <u>100</u>	<u>100</u>	<u>          </u>	<u>          </u>	<u>200.00</u>
Application	Interim Permit	Department Use Only Site Inspection	Finger Print	Total of All Fees
Is Arizona Statement of Citizenship & Alien Status for State Benefits complete? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Accepted by: <u>AP</u>	Date: <u>9-28-16</u>	License # <u>07100107</u>		

**SECTION 5 Interim Permit**

- If you intend to operate business when your application is pending you will need an interim permit pursuant to ARS § 4-203.01
- There **MUST** be a valid license of the same type you are applying for currently issued to the location or for the replacement of a Hotel/Motel license with a Restaurant license pursuant to A.R.S. § 4-203.01.

1. Enter license number currently at the location: 07100107

2. Is the license currently in use?  Yes  No If no, how long has it been out of use? \_\_\_\_\_

**Attach a copy of the license currently issued at this location to this application.**

I, Paul Fausto Orefice declare that I am the CURRENT OWNER, AGENT, OR CONTROLLING PERSON ON the stated license and location.  
(Print Full Name)

X [Signature] State of NY County of Saratoga  
(Signature of CURRENT Individual Owner/Agent)

My commission expires on Notary Public, State of NY 22 Day of August, 2016  
No. 01GR501004 of 19 Month Year  
 Certified in Saratoga County  
 Commission Expires Jan. 4, 2019  
 Signature of NOTARY PUBLIC

**SECTION 6 Individual, Partnership, J.T.W.R.O.S, Trust, Tribe Ownerships**

EACH PERSON LISTED MUST SUBMIT A COMPLETED QUESTIONNAIRE, AN "APPLICANT" TYPE FINGERPRINT CARD AND \$22 PROCESSING FEE FOR EACH CARD.

**Individual**

Last	First	Middle	%Owned	Mailing Address	City	State	Zip Code

Is any person other than above, going to share in profit/losses of the business?  Yes  No

If Yes, give name, current address, and telephone number of person(s). Use additional sheets if necessary.

Last	First	Middle	Mailing Address	City	State	Zip Code	Phone #

**Partnership**

Name of Partnership: \_\_\_\_\_

General-Limited	Last	First	Middle	%Owned	Mailing Address	City	State	Zip Code
<input type="checkbox"/> <input type="checkbox"/>								
<input type="checkbox"/> <input type="checkbox"/>								
<input type="checkbox"/> <input type="checkbox"/>								
<input type="checkbox"/> <input type="checkbox"/>								

**J.T.W.R.O.S (Joint Tenant with Rights of Survivorship)**

Name of J.T.W.R.O.S: \_\_\_\_\_

Last	First	Middle	Mailing Address	City	State	Zip Code

**SECTION 6 - continued**

**TRUST**

Name of Trust: \_\_\_\_\_

Last	First	Middle	Mailing Address	City	State	Zip Code

**TRIBE**

Name of Tribal Ownership: \_\_\_\_\_

Last	First	Middle	Mailing Address	City	State	Zip Code

**SECTION 7 Corporations/ Limited Liability Co**

EACH PERSON LISTED MUST SUBMIT A COMPLETED QUESTIONNAIRE, AN "APPLICANT" TYPE FINGERPRINT CARD AND \$22 PROCESSING FEE FOR EACH CARD.

- Corporation Complete Questions 1, 2, 3, 4, 5, 6, and 7  
 L.L.C. Complete Questions 1, 2, 3, 4, 5, 6, and 7

1. Name of Corporation/ L.L.C.: Torres Blancaas Holdings, LLC  
 2. Date Incorporated/Organized: 1/4/2005 State where Incorporated/Organized: Arizona  
 3. AZ Corporation or AZ L.L.C File No: L-1173413-0 Date authorized to do Business in AZ: 1/4/2005  
 4. Is Corp/L.L.C. Non Profit?  Yes  No  
 5. List Directors, Officers, Members in Corporation/L.L.C:

Last	First	Middle	Title	Mailing Address	City	State	Zip Code
See attached flow chart							

(Attach additional sheet if necessary)

6. List all Stockholders / percentage owners who own 10% or more:

Last	First	Middle	%Owned	Mailing Address	City	State	Zip Code
See attached flow chart							

(Attach additional sheet if necessary)

7. If the corporation/ L.L.C are owned by another entity, attach an Organizational **FLOWCHART** showing the structure of the ownership. Attach additional sheets as needed in order to disclose the Officers, Directors, Members, Managers, Partners, Stockholders and percentage owners of those entities.

**Torres Blancas Holdings, LLC**  
d/b/a Golf Club at Torres Blancas

Paul F. Oreffice Trust, dated  
September 15, 1995  
Trustee: Paul F. Oreffice

Oreffice investments, LLC  
ACC #L1746388  
Manager: Paul F. Oreffice  
100% Member: Paul F. Oreffice Trust, dated  
September 15, 1995 – Paul F. Oreffice,  
Trustee

**Torres Blancas Holdings, LLC (Licensee)**  
ACC #L-1173413-0  
Manager: Oreffice Investments, LLC  
100% Member: Oreffice Investments, LLC

Liquor licenses #07100107 and #12103896  
d/b/a Golf Club at Torres Blancas  
Agent: Nicholas Carl Guttilla  
Day-to-day manager: Rick Williams





**SECTION 12 Person to Person Transfer**

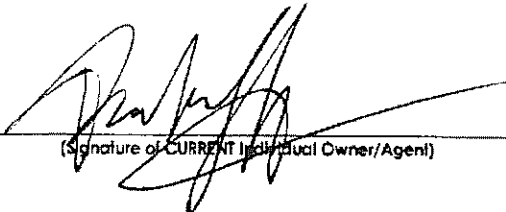
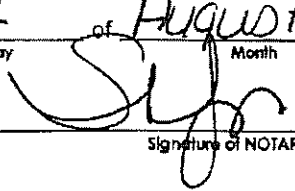
Questions to be completed by Current Licensee (Bar and Liquor Stores Only- Series, 06, 07, and 09)

1. Individual Owner / Agent Name: McMahon Robert Brian Entity: Agent  
Last First Middle (individual, Agent, Etc.)
2. Ownership Name: FM Golf Holdings, LLC  
(Exactly as it appears on license)
3. Business Name: Golf Club at Torres Blancas  
(Exactly as it appears on license)
4. Business Location Address: 3233 S Abrego Drive Green Valley Arizona 85614  
Street City State Zip
5. License Type: 07 License Number: 07100107
6. Current Mailing Address: 700 E Broadway Blvd., Ste 200 Tucson Arizona 85719  
Street City State Zip
7. Have all creditors, lien holders, interest holders, etc. been notified?  Yes  No
8. Does the applicant intend to operate the business while this application is pending?  Yes  No

If yes, complete Section 5 (Interim Permit) of this application; attach fee, and current license to this application.

9. I, (Print Full Name) Paul Fausto Oreffice hereby authorize the department to process this Application to transfer the privilege of the license to the applicant provided that all terms and conditions of sale are met. Based on the fulfillment of these conditions, I certify that the applicant now owns or will own the property rights of the license by the date of issue.

I, (Print Full Name) Paul Fausto Oreffice, declare that I am the **CURRENT OWNER, MEMBER, PARTNER STOCKHOLDER or LICENSEE** of the stated license. I have read the above Section 12 and confirm that all statements are true, correct, and complete.

<b>NOTARY</b>	
X  <small>(Signature of CURRENT Individual Owner/Agent)</small>	State of <u>NY</u> County of <u>Saratoga</u> <small>The foregoing instrument was acknowledged before me this</small>
My commission expires on: _____ <small>Date</small>	<u>22</u> of <u>August</u> , <u>2016</u> <small>Day Month Year</small>
<b>SHARON GREEN</b> Notary Public, State of New York No. 01GR6018184 Qualified in Saratoga County Commission Expires Jan. 4, 2019	 <small>Signature of NOTARY PUBLIC</small>

**SECTION 13 Proximity to Church or School**

Questions to be completed by all in-state applicants.

A.R.S. § 4-207. (A) and (B) state that no retailer's license shall be issued for any premises which are at the time the license application is received by the director, within three hundred (300) horizontal feet of a church, within three hundred (300) horizontal feet of a public or private school building with kindergarten programs or grades one (1) through (12) or within three hundred (300) horizontal feet of a fenced recreational area adjacent to such school building.

The above paragraph DOES NOT apply to:

- a) Restaurant license (§ 4-205.02) Series 12
- b) Hotel/motel license (§ 4-205.01) Series 11
- c) Microbrewery Series 3
- d) Craft Distillery Series 18
- e) Government license (§ 4-205.03) Series 5
- f) Fenced playing area of a golf course (§ 4-207(B)(5))
- g) Wholesaler Series 4
- h) Farm Winery Series 13

1. Distance to nearest School: exempt under 4-207(B)(5) Name of School: \_\_\_\_\_  
(If less than one (1) mile note footage) Address: \_\_\_\_\_

2. Distance to nearest Church: exempt under 4-207(B)(5) Name of Church: \_\_\_\_\_  
(If less than one (1) mile note footage) Address: \_\_\_\_\_

**SECTION 14 Business Financials**

1. I am the:  Lessee  Sub-lessee  Owner  Purchaser  Management Company

2. If the premise is leased give lessors: Name: N/A

Address: \_\_\_\_\_  
Street City State Zip

3. Monthly Rent/ Lease Rate: \$ N/A

4. What is the remaining length of the lease? Yrs. \_\_\_\_\_ Months \_\_\_\_\_

5. What is the penalty if the lease is not fulfilled? \$ \_\_\_\_\_ or Other: \_\_\_\_\_  
(Give details-attach additional sheet if necessary)

6. Total money borrowed for the Business not including lease? \$ 0 (TRANSFER FROM PARENT ENTITY TO SUBSIDIARY)

Please List Lenders/People you owe money to for business.

Last	First	Middle	Amount Owed	Mailing Address	City	State	Zip

(Attach additional sheet if necessary)

7. What type of business will this license be used for (be specific)?  
golf course

8. Has a license or a transfer license for the premises on this application been denied by the state with in the past (1) year?  Yes  No If yes, attach explanation.

9. Does any spirituous liquor manufacture, wholesaler, or employee have an interest in your business?  Yes  No

10. Is the premises currently license with a liquor license?  Yes  No

If yes, give license number and licensee's name:

License #: 07100107 Individual Owner /Agent Name: Robert Brian McMahon, Agent  
FM Golf Holdings, LLC, owner d/b/a Golf Club at Torres Blancas  
(Exactly as it appears on license)

**SECTION 15 Restaurant or hotel/motel license applicants**

1. Is there an existing Restaurant or Hotel/Motel Liquor License at the proposed location?  Yes  No
2. If the answer to Question 1 is YES, you may qualify for an Interim Permit to operate while your application is pending; consult A.R.S. § 4-203.01; and complete SECTION 5 of this application.
3. All Restaurant and Hotel/Motel applicants must complete a Restaurant Operation Plan form provided by the Department of Liquor Licenses and Control.
4. As stated in A.R.S. § 4-205.02. (H)(2), a Restaurant is an establishment which derives at least forty (40) percent of its gross revenue from the sale of food. Gross revenue is the revenue derived from sales of food and spirituous liquor on the licensed premises. By applying for this  Restaurant  Hotel/Motel, I certify that I understand that I must maintain a minimum of forty (40) percent food sales based on these definitions and have included the Restaurant Hotel/Motel Records Required for Audit form with this application.

\_\_\_\_\_  
(Applicant's Signature)

5. I understand it is my responsibility to contact the Department of Liquor Licenses and Control to schedule an inspection when all tables and chairs are on site, kitchen equipment, and, if applicable, patio barriers are in place on the licensed premises. With the exception of the patio barriers, these items are not required to be properly installed for this inspection. Failure to schedule an inspection will delay issuance of the license. If you are not ready for your inspection 90 days after filing your application, please request an extension in writing; specify why the extension is necessary, and the new inspection date you are requesting.

\_\_\_\_\_  
(Applicant's Initials)

**SECTION 16 Diagram of Premises**

Check ALL boxes that apply to your business:

- |   |  |               |  |
|---|--|---------------|--|
| <input checked="" type="checkbox"/> Entrances/Exits | <input checked="" type="checkbox"/> Liquor storage areas | <b>Patio:</b> | <input checked="" type="checkbox"/> Contiguous |
| <input type="checkbox"/> Walk-up windows            | <input type="checkbox"/> Drive-through windows           |               | <input type="checkbox"/> Non Contiguous        |

1. Is your licensed premises currently closed due to construction, renovation or redesign?  Yes  No  
If yes, what is your estimated completion date? \_\_\_\_\_  
Month/Day/Year
2. **Restaurants and Hotel/Motel** applicants are required to draw a detailed floor plan of the kitchen and dining areas including the locations of all kitchen equipment and dining furniture. Place for diagram is on section 16 number 6.
3. The diagram (a detailed floor plan) you provide is required to disclose only the area(s) where spirituous liquor is to be sold, served, consumed, dispensed, possessed or stored on the premises unless it is a restaurant (see # 3 above).
4. Provide the square footage or outside dimensions of the licensed premises. Please do not include non-licensed premises such as parking lots, living quarters, etc.
5. **As stated in A.R.S. § 4-207.01 (B), I understand it is my responsibility to notify the Department of Liquor Licenses and Control when there are changes to the boundaries, entrances, exits, added or deleted doors, windows, service windows or increase or decrease to the square footage after submitting this initial diagram.**

  
(Applicant's Initials)

**SECTION 16 Diagram of Premises – continued**

6. On the diagram please show only the areas where spirituous liquor is to be sold, served, consumed, dispensed, possessed or stored. It must show all entrances, exits, interior walls, bars, hi-top tables, dining tables, dining chairs, dance floor, stage, game room, and the kitchen. DO NOT include parking lots, living quarters, etc. When completing diagram, North is up ↑.

If a legible copy of a rendering or drawing of your diagram of the premises is attached to this application, please write the words "DIAGRAM ATTACHED" in the box provided for the diagram on the application.

**DIAGRAM OF PREMISES**

See attached

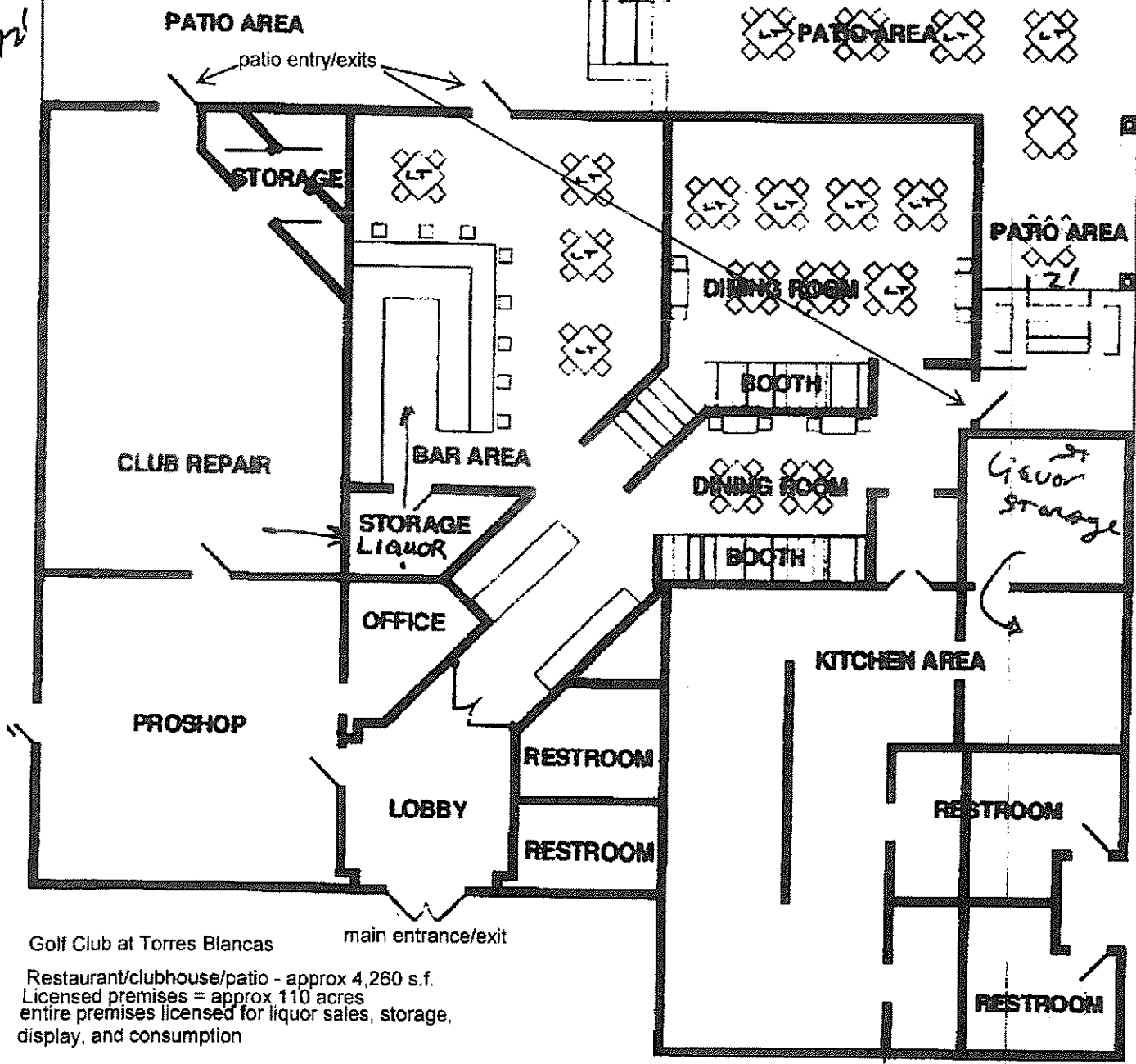
72'

35'

12'

3 Foot steel concrete railing  
55'

35'



Golf Club at Torres Blancas main entrance/exit

Restaurant/clubhouse/patio - approx 4,260 s.f.  
Licensed premises = approx 110 acres  
entire premises licensed for liquor sales, storage,  
display, and consumption



Golf Club at Torres Blancas  
Approximately 110 acres  
Entire premises licensed for alcohol  
sales, storage, display, and consumption

**SECTION 17 SIGNATURE BLOCK**

**NOTARY**

I, (Print Full Name) Nicholas Carl Guttilla, hereby declare that I am the Owner/Agent filing this application as stated in Section 4 # 1. I have read this application and verify all statements to be true, correct and complete.

X *Nicholas Carl Guttilla*  
(Signature of CURRENT Individual Owner/Agent)

State of Arizona County of Maricopa  
The foregoing instrument was acknowledged before me this

My commission expires on:



27 of September, 2016  
Day Month Year

*Karen Plum*  
Signature of NOTARY PUBLIC

**A.R.S. § 41-1030. Invalidity of rules not made according to this chapter; prohibited agency action; prohibited acts by state employees; enforcement; notice**

B. An agency shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule or state tribal gaming compact. A general grant of authority in statute does not constitute a basis for imposing a licensing requirement or condition unless a rule is made pursuant to that general grant of authority that specifically authorizes the requirement or condition.

D. THIS SECTION MAY BE ENFORCED IN A PRIVATE CIVIL ACTION AND RELIEF MAY BE AWARDED AGAINST THE STATE. THE COURT MAY AWARD REASONABLE ATTORNEY FEES, DAMAGES AND ALL FEES ASSOCIATED WITH THE LICENSE APPLICATION TO A PARTY THAT PREVAILS IN AN ACTION AGAINST THE STATE FOR A VIOLATION OF THIS SECTION.

E. A STATE EMPLOYEE MAY NOT INTENTIONALLY OR KNOWINGLY VIOLATE THIS SECTION. A VIOLATION OF THIS SECTION IS CAUSE FOR DISCIPLINARY ACTION OR DISMISSAL PURSUANT TO THE AGENCY'S ADOPTED PERSONNEL POLICY.

F. THIS SECTION DOES NOT ABROGATE THE IMMUNITY PROVIDED BY SECTION 12-820.01 OR 12-820.02.