



Katrina Martinez  
Deputy Clerk

# Pima County Clerk of the Board

Melissa Manriquez

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

July 21, 2022

Kristine Joann Keefner  
Old Tucson  
201 S. Kinney Road  
Tucson, AZ 85735

RE: Arizona Liquor License Job No.: 200949  
d.b.a. Old Tucson

Dear Ms. Keefner:

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 June 20, 2022. The Hearing before the Pima County Board of Supervisors has been scheduled for Tuesday, August 2, 2022, 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 "Melissa Manriquez", is written over the printed name and title.

Melissa Manriquez  
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: 6/23/22

Date of Posting Removal: 7/19/22

Applicant's Name: Old Tucson  
Keefner Kristine Joann  
Last First Middle

Business Address: 201 S. Kinney Road Tucson 85735  
Street City Zip

License #: 200949

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.

Jennifer Garcia Detective 520-351-6401  
Print Name of City/County Official Title Phone Number

Jennifer Garcia 4812 7/19/22  
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.

JUL 20 2022 08:55 PCLK OF BD



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Phone: (520) 351-8454 • Fax: (520) 791-6666

TO: Development Services, Zoning Division  
FROM: Bernadette Russell *BR*  
Administrative Specialist  
DATE: 06/20/22  
RE: Zoning Report - Application for Liquor License

Attached is the application of:

Kristine Joann Keefner  
d.b.a. Old Tucson  
201 S. Kinney Road  
Tucson, AZ 85735

Arizona Liquor License Job No. 200949  
Series 6, Bar  
New License  
Person Transfer ☒  
Location Transfer

ZONING REPORT

DATE: 6/20/22

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

JUN 20 22 PM 01:04 PC CLK OF BD *BR*

22-20-9464

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

Created 06/16/2022 @ 11:12:52 AM

**Local Governing Body Report**

**LICENSE**

|                      |  |                  |            |
|----------------------|--|------------------|------------|
| Number:              | 06100230                                     | Type:            | 006 BAR    |
| Name:                | OLD TUCSON                                   |                  |            |
| State:               | Pending                                      |                  |            |
| Issue Date:          |  | Expiration Date: | 09/30/2023 |
| Original Issue Date: | 01/23/1985                                   |                  |            |
| Location:            | 201 S KINNEY ROAD<br>TUCSON, AZ 85735<br>USA |                  |            |
| Mailing Address:     | 201 S KINNEY ROAD<br>TUCSON, AZ 85735<br>USA |                  |            |
| Phone:               | (520)883-0100                                |                  |            |
| Alt. Phone:          | (520)310-1539                                |                  |            |
| Email:               | KKEEFNER@AMERICANHERITAGERAILWAYS.COM        |                  |            |

Currently, this license has pending applications.

**AGENT**

|                         |  |
|-------------------------|--|
| Name:                   | KRISTINE JOANN KEEFNER                       |
| Gender:                 | Female                                       |
| Correspondence Address: | 201 S KINNEY ROAD<br>TUCSON, AZ 85735<br>USA |
| Phone:                  | (520)310-1539                                |
| Alt. Phone:             |  |
| Email:                  | KKEEFNER@AMERICANHERITAGERAILWAYS.COM        |

**OWNER**

|                         |  |                         |  |
|-------------------------|--|-------------------------|--|
| Name:                   | OLD TUCSON ENTERTAINMENT LLC                 |                         |  |
| Contact Name:           | KRISTINE KEEFER                              |                         |  |
| Type:                   | LIMITED LIABILITY COMPANY                    |                         |  |
| AZ CC File Number:      | 23369915                                     | State of Incorporation: |  |
| Incorporation Date:     |  |                         |  |
| Correspondence Address: | 201 S KINNEY ROAD<br>TUCSON, AZ 85735<br>USA |                         |  |
| Phone:                  | (520)310-1539                                |                         |  |
| Alt. Phone:             |  |                         |  |
| Email:                  | KKEEFNER@AMERICANHERITAGERAILWAYS.COM        |                         |  |

**Officers / Stockholders**

BL

Name:  
JOHN ALLEN CASSATO HARPER  
MELANIE MAE HARPER  
JAMES WILLIAM HARPER

| Title:         | % Interest: |
|----------------|-------------|
| President      | 40.00       |
| Vice-President | 30.00       |
| President      | 30.00       |

### **OLD TUCSON ENTERTAINMENT LLC - President**

Name: JAMES WILLIAM HARPER  
Gender: Male  
Correspondence Address: 201 S KINNEY ROAD  
TUCSON, AZ 85735  
USA  
Phone: (305)710-1546  
Alt. Phone:  
Email: JIMHARPER@GRANDIMPERIALHOTEL.COM

### **OLD TUCSON ENTERTAINMENT LLC - President**

Name: JOHN ALLEN CASSATO HARPER  
Gender: Male  
Correspondence Address: 201 S KINNEY ROAD  
TUCSON, AZ 85735  
USA  
Phone: (305)710-2276  
Alt. Phone:  
Email: JOHNHARPER@DURANGOTRAIN.COM

### **OLD TUCSON ENTERTAINMENT LLC - Vice- President**

Name: MELANIE MAE HARPER  
Gender: Female  
Correspondence Address: 201 S KINNEY ROAD  
TUCSON, AZ 85735  
USA  
Phone: (305)710-6309  
Alt. Phone:  
Email: MELANIEMAEHARPER@YAHOO.COM

## APPLICATION INFORMATION

Application Number: 200949  
Application Type: Owner Transfer  
Created Date: 06/15/2022

## QUESTIONS & ANSWERS

### 006 Bar

- 1) Are you applying for an Interim Permit (INP)?  
Yes  
A Document of type INTERIM PERMIT (INP) NOTARY PAGE is required.
- 4) 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  
If Yes, what City, Town or Tribal Reservation is this Business located in?  
PIMA COUNTY
- 8) Did the Premises phone number change?  
No
- 10) Provide name, address, and distance of nearest school and church. (If less than one (1) mile note footage)  
VESEY ELEMENTRAY SCHOOL- 6.3 MILES  
5005 S BUTTS RD TUCSON, AZ 85757  
  
MT ZION LUTHERAN CHURCH- 7.7 MILES  
4520 W AJO WY TUCSON, AZ 85746
- 11) Are you one of the following? Please indicate below.  
Property Tenant  
Sub-tenant  
Property Owner  
Property Purchaser  
Property Management Company  
Property Tenant
- 12) Is there a penalty if lease is not fulfilled?  
Yes  
What is the penalty?  
\$60,000.00
- 13) What is the total money borrowed for the business not including the lease?  
Please list lenders/people owed money for the business.  
0
- 14) Is there a drive through window on the premises?  
No
- 15) If there is a patio please indicate contiguous or non-contiguous within 30 feet.  
CONTIUGOUS PATIO
- 16) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?  
No
- 23) Total Price paid for Series 6 Bar, Series 7 Beer & Wine Bar or Series 9 Liquor Store (license only)  
\$50,000.00

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

Created 06/16/2022 @ 11:14:10 AM

Local Governing Body Report

**LICENSE**

|                      |  |                  |                    |
|----------------------|--|------------------|--------------------|
| Number:              | INP100019074                                 | Type:            | INP INTERIM PERMIT |
| Name:                | OLD TUCSON                                   |                  |                    |
| State:               | Active                                       |                  |                    |
| Issue Date:          | 06/16/2022                                   | Expiration Date: | 09/29/2022         |
| Original Issue Date: | 06/16/2022                                   |                  |                    |
| Location:            | 201 S KINNEY ROAD<br>TUCSON, AZ 85735<br>USA |                  |                    |
| Mailing Address:     | 201 S KINNEY ROAD<br>TUCSON, AZ 85735<br>USA |                  |                    |
| Phone:               | (520)883-0100                                |                  |                    |
| Alt. Phone:          | (520)310-1539                                |                  |                    |
| Email:               | KKEEFNER@AMERICANHERITAGERAILWAYS.COM        |                  |                    |

**AGENT**

|                         |  |
|-------------------------|--|
| Name:                   | KRISTINE JOANN KEEFNER                       |
| Gender:                 | Female                                       |
| Correspondence Address: | 201 S KINNEY ROAD<br>TUCSON, AZ 85735<br>USA |
| Phone:                  | (520)310-1539                                |
| Alt. Phone:             |  |
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|                         |  |                         |  |
|-------------------------|--|-------------------------|--|
| Name:                   | OLD TUCSON ENTERTAINMENT LLC                 |                         |  |
| Contact Name:           | KRISTINE KEEFER                              |                         |  |
| Type:                   | LIMITED LIABILITY COMPANY                    |                         |  |
| AZ CC File Number:      | 23369915                                     | State of Incorporation: |  |
| Incorporation Date:     |  |                         |  |
| Correspondence Address: | 201 S KINNEY ROAD<br>TUCSON, AZ 85735<br>USA |                         |  |
| Phone:                  | (520)310-1539                                |                         |  |
| Alt. Phone:             |  |                         |  |
| Email:                  | KKEEFNER@AMERICANHERITAGERAILWAYS.COM        |                         |  |

**Officers / Stockholders**

| Name:                     | Title:         | % Interest: |
|---------------------------|----------------|-------------|
| JOHN ALLEN CASSATO HARPER | President      | 40.00       |
| MELANIE MAE HARPER        | Vice-President | 30.00       |
| JAMES WILLIAM HARPER      | President      | 30.00       |

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Name: MELANIE MAE HARPER  
 Gender: Female  
 Correspondence Address: 201 S KINNEY ROAD  
 TUCSON, AZ 85735  
 USA  
 Phone: (305)710-6309  
 Alt. Phone:  
 Email: MELANIEMAEHARPER@YAHOO.COM



## APPLICATION INFORMATION

Application Number: 200950  
Application Type: New Application  
Created Date: 06/15/2022

## QUESTIONS & ANSWERS

### INP Interim Permit

- 1) Enter License Number currently at location  
06100230
- 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  
A Document of type INTERIM NOTARY PAGE is required.

Zent

Photo: Michael Phillips  
January 1997

22 JUN 15 147. 114. AM 8 54

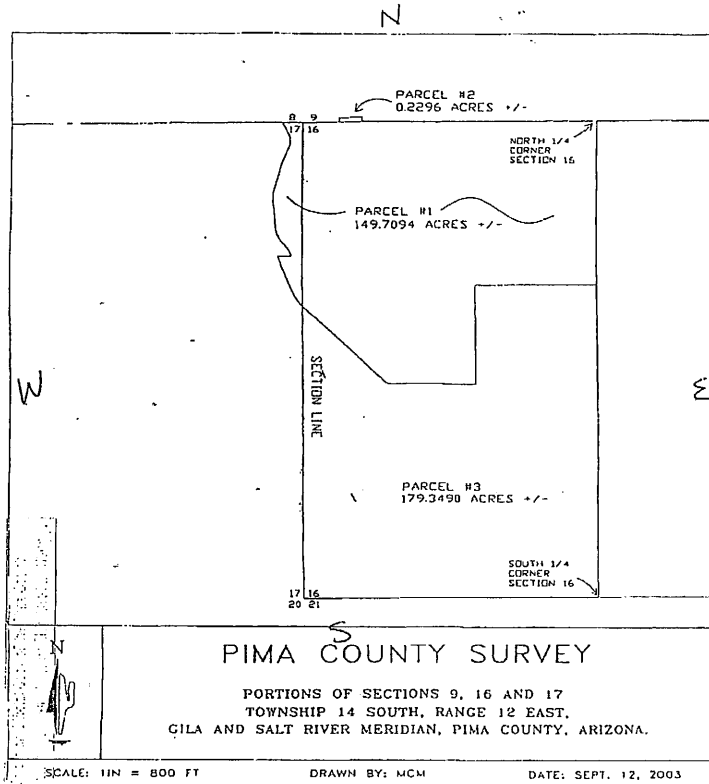
South

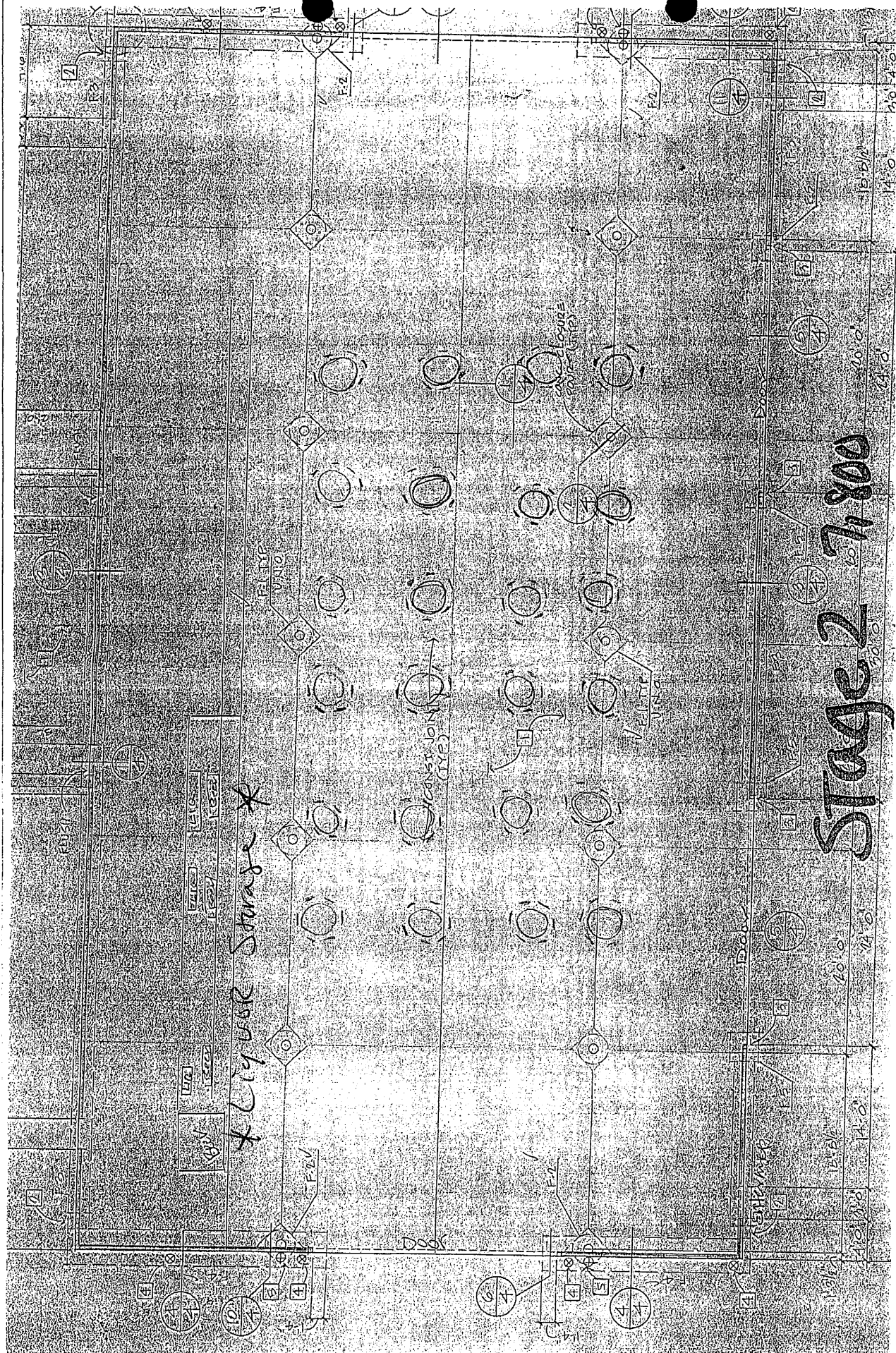
1074

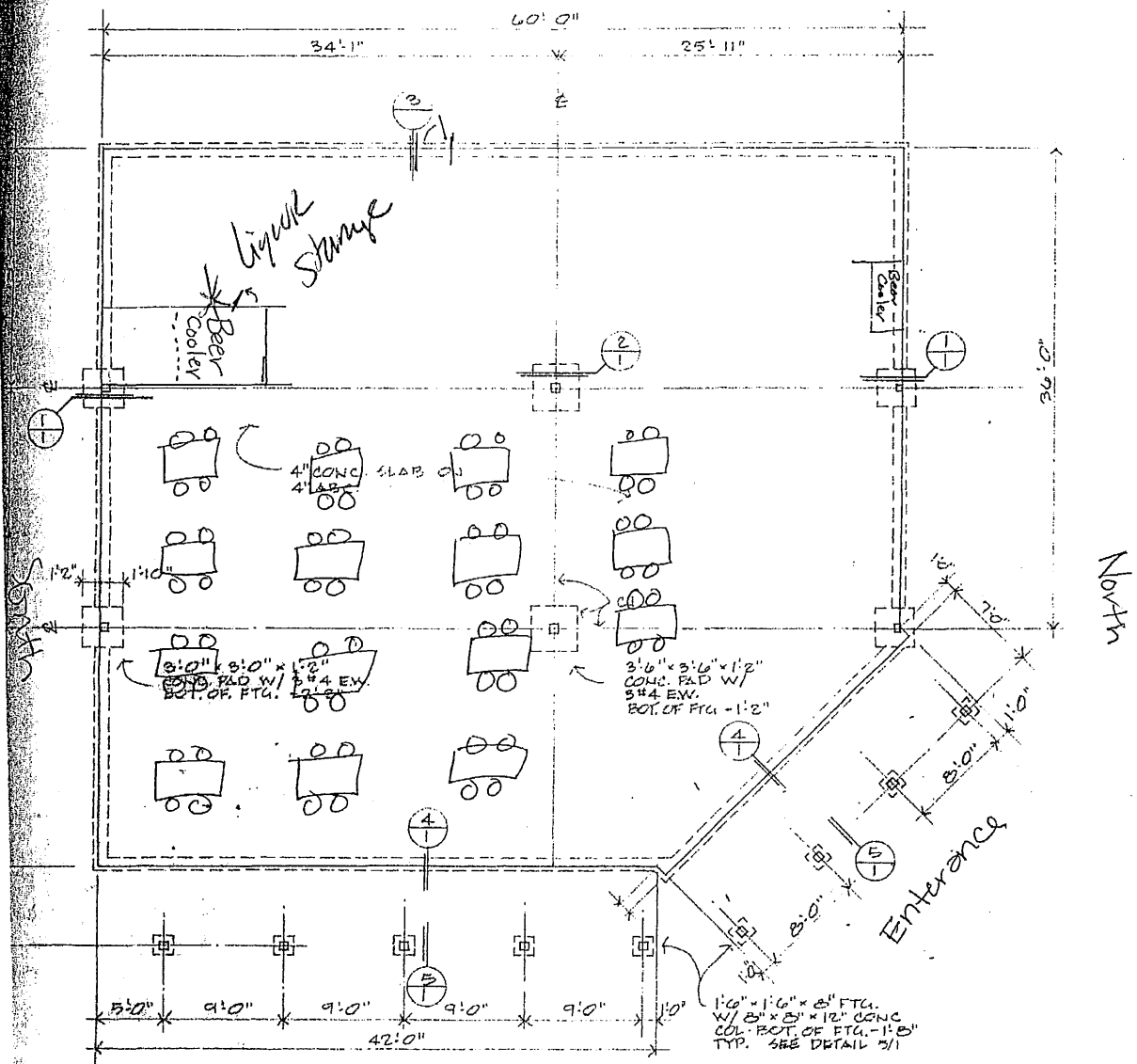
EXHIBIT "A" (1 page)

FACILITY LEGAL DESCRIPTION

The site, located in Tucson, Arizona includes Parcel number 2 of 0.2296 acres, Parcel number 1 of 149.7094 acres of land where all the current buildings and improvements are located (the "Developed Area"), and Parcel number 3 of 179.349 acres of land outside the Developed Area previously used periodically as needed by the previous tenant for filming motion pictures, television, or related theatrical productions with restrictions (the "Native Area").

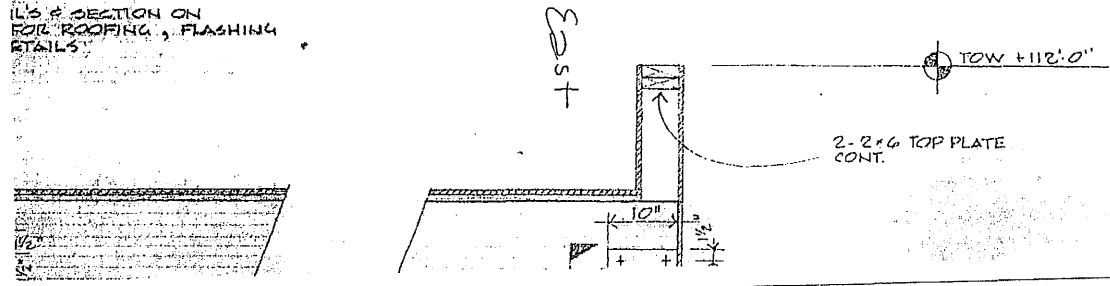


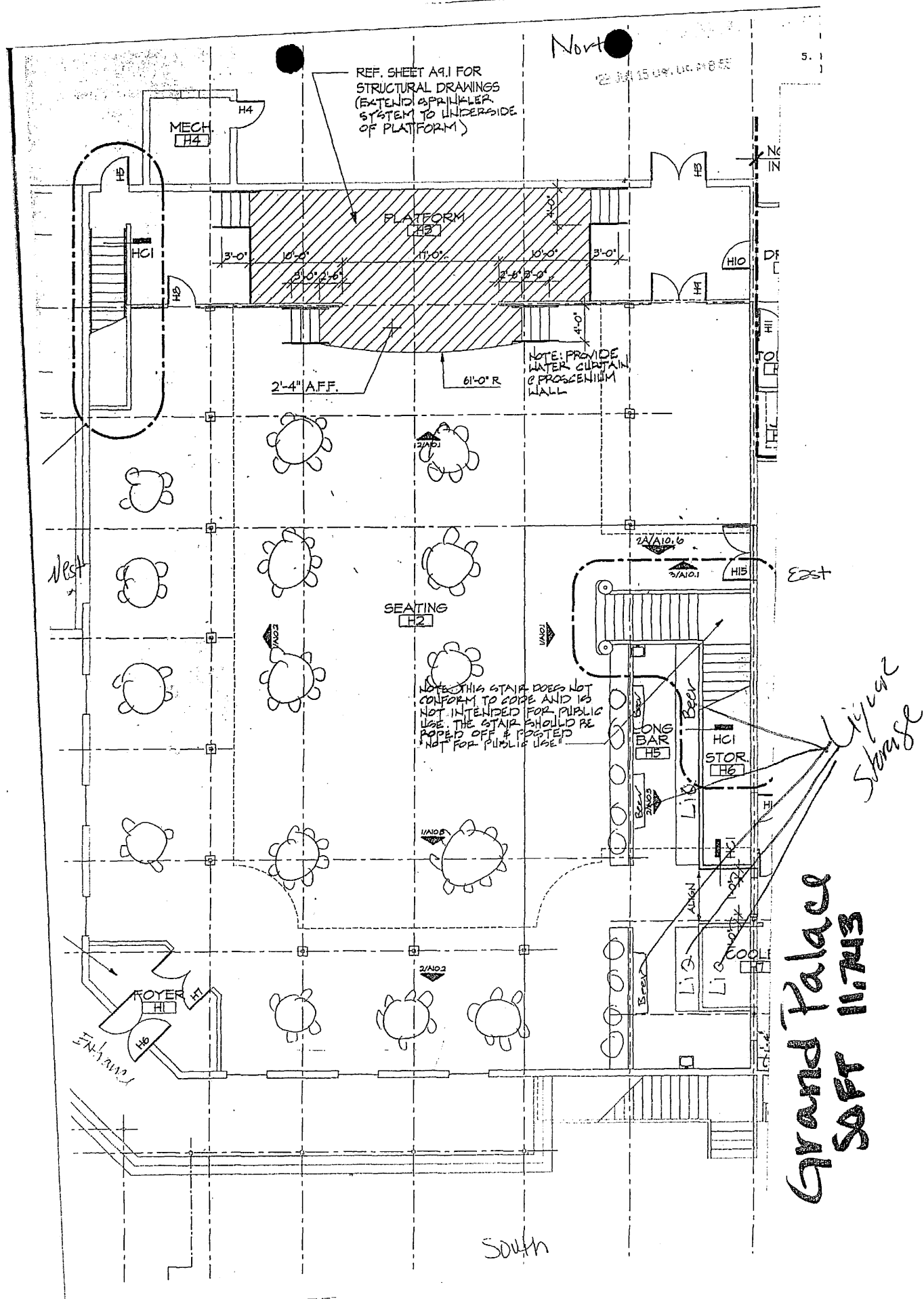




FOUNDATION PLAN **Pony Express**  
**SALT 3,300**  
 SCALE: 1/8"=1'-0"

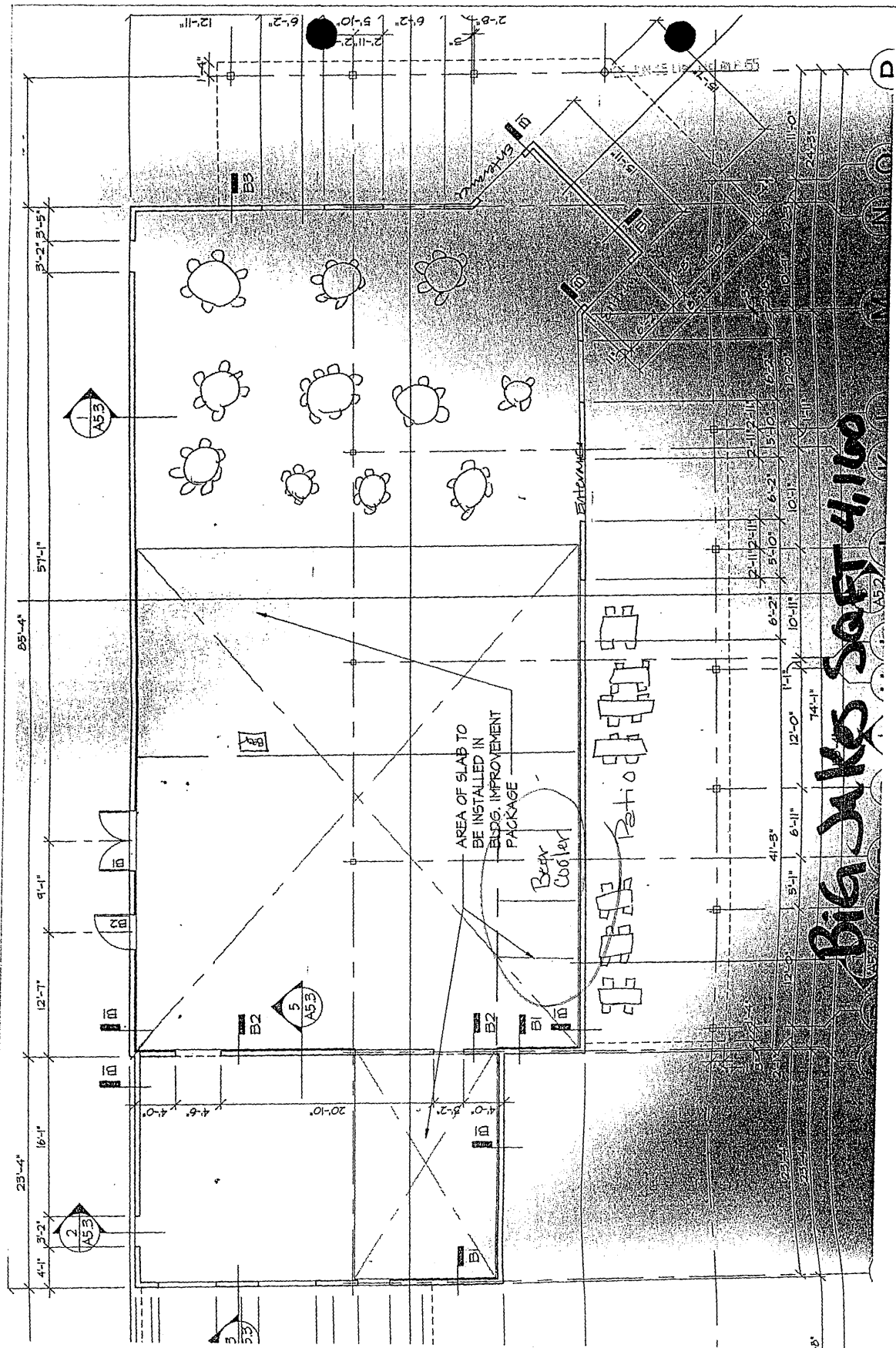
11'S & SECTION ON  
 FOR ROOFING, FLASHING  
 DETAILS











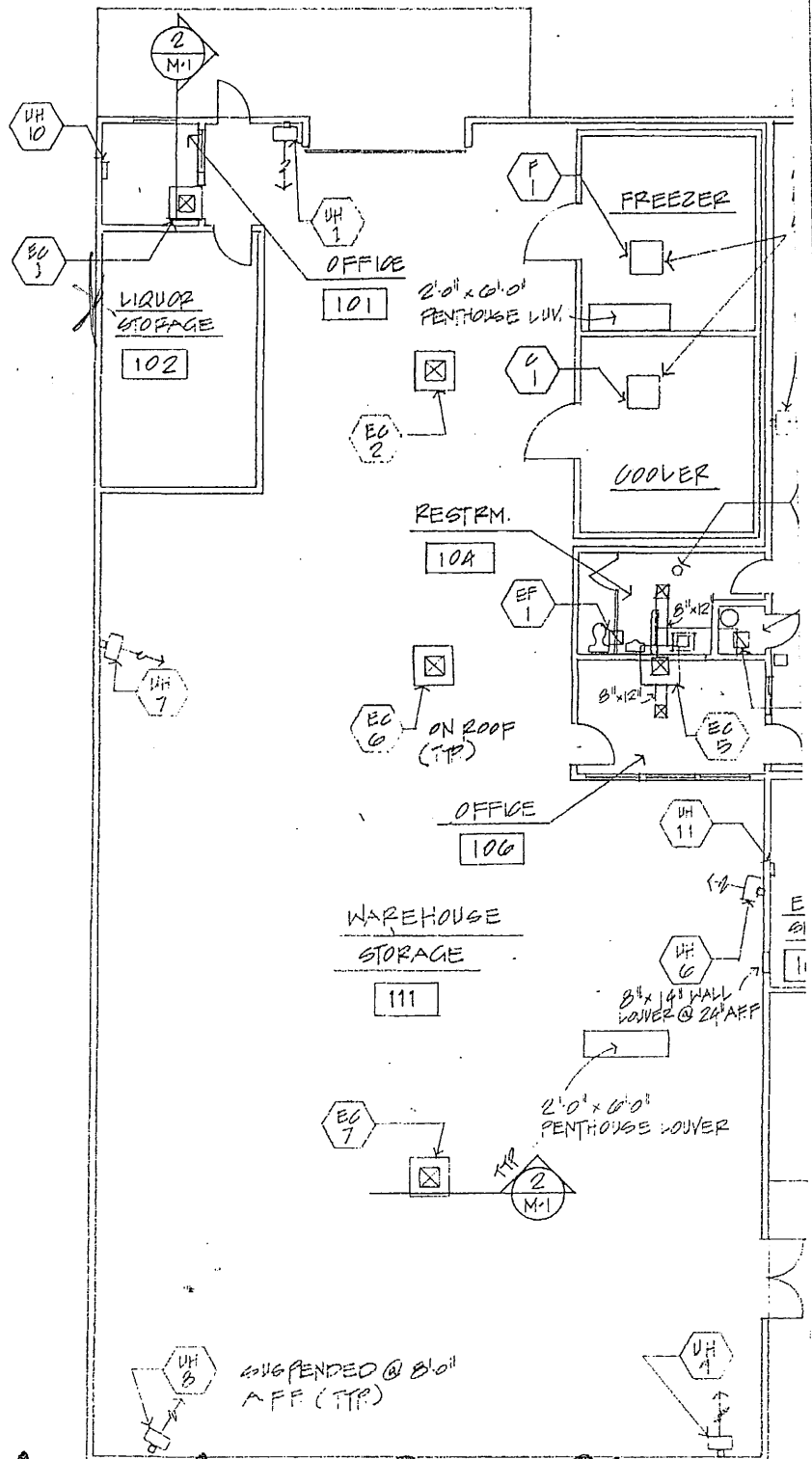
Big Jake's Soft 4,160



22 JUN 15 04Y, 04, 016 55

North

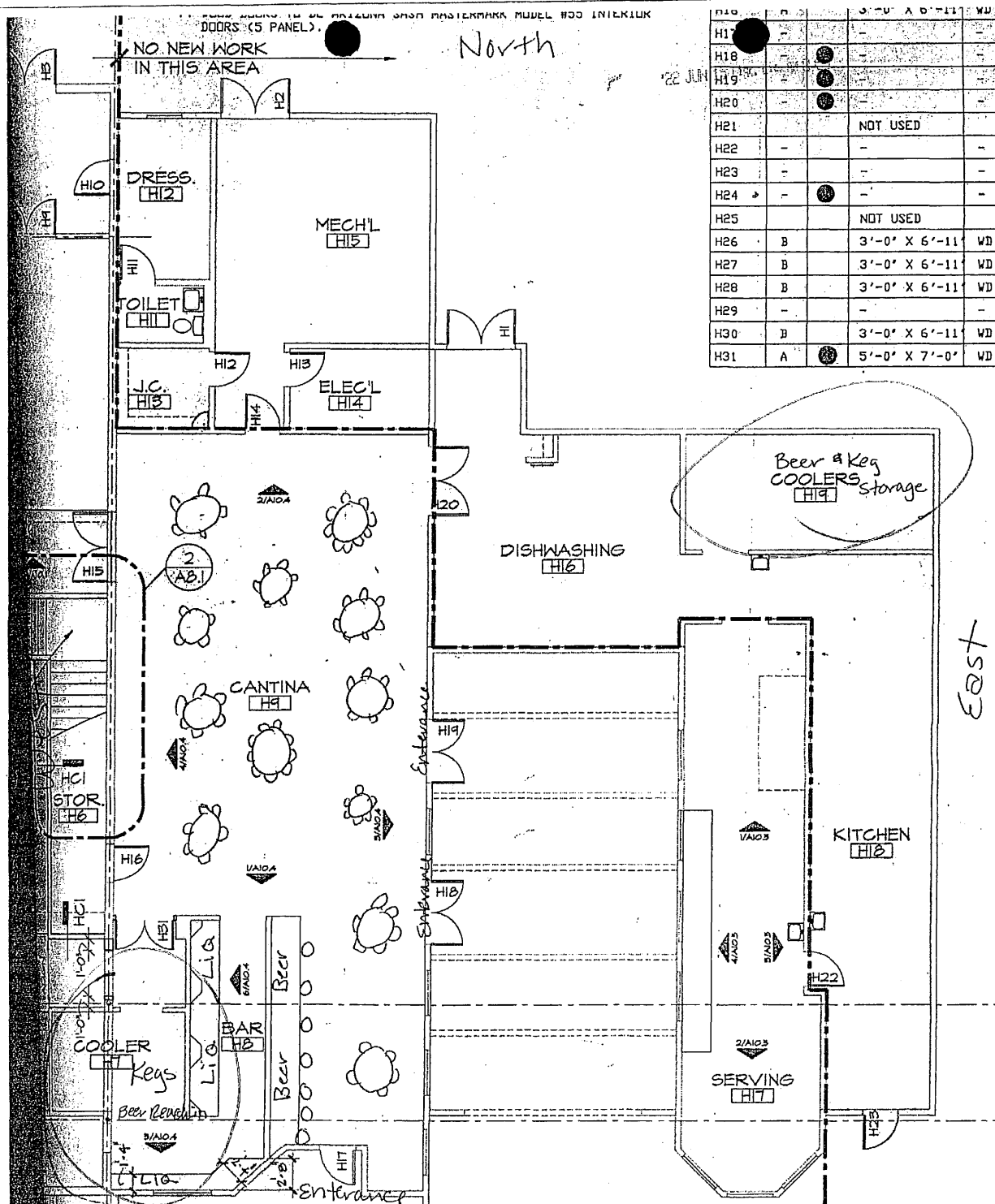
West



Warehouse Soft 7/60  
Mechanical Plan  
South

North

|     |   |  |                |    |   |
|-----|---|--|----------------|----|---|
| H17 |   |  |                |    |   |
| H18 |   |  |                |    |   |
| H19 |   |  |                |    |   |
| H20 |   |  |                |    |   |
| H21 |   |  | NOT USED       |    |   |
| H22 | - |  | -              |    | - |
| H23 | - |  | -              |    | - |
| H24 | - |  | -              |    | - |
| H25 |   |  | NOT USED       |    |   |
| H26 | B |  | 3'-0" X 6'-11" | WD |   |
| H27 | B |  | 3'-0" X 6'-11" | WD |   |
| H28 | B |  | 3'-0" X 6'-11" | WD |   |
| H29 | - |  | -              |    | - |
| H30 | B |  | 3'-0" X 6'-11" | WD |   |
| H31 | A |  | 5'-0" X 7'-0"  | WD |   |



ROSA'S SOFT 31898

NO NEW WORK  
IN THIS AREA

1. ALL PARTITIONS EXTEND TO 6" ABOVE FINISH CEILING OR TO UNDERSIDE OF STRUT WHERE NO CEILINGS ARE PRESENT, UNLESS NOTED OTHERWISE.
2. DIMENSIONS ARE TO FACE OF STUD/CONCRETE AND COLUMN CENTERLINE, UNLESS NOTED OTHERWISE.
3. PROVIDE 16 GA. METAL STUDS AT PERIMETER PARTITIONS OF ALL ELECTRICAL AND COMMUNICATION ROOMS.
4. GYPSUM BD. WALLS, CEILING & SOFFITS TO HAVE TAPE, BED, TEXTURE & PAINT FINISH.
5. REFER TO SHEET A9.1 FOR PARTITION TYPES.

## BILL OF SALE

For valuable consideration, Old Tucson Company, an Arizona corporation ("Seller"), hereby sells, assigns, and transfers to Old Tucson Entertainment, LLC, a Colorado limited liability company ("Buyer") all of Seller's right, title, and interest in and to State of Arizona Alcoholic Beverage License – Bar – License No. 06100230 (the "Liquor License"), in accordance with the terms and conditions of that certain Asset Purchase Agreement, dated on or about May 11, 2022 (the "Agreement"), including the terms of payment therein, to which Seller and Buyer are parties.

Seller hereby authorizes Buyer to take all appropriate action to effectuate the transfer of the Liquor License to Buyer at Buyer's own expense.

Dated as of May 11, 2022.

### Seller

Old Tucson Company, an Arizona corporation

By:



Priscilla Storm, President

Current mailing address:

2200 E. River Rd., Suite 115  
Tucson, AZ 85718

STATE OF ARIZONA  
DEPARTMENT OF LIQUOR LICENSES  
AND CONTROL  
ALCOHOLIC BEVERAGE LICENSE

**BAR**  
**License 06100230**

Issue Date: 6/15/2022

Expiration Date: 9/30/2023

Issued To:

PRISCILLA STORM, Agent  
OLD TUCSON COMPANY, Owner

Location:

OLD TUCSON CO  
201 S KINNEY ROAD  
TUCSON, AZ 85735  
USA



Mailing Address:

PRISCILLA STORM  
OLD TUCSON COMPANY  
OLD TUCSON CO  
201 S KINNEY ROAD  
TUCSON, AZ 85735  
USA

**EXP 9/30/2023**

POST THIS LICENSE IN A CONSPICUOUS PLACE

**SECTION 5 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 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: 06100230

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

**NOTARY**

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

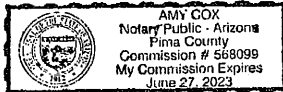
Signature: [Signature]

State of Arizona County of Pima

The foregoing instrument was acknowledged before me this

My Commission Expires on: June 27, 2023 Date

2nd Day of June, 2022  
Day Month Year



Amy Cox  
Signature of Notary

**SECTION 6 Background Check**

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

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

a) Date Incorporated/Organized: 4.21.2022 State where Incorporated/Organized: Colorado

b) AZ Corporation or AZ L.L.C. File No: 21450340 Date authorized to do business in AZ: 05/01/2022

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. Attach additional sheets as needed. Disclose all controlling persons and members, shareholders or general partners who own a beneficial interest of 10% or more of the applicant or licensee.

| Last   | First   | Middle  | Title          | %Owned | Mailing Address | City    | State | Zip   |
|--------|---------|---------|----------------|--------|-----------------|---------|-------|-------|
| Harper | John    | Allen   | President      | 40     | 265 CR 204      | Durango | CO    | 81301 |
| Harper | Melanie | Mae     | Vice President | 30     | 265 CR 204      | Durango | CO    | 81301 |
| Harper | James   | William | President      | 30     | 173 CR 204      | Durango | CO    | 81301 |

(Attach additional sheet if necessary)

**SECTION 7 Probate, Receiver, Bankruptcy Trustee, Assignment, or Divorce Decree of an existing liquor license A.R.S. § 4-204**

EACH PERSON LISTED MUST SUBMIT A QUESTIONNAIRE, FINGERPRINT CARD, AND \$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

3. License Number: \_\_\_\_\_

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