

Pima County Clerk of the Board

Julie Castañeda

Melissa Manriquez
Deputy Clerk

Administration Division
130 W. Congress, 5th 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

May 4, 2017

Paul Bear
Rancho De La Osa
P.O Box 621
Tucson, AZ 85702

RE: Arizona Liquor License No.: 11103101
d.b.a. Rancho De La Osa

Dear Mr. Bear:

Enclosed is a copy of the Affidavit of Posting relative to your Liquor License Application for a Series 11, Hotel, which was received in our office on April 6, 2017. The Hearing before the Pima County Board of Supervisors has been scheduled for Tuesday, May 16, 2017, 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 black ink, appearing to read "Julie Castañeda".

Julie Castañeda
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

MAY 04 11 AM '17

AFFIDAVIT OF POSTING

Date of Posting: 4/10/17 Date of Posting Removal: 5/1/17

Applicant's Name: Rancho De La Osa
Bear Paul
Last First Middle

Business Address: 1 W La Osa Ranch Road Sasabe 85633
Street City Zip

License #: 11103101

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 Per ACO Sheriff 520 310 4034
Print Name of City/County Official Title Phone Number

[Signature] 5/1/17
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.



Pima County Clerk of the Board

Julie Castañeda

Melissa Manriquez
Deputy Clerk

Administration Division
130 W. Congress, 5th 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

TO: Development Services, Zoning Division
FROM: Ricci Romero 
Administrative Support Specialist Senior
DATE: April 6, 2017
RE: Zoning Report - Application for Liquor License

Attached is the application of:

Paul Bear
d.b.a. Rancho De La Osa
1 W La Osa Ranch Road
Sasabe, AZ 85633

Arizona Liquor License No. 11103101
Series 11, Hotel
New License X
Person Transfer
Location Transfer

ZONING REPORT

DATE: 4/18/17

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 18 11:03 AM '17

17-09-9285

17 MAR 31 11:58 AM 1201



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

LLC USE ONLY

License # 11103101
Date Accepted: 3/31/17
CSR: [Signature]

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)

SECTION 1 Type of License

- Interim Permit
New License
Person Transfer
Location Transfer (series 6, 7 and 9)
Probate/ Will Assignment/ Divorce Decree (No Fees)
Seasonal

SECTION 2 Type of Ownership

- J.T.W.R.O.S.
Individual
Partnership
Corporation
Limited Liability Co
Club
Government
Trust
Tribe
Other (Explain)

SECTION 3 Type of license

- Add Sampling Privilege for Series 9 and 10 only
Add Growler privileges (restaurant, series 12, license only)

1.Type of License (restaurant, bar etc.): Hotel 2. LICENSE # (if issued): 11103101

SECTION 4 Applicants

1. Agent's Name: Bear Paul
2. Applicant/Licensee Name: De La Osa Bar Company LLC
3. Business Name (Doing Business As-DBA): Rancho De La Osa
4. Business Location Address: 1 La Osa Ranch Road Sasabe Arizona 85633 Pima
5. Mailing Address: P.O. Box 621 Tucson Arizona 85702
6. Business Phone: 520-823-2202 Daytime Contact Phone: 520-401-5648
7. Email Address: ranchodelaosa@outlook.com
8. Is the Business located within the incorporated limits of the above city or town? No
If you checked no, in what City, Town, County or Tribal/Indian Community is this business located? Pima County

Department Use Only
Fees: Application \$100, Interim Permit \$100, Site Inspection \$50, Finger Prints \$22, Total of All Fees \$272
Is Arizona Statement of Citizenship & Alien Status for State Benefits complete? Yes

SECTION 5 Background Check

EACH PERSON LISTED MUST SUBMIT A QUESTIONNAIRE, FINGERPRINT CARD ALONG WITH \$22. PROCESSING FEE PER CARD.

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

a) Date Incorporated/Organized: 03/17/2017 State where Incorporated/Organized: Arizona
 b) AZ Corporation or AZ L.L.C. File No: L21701477 Date authorized to do business in AZ 3/17/2017

2. List any individual or entity that own a beneficial interest of 10 % or more and/or controls the license. If the applicant is owned by another entity, attach an organizational chart showing the ownership structure. Attach additional sheets as needed to disclose any controlling person, member, shareholder or general partner who owns a beneficial interest of 10 % or more of the license.

Last	First	Middle	Title	%Owned	Mailing Address	City	State	Zip
Wells	Jaye	H.	Member	50%	1090 E. River Road	Tucson	Arizona	85718
Bear	Paul		Member	50%	P.O. Box 621	Tucson	Arizona	85702

(Attach additional sheet if necessary)

SECTION 6 Interim Permit

If you intend to operate business while your 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 issued to the current location you are applying for OR
- A Hotel/Motel license is being replaced with a restaurant license pursuant to A.R.S.§4-203.01 (A)

1. Enter license number currently at the location: 11103007
 2. Is the license currently in use? Yes No If no, how long has it been out of use? 09/28/2015
 I, (Signature) [Signature] declare that I am the CURRENT OWNER, AGENT, OR CONTROLLING PERSON on the stated license and location.

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

NOTARY

State of Arizona }
 County of Pima }

On this 23 Day of MARCH, 2017 before me personally appeared Paul Bear
(Print Name of Document Signer)

Whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be and acknowledged that he or she signed the above/attached document.

Jessica Santana
Signature of NOTARY PUBLIC

JESSICA SANTANA
 NOTARY PUBLIC - ARIZONA
 Pima County
 My Commission Expires
 October 24, 2019

(Affix Seal Above)

See attached management agreement

SECTION 7 Probate, Receiver, Bankruptcy Trustee, Assignment, or Divorce Decree of an existing liquor license ARS § 4-204

EACH PERSON LISTED MUST SUBMIT A QUESTIONNAIRE, FINGERPRINT CARD ALONG WITH \$22. PROCESSING FEE PER CARD.

1. Current Licensee's Name: _____
(Exactly as it appears on the license) Last First Middle
 2. Assignee's Name: _____
 Last First Middle
 License Number: _____

ATTACH A COPY OF THE DOCUMENT THAT SPECIFICALLY ASSIGNS THE LIQUOR LICENSE TO THE ASSIGNEE.

SECTION 8 Government (for Cities, Towns or Counties only)

- 1. Government Entity: _____
- 2. Person/Designee: _____
Last
First
Middle
Daytime Contact Phone #

A SEPARATE LICENSE MUST BE OBTAINED FOR EACH PREMISES FROM WHICH SPIRITUOUS LIQUOR IS SERVED.

SECTION 9 **Person to Person – Current Licensee Information ARS§4-203(C), (D), (G)**
(Bar and Liquor Stores only – Series 06, 07 and 09)

- 1. License #: _____
- 2. Current Agent Name: _____
Last
First
Middle
- 3. Current Licensee Name: _____
(Exactly as it appears on the license)
- 4. Current Business Name: _____
(Exactly as it appears on the license)
- 5. Current Daytime Phone: _____ Primary Email Address: _____
- 6. Does current licensee intend to operate the business while this application is pending? Yes No
- 7. I authorize the transfer of this license to the applicant: _____
Signature or Agent or Individual controlling person

NOTARY

State of Arizona)
)
 County of _____)

On this _____ Day of _____, 20____ before me personally appeared _____
Day
Month
Year
(Print Name of Document Signer)

Whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be and acknowledged that he or she signed the above/attached document.

 Signature of NOTARY PUBLIC

(Affix Seal Above)

SECTION 10 Proximity to Church or School - Questions to be completed by 6, 7, 9, 10 and 12G 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) Restaurants that do not sell growlers (A.R.S. §4-205.02) Series 12
- b) Hotel/motel license (A.R.S. §4-205.01) Series 11
- c) Microbrewery (A.R.S. §4-205.08) Series 3
- d) Craft Distillery (A.R.S. §4-205.10) Series 18
- e) Government license (A.R.S. §4-205.03) Series 5
- f) Playing area of a golf course (A.R.S. §4-207 (B)(5))
- g) Wholesaler/Distributor Series 4
- h) Farm Winery Series 13
- i) Producer Series 1

1. Distance to nearest School: _____ Name of School: _____
 (If less than one (1) mile note footage) Address: _____

2. Distance to nearest Church: _____ Name of Church: _____
 (If less than one (1) mile note footage) Address: _____

SECTION 11 Business Financials A.R.S.§4-202(F)

1. I am the:

- Tenant: a person who holds the lease of a property; a lessee.
- Sub-tenant: a person who holds a lease which was given to another person (tenant) for all or part of a property.
- Owner
- Purchaser
- Management Company

2. If the premises is leased give lessors: Name: _____
 Address: _____
Street City State Zip

3. What is the penalty if the lease is not fulfilled? \$ _____ or Other: _____

4. Total money borrowed for the Business not including lease? \$ 0

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

Last	First	Middle	Amount Owed	Mailing Address	City	State	Zip
None							

(Attach additional sheet if necessary)

5. Has a license or a transfer license for the premises on this application been denied by the state within the past year?

Yes No If yes, attach explanation.

6. Does any spirituous liquor manufacture, wholesaler, or employee have an interest in your business?

Yes No If yes, attach explanation.

SECTION 12 Diagram of Premises

Check ALL boxes that apply to your business:

Walk-up or drive-through windows

Patio: Contiguous Non-Contiguous within 30 feet

1. Is your licensed premises now closed due to construction, renovation or redesign or rebuild?

Yes No If yes, what is your estimated completion date? May / 01 / 2017

Please attach a diagram of the premises which clearly show only the areas where spirituous liquor will be sold, served, consumed, dispensed, possessed or stored. Include all entrances, exits, interior walls, bar areas, dining areas, dance floor, stage, game room and the kitchen. **DO NOT INCLUDE** parking lots, living quarters or areas where business is not conducted under this liquor license. When completing your premises diagram, please identify which orientation is North.

640 ACRES

PAR 31 LIT. Lic. PM1201

Staff



Guest House

Guest rooms

Bar

Staff Quarters

Kitchen

Pool

Dining

Guest Rooms

Guest Rooms

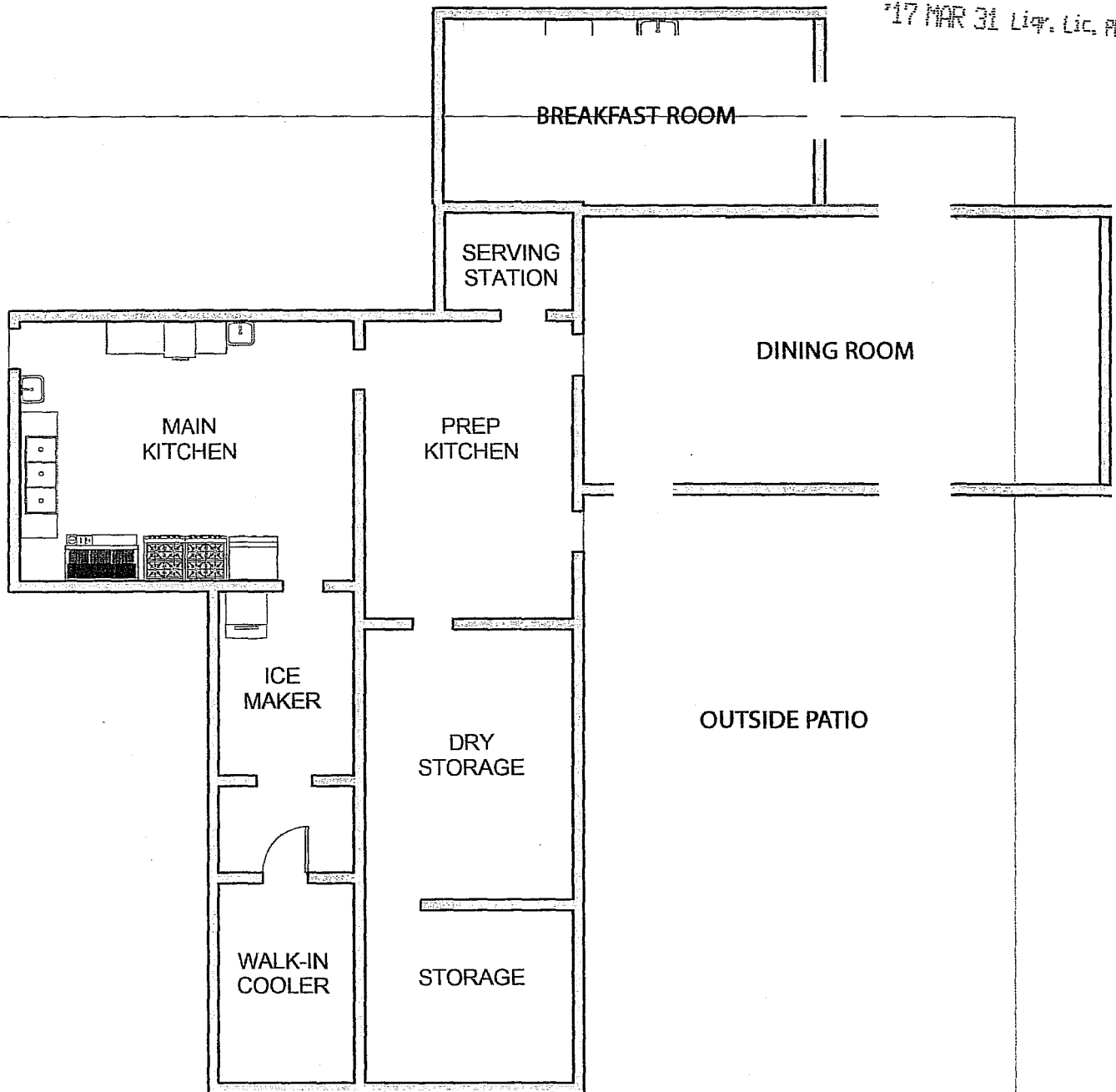
Guest Rooms

RANCHO DE LA OSA SITE PLAN

© 2016 Google

© 2016 NECI

17 MAR 31 Lic. Lic. #M1202



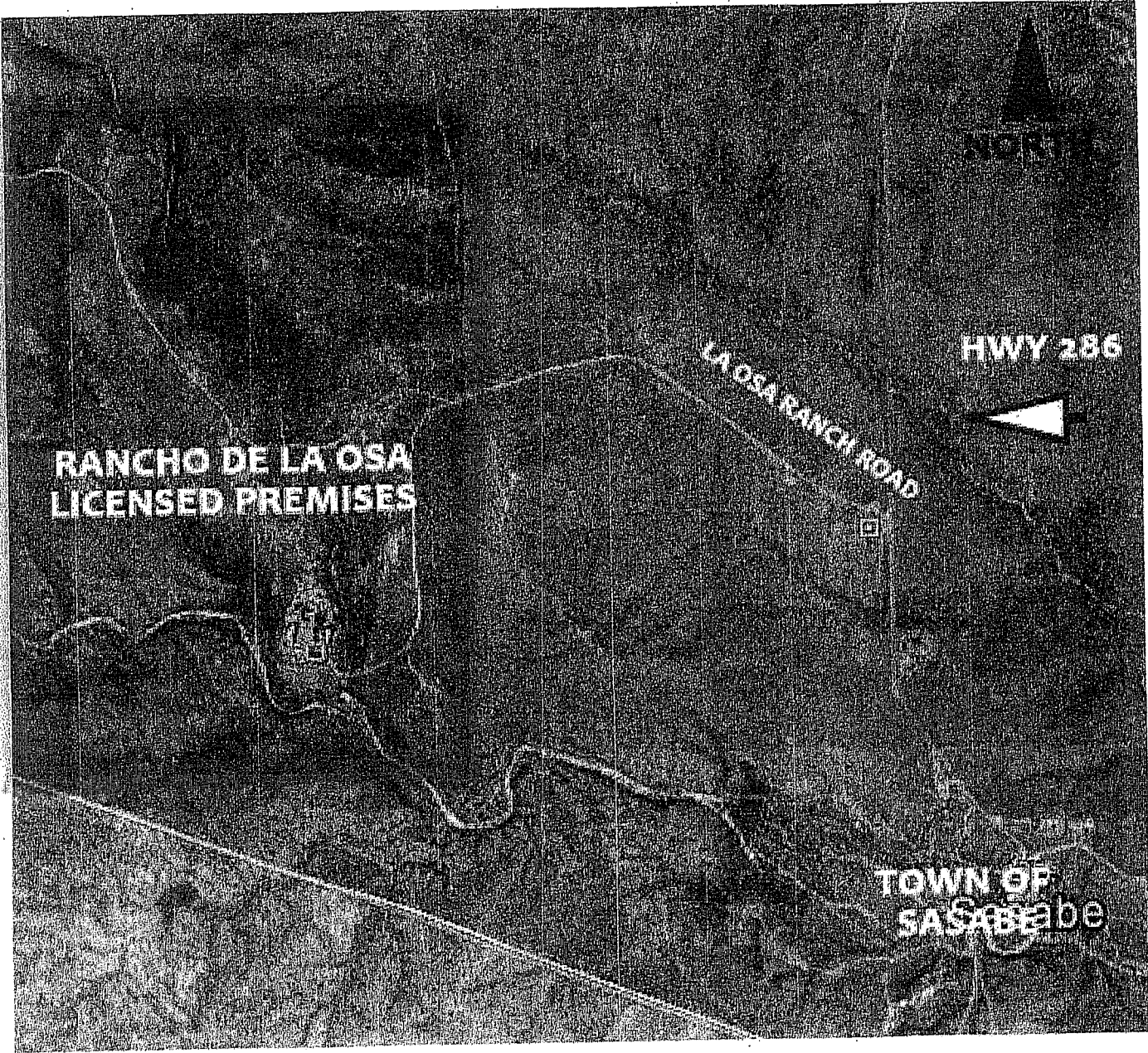
RANCHO DE LA OSA
KITCHEN LAYOUT

RANCHO DE LA OSA GUEST RANCH

1 LA OSA RANCH ROAD

SASABE, AZ 85633

640
ACRES



17 MAR 31 14. 15. PM 202

2. Provide the square footage or outside dimensions of the licensed premises. Please do not include non-licensed areas such as parking lots, living quarters, etc.

3. 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 service areas or the square footage of the licensed premises, either by increase or decrease.

PB

Applicants Initials

RESTAURANTS AND HOTELS/MOTELS ONLY

(IMPORTANT NOTE: A site inspection must be conducted prior to activation of the license. The fee of \$50.00 will be due and payable upon submitting this application.)

4a. Provide a detailed drawing of the kitchen and dining areas, including the locations of all kitchen equipment and dining furniture, these are required as part of the diagram. A.R.S. §4-205.02(C)

4b. Provide a restaurant operation plan.

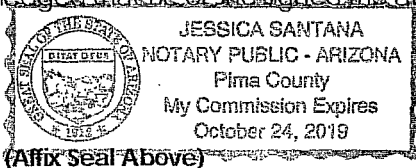
SECTION 13 SIGNATURE BLOCK

I, (Signature) [Handwritten Signature], hereby declare that I am the Owner/Agent filing this application, I have read this document and verify the content and all statements are true, correct and complete, to the best of my knowledge.

NOTARY

State of Arizona }
County of Pima }
On this 23 Day of March, 20 17 before me personally appeared Paul Bear
Day Month Year (Print Name of Document Signer)

Whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be and acknowledged that he or she signed the above/attached document.



Jessica Santana
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.



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

*17 MAR 31 14. Lic. #1202

RESTAURANT OPERATION PLAN

DLLC USE ONLY LICENSE # 11103101

1. Name of restaurant (Please print): Rancho De La Osa

2. List by Make, Model, and Capacity of your: (If you attached a legible copy of your equipment list, only provide the following items:)

Grill	Wolf 8 burners
Oven	US Range 8 burners, 36" griddle and 3 ovens
Freezer	3 single door units
Refrigerator	Masterbilt walk-in 8' x 14'
Sink	3 compartment
Dish Washing Facilities	Jackson dish washer
Food Preparation Counter (Dimensions)	4 tables 3' x 5'
Other	Hobart mixer, Koch 4 door food warmer

3. Attach a copy of your full menu including prices (examples: Breakfast, Lunch, Dinner, and Nonalcoholic beverages).

4. List the seating capacity for:

a. Restaurant dining area of your premises: [40]
 (Do not include patio seating)

b. Bar area of your premises: [+ 40]

c. Total dining and bar seating capacity of your premises: [= 80]

5. What Type of dinnerware and utensils are utilized within your restaurant?

Reusable Disposable Both

6. 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?) 20 %

7. What percentage of your public premises is used primarily for restaurant dining?
 (Do not include kitchen, bar, hi-top tables, or game area.) 20 %

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.)

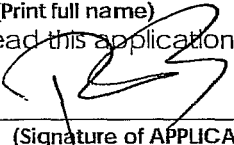
9. Do you have live entertainment or dancing? YES No
 (If yes, what type and how often (example: DJ-2 x a week, Karaoke-2 x a month, Live Band-1 x a month, etc.)

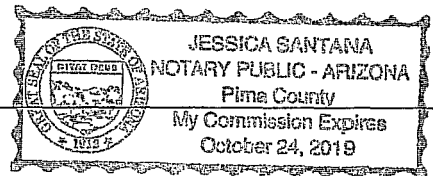
10. Use space below to list how many employees for each position to fully staff your business.

Position	How many
Cooks	2
Bartenders	1
Hostesses	1
Managers	1
Servers	2
Other (kitchen help)	2
Other (bus boy)	1
Other ()	

I, Paul Bear, hereby declare that I am the APPLICANT filing this application.
 (Print full name)

I have read this application and the contents and all statements true, correct and complete.

X 
 (Signature of APPLICANT)



NOTARY

State of Arizona County of Pima

The foregoing instrument was acknowledged before me this 23 day of March 2017
 Day Month Year

My Commission Expires on: 10.24.19 Date

Jessica Santana
 Signature of Notary Public

Rancho De La Osa Sample Menu

Breakfast

Fresh Orange Juice

Coffee

Pastries

Scrambled Eggs with Chorizo/ Breakfast Sausage

Pancakes and Waffles with Syrup

Freshly Sliced Fruit

Granola with Milk

Lunch

Iced Tea

Lemonade

Grilled Beef Burgers

Prepared Sandwiches

Prepared Salads

Fresh Fruit

Baked Casseroles

Dinner

Iced Tea

Grilled Beef Brisket

Braised Pork

Fresh Chopped Salad

Herb Roasted Chicken

Steamed Vegetables

Sautéed Vegetables

Prepared Soup

Baked Casseroles

Baked Breads

Desserts

Rancho de la Osa

There are many activities that you can book a la carte during your stay. We suggest a 24 hour advance reservation. The following is a list for your consideration. Prices listed are per person. You must go on one slow ride prior to testing for the fast rides, all day and half day rides. Please check the activity board for the various ride times.

Lunch	\$15.00
Dinner	\$25.00
Hayride & Lunch Cookout	\$21.00
Riding Lessons (group)	\$20.00
Riding Lessons (private/semiprivate)	\$75.00
Scenic Trail Ride	\$40.00
Mountain Trail Ride	\$60.00
Fast Ride (includes loping)	\$60.00
Team Penning	\$60.00
Breakfast Trail Ride - Tues & Sat (children 12 & under, \$25.00)	\$40.00
All Day Ride - Tues & Thurs	\$120.00
Half Day Rides - Weds & Fri	\$85.00
Wine & Cheese Ride (must be 21 & over)	\$65.00
Beer & Cheetos Ride (must be 21 & over)	\$65.00



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

17 MAR 31 Lic. Lic. #1202

RECORDS REQUIRED FOR AUDIT
Applies to Series 11 (Hotel/Motel W/Restaurant) & Series 12 (Restaurant) Only

MAKE A COPY OF THIS DOCUMENT AND KEEP IT WITH YOUR DLLC RECORDS

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. All invoices and receipts for the purchase of food and spirituous liquor for the licensed premises.
2. A list of *all* food and liquor vendors
3. The restaurant menu used during the audit period
4. A price list for alcoholic beverages during the audit period
5. Mark-up figures on food and alcoholic products during the audit period
6. A recent, *accurate* inventory of food and liquor (taken within two weeks of the Audit Interview Appointment)
7. Monthly Inventory Figures - beginning and ending figures for food and liquor
8. Chart of accounts (copy)
9. Financial Statements-Income Statements-Balance Sheets
10. 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
11. 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
12. Payroll Records
 - 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

- 13. 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.

**REVOCAION 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.

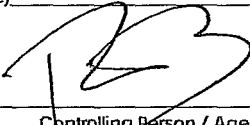
A.R.S. §4-205.02(G)

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.

NOTARY


I, (Print Full Name) Paul Bear, have read and understand all aspects of this statement

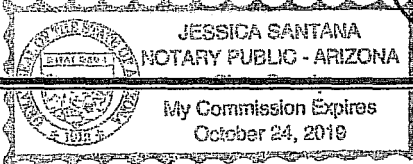
X (Signature)  Controlling Person / Agent

State of Arizona County of Pima
the foregoing instrument was acknowledged before me this

23 of March 2017
Day Month Year

My commission expires on Oct 24, 2019


Signature of NOTARY PUBLIC



JESSICA SANTANA
NOTARY PUBLIC - ARIZONA
My Commission Expires
October 24, 2019

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