



# Pima County Clerk of the Board

Robin Brigode

**Mary Jo Furphy**  
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 31, 2014

Thomas Robert Aguilera  
Golf Club at Canoa Ranch  
4554 E. Camp Lowell Drive  
Tucson, AZ 85712

RE: Arizona Liquor License No.: 06100204  
d.b.a. Golf Club at Canoa Ranch

Dear Mr. Aguilera:

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 October 6, 2014. The Hearing before the Pima County Board of Supervisors has been scheduled for Tuesday, November 18, 2014, 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

AFFIDAVIT OF POSTING

Date of Posting: 10/9/14 Date of Posting Removal: 10/30/14

Applicant Name: **Golf Club at Canoa Ranch**  
**Aguilera** **Thomas** **Robert**  
Last First Middle

Business Address: **5800 S. Camino Del Sol** **Green Valley, AZ 85614**  
Street City Zip

License #: **06100204**

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. Heckler 1775 PROCESS SERVER 520 310 4034  
Print Name of City/County Official Title Telephone #

[Signature] 1775 10/30/14  
Signature Date Signed

Return this affidavit with your recommendation (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.

Individuals requiring special accommodations please call (602) 542-9027

OCT 30 14 PM 04:11 POC CLK OF RD



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TO: Development Services, Zoning Division  
FROM: Bernadette Russell *BR*  
Administrative Support Specialist  
DATE: October 6, 2014  
RE: Zoning Report - Application for Liquor License

OCT 13 14 PM 02:25 PC CLK OF BO

Attached is the application of:

Thomas Robert Aguilera  
d.b.a. Golf Club at Canoa Ranch  
5800 S. Camino Del Sol  
Green Valley, AZ 85614

Arizona Liquor License No. 06100204  
Series 6, Bar  
New License  
Person Transfer X  
Location Transfer

ZONING REPORT

DATE: 10/13/14

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

Yes  No

If No, please provide the following:

Pursuant to Pima County Zoning Code, Section: \_\_\_\_\_

the applicant must: \_\_\_\_\_

\_\_\_\_\_  
Pima County Zoning Inspector



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Mary Jo Furphy  
Deputy Clerk

*BF*

OCT 23 14 PM 12:40 PC CLK OF BD

TO: Pima County Sheriff's Department  
Investigative Support Unit

FROM: Bernadette Russell *BR*  
Administrative Support Specialist

DATE: October 6, 2014

RE: Sheriff's Report - Application for Liquor License

Attached is the application of:

Thomas Robert Aguilera  
d.b.a. Golf Club at Canoa Ranch  
5800 S. Camino Del Sol  
Green Valley, AZ 85614

Arizona Liquor License No. 06100204  
Series 6, Bar  
New License  
Person Transfer X  
Location Transfer

SHERIFF'S REPORT

DATE: 10/21/14

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

NOTHING NOTED

*[Signature]* 1226

Investigative Support Unit Supervisor

Arizona Department of Liquor Licenses and Control  
800 West Washington, 5th Floor  
Phoenix, Arizona 85007  
www.azliquor.gov  
602-542-5141

14-30-9198

**APPLICATION FOR LIQUOR LICENSE**  
TYPE OR PRINT WITH BLACK INK

Notice: Effective Nov. 1, 1997, All Owners, Agents, Partners, Stockholders, Officers, or Managers actively involved in the day to day operations of the business must attend a Department approved liquor law training course or provide proof of attendance within the last five years. See page 5 of the Liquor Licensing requirements.

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

- MORE THAN ONE LICENSE
- INTERIM PERMIT *Complete Section 5*
- NEW LICENSE *Complete Sections 2, 3, 4, 13, 14, 15, 16*
- PERSON TRANSFER (Bars & Liquor Stores ONLY)  
*Complete Sections 2, 3, 4, 11, 13, 15, 16*
- LOCATION TRANSFER (Bars and Liquor Stores ONLY)  
*Complete Sections 2, 3, 4, 12, 13, 15, 16*
- PROBATE/WILL ASSIGNMENT/DIVORCE DECREE  
*Complete Sections 2, 3, 4, 9, 13, 16* (fee not required)
- GOVERNMENT *Complete Sections 2, 3, 4, 10, 13, 15, 16*

**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*
- OTHER (Explain) \_\_\_\_\_

OCT 06 14 PM 01:36 PC CLK (CFR)

**SECTION 3** Type of license and fees LICENSE #(s): 06100204 N/A

1. Type of License(s): #6-Bar  
N/A  
2. Total fees attached: \$ 200 Department Use Only

**APPLICATION FEE AND INTERIM PERMIT FEES (IF APPLICABLE) ARE NOT REFUNDABLE.**  
**The fees allowed under A.R.S. 44-6852 will be charged for all dishonored checks.**

**SECTION 4** Applicant

Mr. Thomas Robert Aguilera Robert  
 (Insert one name ONLY to appear on license) Last First Middle  
 2. Corp./Partnership/L.L.C.: Bre Golf Foundas, LLC 81053205  
 (Exactly as it appears on Articles of Inc. or Articles of Org.)  
 3. Business Name: Golf Club at Canoa Ranch 81028042  
 (Exactly as it appears on the exterior of premises)  
 4. Principal Street Location 5800 S. Camino Del Sol Green Valley Pima 856147  
 (Do not use PO Box Number) City County Zip  
 5. Business Phone: 520.393.1966 Daytime Phone: 520.622.1557 Email: thomas@aguileralawgroup.com  
 6. Is the business located within the incorporated limits of the above city or town?  YES  NO  
 7. Mailing Address: 4554 E. Camp Lowell Drive Tucson Arizona 85712  
 City State Zip  
 8. Price paid for license only bar, beer and wine, or liquor store: Type #6 \$ 25,000 Type N/A \$ N/A

**DEPARTMENT USE ONLY**

Fees: 100 Application 100 Interim Permit 200 Finger Prints \$ 200  
Site Inspection  
**TOTAL OF ALL FEES**

Is Arizona Statement of Citizenship & Alien Status For State Benefits complete?  YES  NO  
Accepted by: SG Date: 9/30/14 Lic. # 06100204

**SECTION 5 Interim Permit:**

14 SEP 30 11:41 AM '14

1. If you intend to operate business when your application is pending you will need an Interim Permit pursuant to A.R.S. 4-203.01.
2. There **MUST** be a valid license of the same type you are applying for currently issued to the location.
3. Enter the license number currently at the location. 06100204
4. Is the license currently in use?  YES  NO If no, how long has it been out of use? n/a

**ATTACH THE LICENSE CURRENTLY ISSUED AT THE LOCATION TO THIS APPLICATION.**

I, <sup>James</sup> David J. Williamson, declare that I am the CURRENT OWNER, AGENT, CLUB MEMBER, PARTNER, MEMBER, STOCKHOLDER, OR LICENSEE (circle the title which applies) of the stated license and location.

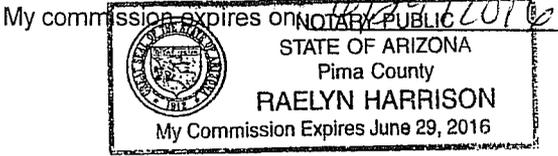
X [Signature]  
(Signature)

State of AZ County of PIMA

The foregoing instrument was acknowledged before me this

26 day of Sept, 2014  
Day Month Year

[Signature]  
(Signature of NOTARY PUBLIC)



**SECTION 6 Individual or Partnership Owners:**

EACH PERSON LISTED MUST SUBMIT A COMPLETED QUESTIONNAIRE (FORM LIC0101), AN "APPLICANT" TYPE FINGERPRINT CARD, AND \$22 PROCESSING FEE FOR EACH CARD.

1. Individual:

Last	First	Middle	% Owned	Mailing Address	City State Zip
<del>_____</del>					

Partnership Name: (Only the first partner listed will appear on license) \_\_\_\_\_

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

) Y R A S S E C E N F I T

2. Is any person, other than the above, going to share in the profits/losses of the business?  YES  NO  
If Yes, give name, current address and telephone number of the person(s). Use additional sheets if necessary.

Last	First	Middle	Mailing Address	City, State, Zip	Telephone#
<del>_____</del>					

**SECTION 7 Corporation/Limited Liability Co.:**

EACH PERSON LISTED MUST SUBMIT A COMPLETED QUESTIONNAIRE (FORM LIC0101), AN "APPLICANT" TYPE FINGERPRINT CARD, AND \$22 PROCESSING FEE FOR EACH CARD.

14 SEP 30 14:14:14

CORPORATION Complete questions 1, 2, 3, 5, 6, 7, and 8.

L.L.C. Complete 1, 2, 4, 5, 6, 7, and 8.

1. Name of Corporation/L.L.C.: B2C Golf Holdings, LLC  
(Exactly as it appears on Articles of Incorporation or Articles of Organization)

2. Date Incorporated/Organized: 09/29/2014 State where Incorporated/Organized: Arizona

3. AZ Corporation Commission File No.: \_\_\_\_\_ Date authorized to do business in AZ: \_\_\_\_\_

4. AZ L.L.C. File No: Pending Date authorized to do business in AZ: Pending

5. Is Corp./L.L.C. Non-profit?  YES  NO

6. List all directors, officers and members in Corporation/L.L.C.:

Last	First	Middle	Title	Mailing Address	City State Zip
Beddo	William	Dale	Manager & member	5800 S Camino Del Sol	Green Valley AZ 85624

(ATTACH ADDITIONAL SHEET IF NECESSARY)

7. List stockholders who are controlling persons or who own 10% or more:

Last	First	Middle	% Owned	Mailing Address	City State Zip
Beddo	William	Dale	100%	5800 S Camino Del Sol	Green Valley AZ 85624

(ATTACH ADDITIONAL SHEET IF NECESSARY)

8. If the corporation/L.L.C. is owned by another entity, attach a percentage of ownership chart, and a director/officer/member disclosure for the parent entity. Attach additional sheets as needed in order to disclose personal identities of all owners.

**SECTION 8 Club Applicants:**

EACH PERSON LISTED MUST SUBMIT A COMPLETED QUESTIONNAIRE (FORM LIC0101), AN "APPLICANT" TYPE FINGERPRINT CARD, AND \$22 PROCESSING FEE FOR EACH CARD.

1. Name of Club: \_\_\_\_\_ Date Chartered: \_\_\_\_\_  
(Exactly as it appears on Club Charter or Bylaws) (Attach a copy of Club Charter or Bylaws)

2. Is club non-profit?  YES  NO

3. List officer and directors:

Last	First	Middle	Title	Mailing Address	City State Zip

(ATTACH ADDITIONAL SHEET IF NECESSARY)

**SECTION 9 Probate, Will Assignment or Divorce Decree of an existing Bar or Liquor Store License:**

1. Current Licensee's Name: \_\_\_\_\_  
(Exactly as it appears on license) Last First Middle
2. Assignee's Name: \_\_\_\_\_  
Last First Middle
3. License Type: \_\_\_\_\_ License Number: \_\_\_\_\_ Date of Last Renewal: \_\_\_\_\_
4. ATTACH TO THIS APPLICATION A CERTIFIED COPY OF THE WILL, PROBATE DISTRIBUTION INSTRUMENT, OR DIVORCE DECREE THAT SPECIFICALLY DISTRIBUTES THE LIQUOR LICENSE TO THE ASSIGNEE TO THIS APPLICATION.

**SECTION 10 Government: (for cities, towns, or counties only)**

1. Governmental Entity: \_\_\_\_\_
2. Person/designee: \_\_\_\_\_  
Last First Middle Contact Phone Number

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

**SECTION 11 Person to Person Transfer:**

**Questions to be completed by CURRENT LICENSEE (Bars and Liquor Stores ONLY-Series 06,07, and 09).**

1. Current Licensee's Name: Williamson, David James Entity: Agent  
(Exactly as it appears on license) Last First Middle (Indiv., Agent, etc.)
2. Corporation/L.L.C. Name: Canoa Ranch Clubhouse, LLC  
(Exactly as it appears on license)
3. Current Business Name: Canoa Ranch Golf Club  
(Exactly as it appears on license)
4. Physical Street Location of Business: Street 5800 S. Camino del Sol  
City, State, Zip Green Valley, AZ 85622
5. License Type: Bar - # 6 License Number: 06100204
6. If more than one license to be transferred: License Type: N/A License Number: N/A
7. Current Mailing Address: Street 700 E. Broadway Blvd, Ste 200  
(Other than business) City, State, Zip Tucson, AZ 85719

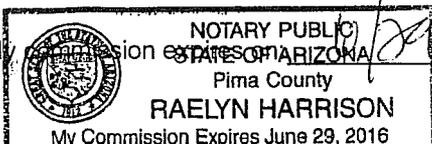
8. Have all creditors, lien holders, interest holders, etc. been notified of this transfer?  YES  NO
9. Does the applicant intend to operate the business while this application is pending?  YES  NO If yes, complete Section 5 of this application, attach fee, and current license to this application.

10. I, David James Williamson, 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, David James Williamson, declare that I am the CURRENT OWNER, AGENT, MEMBER, PARTNER STOCKHOLDER, or LICENSEE of the stated license. I have read the above Section 11 and confirm that all statements are true, correct, and complete.

*[Signature]*  
(Signature of CURRENT LICENSEE)

State of AZ County of Pima  
The foregoing instrument was acknowledged before me this  
26 Day Sept Month 2014 Year  
*[Signature]*  
(Signature of NOTARY PUBLIC)



**SECTION 12 Location to Location Transfer: (Bars and Liquor Stores ONLY)**

APPLICANTS CANNOT OPERATE UNDER A LOCATION TRANSFER UNTIL IT IS APPROVED BY THE STATE **14 SEP 30 11:49 AM '09**

Current Business: Name \_\_\_\_\_  
 (Exactly as it appears on license) Address \_\_\_\_\_

New Business: Name \_\_\_\_\_  
 (Physical Street Location) Address \_\_\_\_\_

License Type: \_\_\_\_\_ License Number: \_\_\_\_\_

If more than one license to be transferred: License Type: \_\_\_\_\_ License Number: \_\_\_\_\_

What date do you plan to move? \_\_\_\_\_ What date do you plan to open? \_\_\_\_\_

**SECTION 13 Questions for all in-state applicants excluding those applying for government, hotel/motel, and restaurant licenses (series 5, 11, and 12):**

§ 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)
- b) Hotel/motel license (§ 4-205.01)
- c) Government license (§ 4-205.03)
- d) Fenced playing area of a golf course (§ 4-207 (B)(5))

Distance to nearest school: 42,662.4 ft. Name of school Continental School  
 Address 1991 E. Whitehouse Canyon Road, Green Valley, AZ 85614  
 City, State, Zip \_\_\_\_\_

Distance to nearest church: 18,480.0 ft. Name of church Valley Presbyterian  
 Address 2800 S. Camino Del Sol, Green Valley, AZ 85614  
 City, State, Zip \_\_\_\_\_

I am the:  Lessee  Sublessee  Owner  Purchaser (of premises)

If the premises is leased give lessors: Name Canoa Ranch Clubhouse, LLC / **CANOA RANCH GOLF COURSE, LLC**  
 Address 6207 East Cholla Drive, Paradise Valley, AZ 85253  
 City, State, Zip \_\_\_\_\_

Monthly rental/lease rate <sup>12,000</sup> ~~\$35,000.00~~ What is the remaining length of the lease 1 yrs. 9 mos.

What is the penalty if the lease is not fulfilled? \$ loss of deposit or other Landlord Statutory Remedies apply  
 (give details - attach additional sheet if necessary)

What is the total **business** indebtedness for this license/location excluding the lease? \$ 0.00

lease list lenders you owe money to.

First	Middle	Amount Owed	Mailing Address	City State	Zip
number capital contributions					

(ATTACH ADDITIONAL SHEET IF NECESSARY)

What type of business will this license be used for (be specific)? Golf Course, Restaurant and Bar

**SECTION 13 - continued**

- 7. Has a license or a transfer license for the premises on this application been denied by the state within the past one (1) year?  
 YES  NO If yes, attach explanation.
- 8. Does any spirituous liquor manufacturer, wholesaler, or employee have any interest in your business?  YES  NO
- 9. Is the premises currently licensed with a liquor license?  YES  NO If yes, give license number and licensee's name:

License # 06100204 (exactly as it appears on license) Name David James Williamson

**SECTION 14 Restaurant or hotel/motel license applicants:**

- 1. Is there an existing restaurant or hotel/motel liquor license at the proposed location?  YES  NO  
 If yes, give the name of licensee, Agent or a company name:

\_\_\_\_\_ and license #: \_\_\_\_\_  
Last First Middle

- 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 LIC0114) provided by the Department of Liquor Licenses and Control.
- 4. As stated in A.R.S. § 4-205.02.G.2, a restaurant is an establishment which derives at least 40 percent of its gross revenue from the sale of food. Gross revenue is the revenue derived from all sales of food and spirituous liquor on the licensed premises. By applying for this  hotel/motel  restaurant license, I certify that I understand that I must maintain a minimum of 40 percent food sales based on these definitions and have included the Restaurant Hotel/Motel Records Required for Audit (form LIC 1013) with this application.

\_\_\_\_\_ applicant's signature

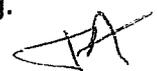
As stated in A.R.S § 4-205.02 (B) I understand it is my responsibility to contact the Department of Liquor Licenses and Control to schedule an inspection when all tables and chairs are on site, kitchen equipment, and, if applicable, patio barriers are in place on the licensed premises. With the exception 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. To schedule your site inspection visit [www.azliquor.gov](http://www.azliquor.gov) and click on the "Information" tab.

\_\_\_\_\_ applicants initials

**SECTION 15 Diagram of Premises: (Blueprints not accepted, diagram must be on this form)**

- 1. Check ALL boxes that apply to your business:  
 Entrances/Exits     Liquor storage areas    Patio:  Contiguous  
 Service windows     Drive-in windows     Non Contiguous
- 2. Is your licensed premises currently closed due to construction, renovation, or redesign?  YES  NO  
 If yes, what is your estimated opening date? 2/1  
month/day/year
- 3. 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. Diagram paper is provided on page 7.
- 4. 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).
- 5. 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.

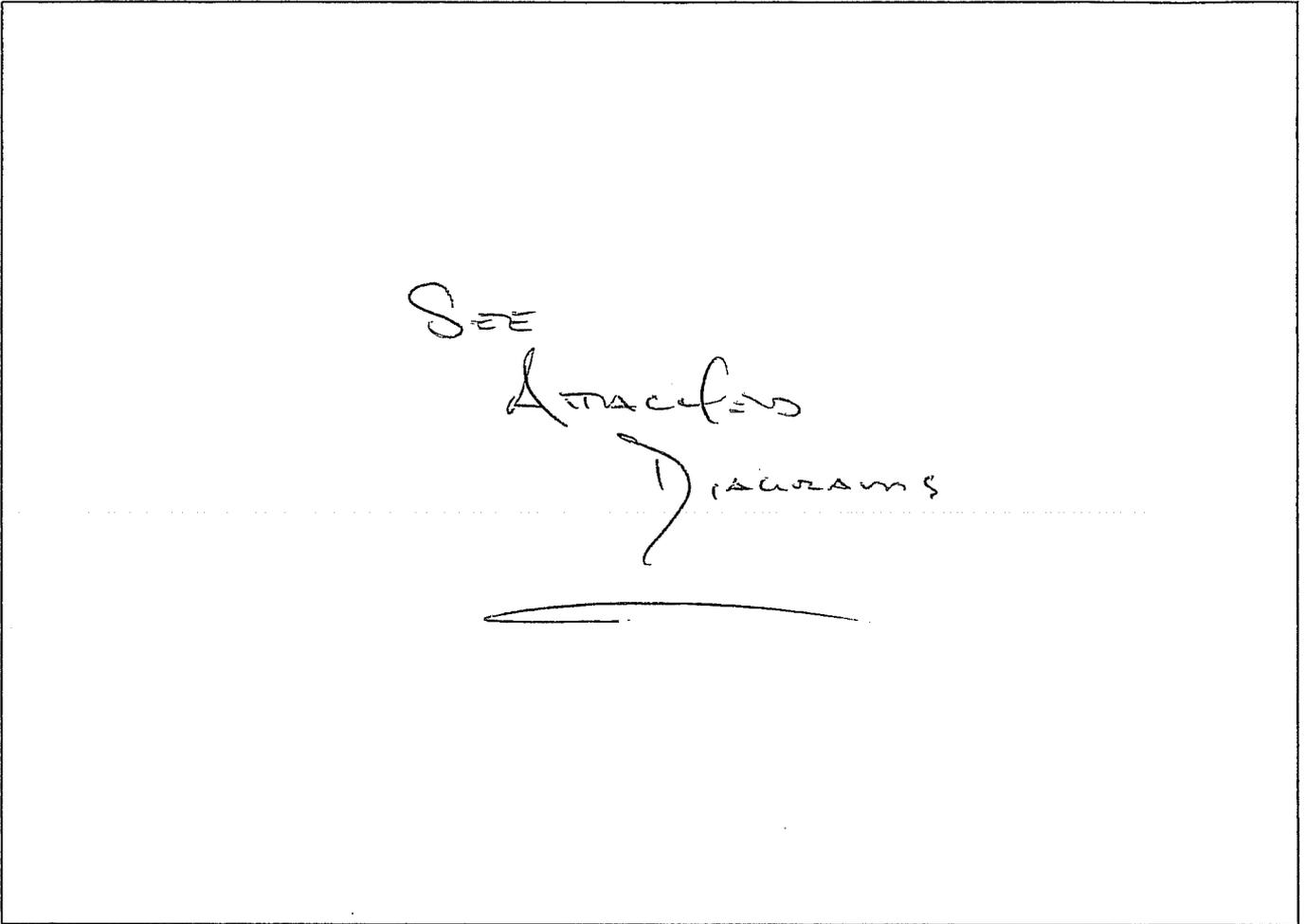
As stated in A.R.S. § 4-207.01(B), I understand it is my responsibility to notify the Department of Liquor Licenses and Control when there are changes to boundaries, entrances, exits, added or deleted doors, windows or service windows, or increase or decrease to the square footage after submitting this initial drawing.

  
 \_\_\_\_\_  
 applicants initials

**SECTION 15 Diagram of Premises**

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

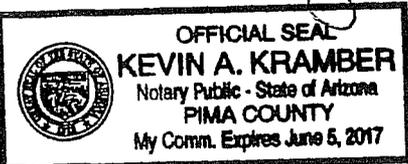
If a legible copy of a rendering or drawing of your diagram of premises is attached to this application, please write the words "diagram attached" in box provided below.



**SECTION 16 Signature Block**

I, Thomas Robert Aguilera, hereby declare that I am the OWNER/AGENT filing this application as stated in Section 4, Question 1. I have read this application and verify all statements to be true, correct and complete.

X [Signature]  
(signature of applicant listed in Section 4, Question 1)



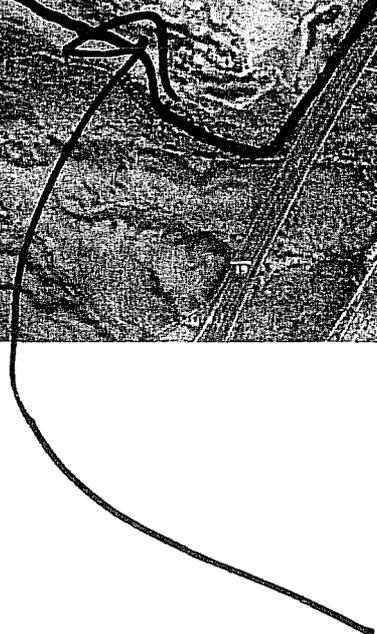
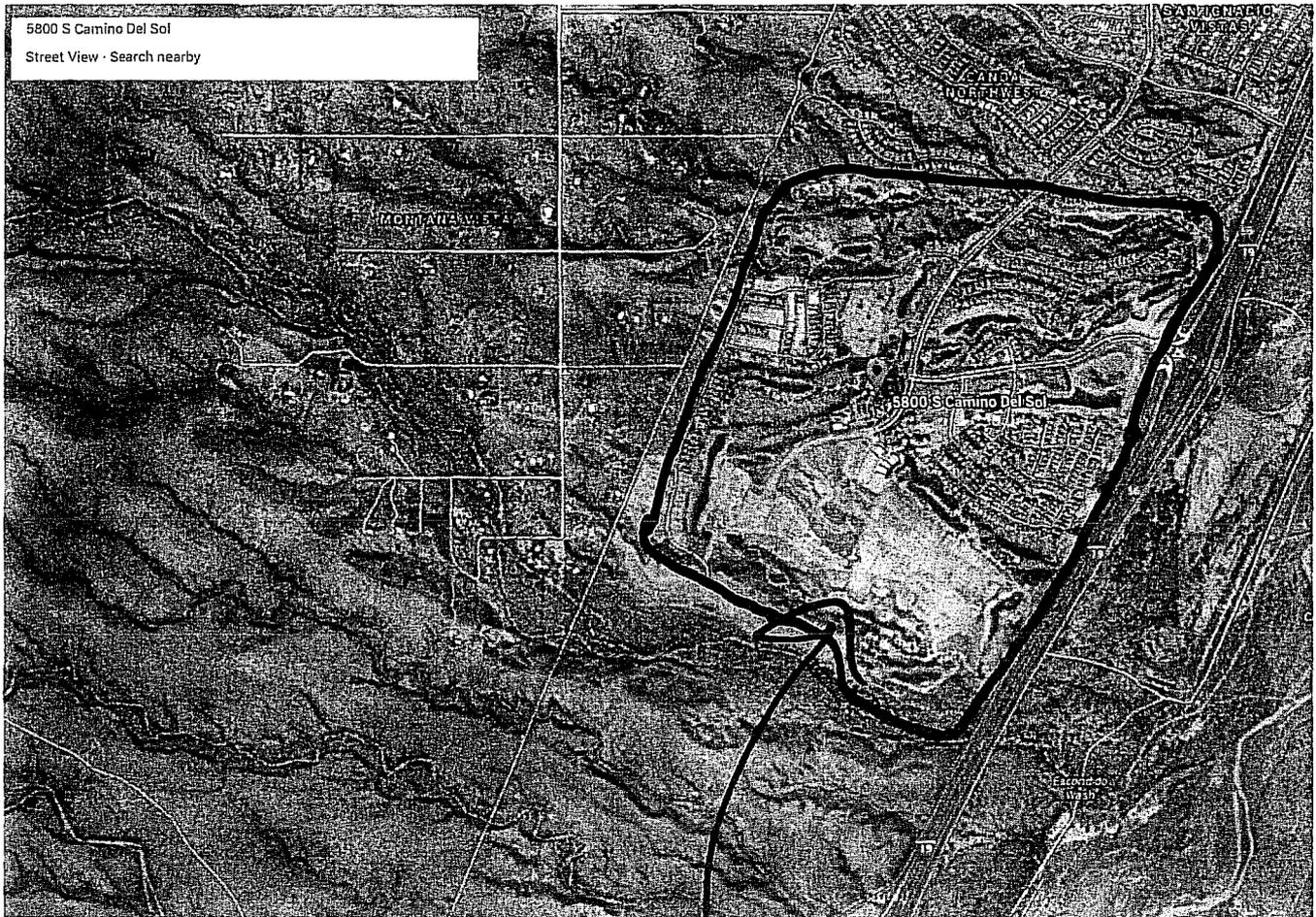
State of Arizona County of Pima

The foregoing instrument was acknowledged before me this 29<sup>TH</sup> of SEPT 2014  
Day Month Year

[Signature]  
signature of NOTARY PUBLIC

My commission expires on : June 5, 2017  
Day Month Year

# "GOLF CLUB AT CANON RANCH"

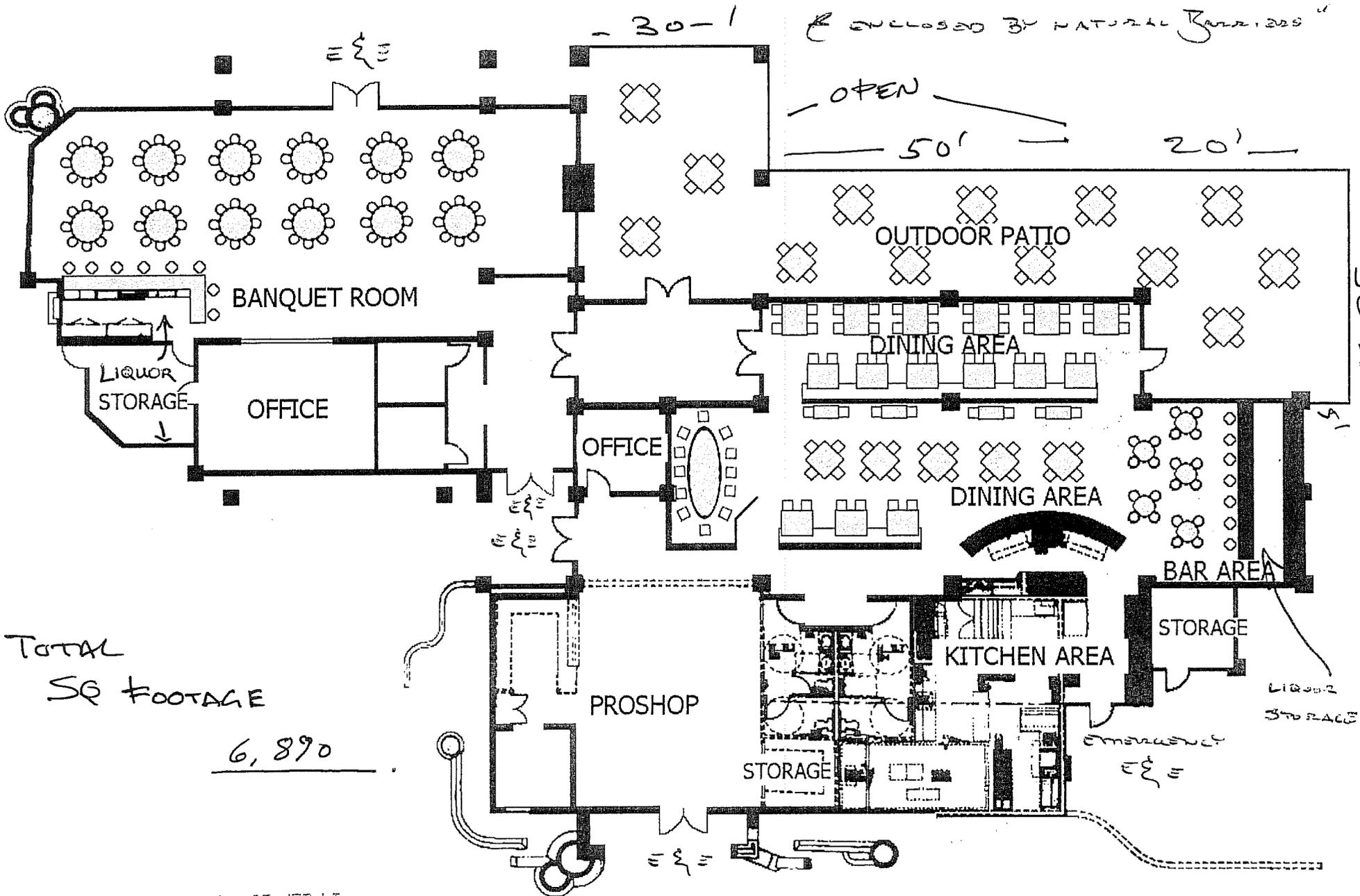


GOLF COURSE  
AREA

Approx. 186 ACRES

14 SEP 30 09 PM 4:40

"GOLF CLUB AT CANOA Ranch"



TOTAL  
SQ FOOTAGE

6,890

14 SEP 30 1974, L.A. 114 4 110