



Katrina Martinez
Deputy Clerk

Pima County Clerk of the Board

Melissa Manriquez

Administration Division
130 W. Congress St., 1st Floor
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 29, 2026

Ryan Witner Anderson
Del Webb Rocking K Community Association
c/o Burch & Cracchiolo, P.A.,
1850 N. Central Avenue, No. 1700
Phoenix, AZ 85004

RE: Arizona Liquor License Job No.: 401965
d.b.a. Del Webb Rocking K Community Association

Dear Mr. Anderson:

Enclosed is a copy of the Affidavit of Posting relative to your Liquor License Application for a Series 14, Club, which was received in our office on July 7, 2026. The Hearing before the Pima County Board of Supervisors has been scheduled for Tuesday, August 25, 2026, at 5:00 p.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 a horizontal line.

Melissa Manriquez
Clerk of the Board

Enclosure



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: 07/09/26 / / Date of Posting Removal: 07/29/26 / /

Applicant's Name: Del Webb Rocking K Community Association
Anderson Ryan Witner
Last First Middle

Business Address: 13655 E. Gambel Oak Drive Tucson 85747
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.

PIMA COUNTY SHERIFF'S DEPARTMENT

PROCESS SERVER

(520)351-6000

Print Name of City/County Official

Title

Phone Number

Signed by:

8591Badge

7/29/2026

0E8F5599DFAD491...

Signature

badge

Date Signed

Ross Mckillop

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.

JUL 29 26 AM 11:46 PC CLK OF BD
EM



Pima County Clerk of the Board
Melissa Manriquez

Katrina Martinez
Deputy Clerk

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Tucson, AZ 85701
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TO: Development Services, Zoning Division

FROM: Gizelle Morales
Clerk of the Board Specialist

DATE: July 7, 2026

RE: Zoning Report - Application for Liquor License

Attached is the application of:

Ryan Witner Anderson
d.b.a. Del Webb Rocking K Community Association
13655 E. Gambel Oak Drive
Tucson, AZ 85747

Arizona Liquor License Job No. 401965
Series 14, Club
New License ☒
Person Transfer
Location Transfer

ZONING REPORT

DATE: 7/13/2026

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

JUL 14 2 26 PM '26 PC CLK OF ED

26-21-9583

State of Arizona
Department of Liquor Licenses and Control

26 7 7 Lq. Dept PM1248

Created 07/07/2026 @ 12:53:28 PM

Local Governing Body Report

LICENSE

Number: Type: 014 CLUB
Name: DEL WEBB ROCKING K COMMUNITY ASSOCIATION
State: Pending
Issue Date: Expiration Date:
Original Issue Date:
Location: 13655 E GAMBEL OAK DRIVE
TUCSON, AZ 85747
USA
Mailing Address: 1850 N CENTRAL AVENUE
#1700 C/O BURCH & CRACCHIOLO P.A.
PHOENIX, AZ 85004
USA
Phone: (602)234-8763
Alt. Phone:
Email: BCLIQUOR@BCATTORNEYS.COM

AMENDMENT

AGENT

Name: RYAN WITNER ANDERSON
Gender: Male
Correspondence Address: 1850 N CENTRAL AVENUE
#1700 C/O BURCH & CRACCHIOLO P.A.
PHOENIX, AZ 85004
USA
Phone: (602)234-8763
Alt. Phone: (602)274-7611
Email: BCLIQUOR@BCATTORNEYS.COM

OWNER

JUL 07 26PM0201 PC CLK OF BD 98M

Job # 401965
Del Webb Rocking K Community
Association

26-21-9583

State of Arizona
Department of Liquor Licenses and Control

Created 07/02/2026 @ 03:38:58 PM

Local Governing Body Report

LICENSE

Number: Type: 014 CLUB
Name: DEL WEBB ROCKING K COMMUNITY ASSOCIATION
State: Pending
Issue Date: Expiration Date:
Original Issue Date:
Location: 13655 E GAMBEL DRIVE
TUCSON, AZ 85747
USA
Mailing Address: 1850 N CENTRAL AVENUE
#1700 C/O BURCH & CRACCHIOLO P.A.
PHOENIX, AZ 85004
USA
Phone: (602)234-8763
Alt. Phone:
Email: BCLIQUOR@BCATTORNEYS.COM

AGENT

Name: RYAN WITNER ANDERSON
Gender: Male
Correspondence Address: 1850 N CENTRAL AVENUE
#1700 C/O BURCH & CRACCHIOLO P.A.
PHOENIX, AZ 85004
USA
Phone: (602)234-8763
Alt. Phone: (602)274-7611
Email: BCLIQUOR@BCATTORNEYS.COM

OWNER

JUL 07 2026 09:14 PM CLK OF BD *gun*

604th day
08-31-2026

Name: DEL WEBB ROCKING COMMUNITY ASSOCIATION INC
Contact Name: RYAN WITNER ANDERSON
Type: CORPORATION
AZ CC File Number: 23428337 State of Incorporation: AZ
Incorporation Date: 10/03/2023
Correspondence Address: 1850 N CENTRAL AVENUE
#1700 C/O BURCH & CRACCHIOLO P.A.
PHOENIX, AZ 85004
USA
Phone: (602)234-8763
Alt. Phone:
Email: BCLIQUOR@BCATTORNEYS.COM

Officers / Stockholders

Name:	Title:	% Interest:
KIMBERLY RENAE VIGNA	Vice President	
LAUREN MICHELLE VAN TUSSEN BROEK	President	
BRIAN LOYD STRONG	Secretary/Treasurer	

**DEL WEBB ROCKING COMMUNITY
ASSOCIATION INC - President**

Name: LAUREN MICHELLE VAN TUSSEN BROEK
Gender: Female
Correspondence Address: 1850 N CENTRAL AVENUE
#1700 C/O BURCH & CRACCHIOLO P.A.
PHOENIX, AZ 85004
USA
Phone: (602)616-5595
Alt. Phone:
Email: LAUREN.VANTUSSEN BROEK@PULTE.COM

**DEL WEBB ROCKING COMMUNITY
ASSOCIATION INC - Vice President**

Name: KIMBERLY RENAE VIGNA
Gender: Female
Correspondence Address: 1850 N CENTRAL AVENUE
#1700 C/O BURCH & CRACCHIOLO P.A.
PHOENIX, AZ 85004
USA
Phone: (480)314-7966
Alt. Phone:
Email: KIMBERLY.VIGNA@PULTEGROUP.COM

**DEL WEBB ROCKING COMMUNITY
ASSOCIATION INC - Secretary/Treasurer**

Name: BRIAN LOYD STRONG
Gender: Male
Correspondence Address: 1850 N CENTRAL AVENUE
#1700 C/O BURCH & CRACCHIOLO P.A.
PHOENIX, AZ 85004
USA
Phone: (707)775-7427
Alt. Phone:
Email: BRIAN.STRONG@PULTEGROUP.COM

MANAGERS

Name: JASMINE NICOLE CREASON
Gender: Female
Correspondence Address: 1850 N CENTRAL AVENUE
#1700 C/O BURCH & CRACCHIOLO P.A.
PHOENIX, AZ 85004
USA
Phone: (520)403-4800
Alt. Phone:
Email: JAZMYN.CREASON@ASSOCIATEDASSET.COM

Name: LORI LEE GLAZER
Gender: Female
Correspondence Address: 1850 N CENTRAL AVENUE
#1700 C/O BURCH & CRACCHIOLO P.A.
PHOENIX, AZ 85004
USA
Phone: (520)485-2920
Alt. Phone:
Email: LGLAZER@ASSOCIATEDASSET.COM

APPLICATION INFORMATION

Application Number: 401965
Application Type: New Application
Created Date: 06/05/2026

QUESTIONS & ANSWERS

014 Club

- 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 Owner
- 3) Is there a penalty if lease is not fulfilled?
 No
- 4) Is the Business located within the incorporated limits of the city or town of which it is located?
 Yes
- 5) What is the total money borrowed for the business not including the lease?
 Please list each amount owed to lenders/individuals.
 \$0
- 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)?
 Contiguous
- 8) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?
 No

DOCUMENTS

DOCUMENT TYPE	FILE NAME	UPLOADED DATE
MISCELLANEOUS	Corporate Document.pdf	06/05/2026
MISCELLANEOUS	Cover Letter.pdf	06/05/2026
QUESTIONNAIRE	Lauren Van Tussenbroek PQ Statement.pdf	06/05/2026
QUESTIONNAIRE	Brian Strong PQ.pdf	06/05/2026
QUESTIONNAIRE	Lori Glazer PQ & Training Certificates.pdf	06/05/2026
QUESTIONNAIRE	Jasmine Creason PQ & Training Certificates.pdf	06/05/2026
MISCELLANEOUS	Articles of Incorporation.pdf	06/05/2026
ALIEN STATUS	Ryan Witner Anderson Alien Status Form.pdf	06/05/2026
QUESTIONNAIRE	Ryan Witner Anderson PQ.pdf	06/05/2026
DIAGRAM/FLOOR PLAN	Diagram.pdf	06/05/2026
	Lauren Van Tussenbroek PQ - Email Address Update.pdf	06/24/2026
	Lori Glazer PQ - Email Address Update.pdf	06/24/2026
	Kimberly Vigna PQ - Email Address Update.pdf	06/24/2026
	Brian Strong PQ - Email Address Update.pdf	06/24/2026
	Jasmine Creason PQ - Email Address Update.pdf	06/24/2026

26 6 9 Liv. Dept AM 7 26

**APPOINTMENT OF DIRECTORS AND OFFICERS
OF
DEL WEBB ROCKING K. COMMUNITY ASSOCIATION, INC.**

PURSUANT to Section 1.17 of the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Del Webb Rocking K. Community Association, Inc., During the Class B Control Period, the directors of the Association shall be appointed by and may be removed by the Class B Member.

RESOLVED the undersigned, as the Declarant under the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Del Webb Rocking K. Community Association, Inc. (the "Declaration") recorded at Recording No. 20233320075, in the records of the County Recorder of Pima County, Arizona, dated November 28, 2023 and pursuant to the right reserved to the Declarant under Section 1.17 of the Declaration, hereby appoints Brian Strong as Board Secretary/Treasurer and Director to fill the vacancy created by the resignation of Andy Martinez as Board Secretary/Treasurer and Director of Del Webb Rocking K. Community Association, Inc..

FURTHER RESOLVED, the undersigned, as the Declarant and pursuant to Section 1.17 of the Declaration, hereby appoints the following persons to the office set forth opposite his or her name, to hold such office until the first annual meeting of the Board of Directors or until his or her successor has been duly qualified:

President – Lauren Van Tussenbroek

Vice President – Kim Vigna

Secretary/Treasurer – Brian Strong

DATED and effective this 21st day of October 2025

DECLARANT:

Pulte Home Company, LLC,

a Michigan limited liability company

By: Todd Knape
38692BD5858409

Name: Todd Knape

Title: VP Land Development

ARTICLES OF INCORPORATION

OF

DEL WEBB ROCKING K COMMUNITY ASSOCIATION, INC.

ARTICLE I
NAME

The name of the corporation is Del Webb Rocking K Community Association, Inc.

ARTICLE II
DEFINED TERMS

Capitalized terms used in these Articles of Incorporation without definition shall have the meanings specified for such terms in the Declaration of Covenants, Conditions, Restrictions and Easements for Del Webb Rocking K recorded in the official records of the County Recorder of Pima County, Arizona, as such Declaration may be amended from time to time. As used in these Articles of Incorporation, the term "Eligible Votes" means the total number of votes entitled to be cast by Members as of the record date for determining the Members entitled to vote at a meeting or in respect of any other lawful action including, but not limited to, action by written ballot or written consent. This corporation may be referred in these Articles of Incorporation as the "Corporation" or as the "Association."

ARTICLE III
KNOWN PLACE OF BUSINESS

The known place of business and street address of the Association shall be located at 16767 N. Perimeter Dr., Suite 100, Scottsdale, Arizona 85260.

ARTICLE IV
STATUTORY AGENT

Amanda Shaw, whose address is 1600 W. Broadway Road, Suite 200, Tempe, Arizona 85282 is hereby appointed and designated as the initial statutory agent for the corporation.

ARTICLE V
PURPOSE OF THE ASSOCIATION

The Association is organized as a nonprofit corporation pursuant to the Arizona Nonprofit Corporation Act. The object and purpose for which this Association is organized is to provide for the management, maintenance, and care of the Areas of Association Responsibility and other property owned by the Association or property placed under its jurisdiction and to perform all duties and exercise all rights imposed on or granted to the Association by the Governing

Documents or Arizona law. In furtherance of, and in order to accomplish the foregoing object and purpose, the Association may transact any or all lawful business for which corporations may be incorporated under the laws of the State of Arizona, as they may be amended from time to time.

ARTICLE VI
CHARACTER OF BUSINESS

The character of the business which the Association intends to conduct in Arizona is to provide for the management, maintenance and care of the Areas of Association Responsibility and to exercise and perform such other powers and duties as are imposed on or granted to the Association by the Governing Documents.

ARTICLE VII
MEMBERSHIP AND VOTING RIGHTS

The Association shall have Members. The Members of the Association shall be the Owners of Lots. All Owners of Lots shall be mandatory members of the Association, and no Member shall have the right to resign as a member of the Association. By acquiring fee title to or otherwise becoming the Owner of a Lot, a Person consents to becoming a member of the Association. As provided in the Declaration, there initially will be two classes of membership in the Association. Each Owner shall have such rights, privileges and votes in the Association as are set forth in the Governing Documents. The provisions of the Declaration pertaining to classes of membership and the voting rights of the Members are incorporated in these Articles of Incorporation by reference.

ARTICLE VIII
BOARD OF DIRECTORS

The number of directors constituting the initial Board of Directors shall be three (3). The names and addresses of the initial directors of the Association who shall serve until their successors are elected and qualify are as follows:

<u>Name</u>	<u>Address</u>
Bruce Friedman	16767 N. Perimeter Dr., Suite 100 Scottsdale, Arizona 85260
Linda West	3011 West Ina Road Tucson, Arizona 85741
Andy Martinez	3011 West Ina Road Tucson, Arizona 85741

The Board shall adopt the initial Bylaws of the Association. The power to alter, amend or repeal the Bylaws is reserved to the Members in accordance with the Bylaws.

ARTICLE IX
OFFICERS

The following persons shall be the initial officers of the Association and shall hold the positions opposite their names until their successors have been elected and qualify:

Bruce Friedman	President	16767 E. Perimeter Drive, Suite 100 Scottsdale, Arizona 85260
Linda West	Vice President	3011 West Ina Road Tucson, Arizona 85741
Andy Martinez	Secretary/Treasurer	3011 West Ina Road Tucson, Arizona 85741

ARTICLE X
LIMITATION ON LIABILITY OF DIRECTORS

The personal liability of a director of the Association to the Association or its members for money damages for any action taken or any failure to take any action as a director is hereby eliminated to the fullest extent permitted by the Arizona Nonprofit Corporation Act, as it may be amended from time to time. Any repeal or modification of this Article X shall be prospective only and shall not adversely affect the personal liability of a director or prior director for any act or omission occurring prior to the effective date of such repeal or modification.

ARTICLE XI
INDEMNIFICATION

The Association shall indemnify any person made a party to any civil suit or criminal, administrative or investigative action, other than an action by or in the right of the Association, by reason of the fact that he is or was a member, director, officer, employee or agent of the Association against expenses, including attorneys' fees, and judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with such action, if he acted, or failed to act, in good faith and he reasonably believed: (a) in the case of conduct in an official capacity with the Association, that the conduct was in its best interests; (b) in all other cases, that the conduct was at least not opposed to its best interests; and (c) in the case of any criminal action or proceeding, that he had no reasonable cause to believe the conduct was unlawful. Any indemnification of the members, directors, officers, employees or agents of the Association shall be governed by and made in accordance with the provisions of the Arizona Nonprofit Corporation Act. The intent of this Article XI is to require the Association to indemnify its directors and officers to the greatest extent permitted by the Arizona Nonprofit Corporation Act. Any repeal or modification of this Article XI shall be prospective only and shall not adversely affect, defeat or limit the right of

any person to indemnification for any act, or failure to act, occurring prior to the effective date of such repeal or modification.

ARTICLE XII
AMENDMENTS

These Articles of Incorporation may be amended by Members holding at least two-thirds (2/3) of the Eligible Votes. Any amendment to these Articles of Incorporation must be approved in writing by the Declarant if the Declarant owns one or more Lots at the time the amendment is approved by the Members.

ARTICLE XIII
DISSOLUTION

The Association may be dissolved by the affirmative vote of Members holding not less than two-thirds (2/3) of the Eligible Votes. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. If such dedication is refused acceptance, such assets shall be granted, conveyed or assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purpose. Any dissolution of the Association must be approved in writing by the Declarant if the Declarant owns one or more Lots at the time the dissolution is approved by the Members.

ARTICLE XIV
DURATION

The Association shall exist perpetually.

ARTICLE XV
ASSESSMENTS AND FEES

Each Member shall be obligated to pay Assessments and other fees and charges to the Association in accordance with the Governing Documents.

ARTICLE XVI
INCORPORATOR

The name and address of the incorporator of the Association is:

<u>Name</u>	<u>Address</u>
Bruce Friedman	16767 N. Perimeter Dr., Suite 100, Scottsdale, AZ 85260

Dated this 23rd day of September, 2022.



Bruce Friedman, Incorporator

ACCEPTANCE OF APPOINTMENT AS STATUTORY AGENT

The undersigned, having been designated to act as statutory agent for Del Webb Rocking K Community Association, Inc., hereby accepts such appointment and agrees to act in that capacity until removal or resignation is submitted in accordance with applicable provisions of the Arizona Revised Statutes.

Dated this 26th day of September, 2022.

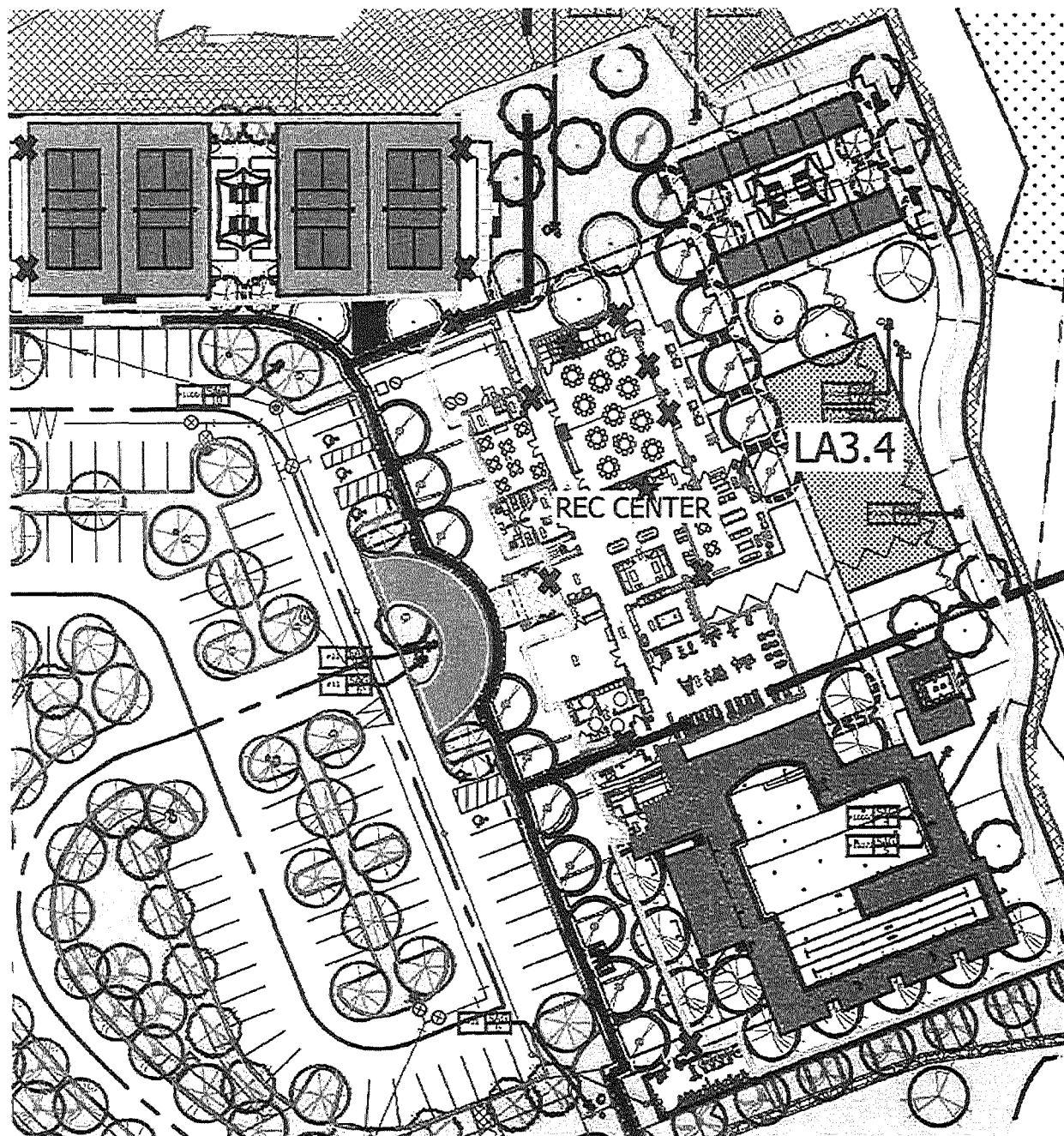


Amanda Shaw

**Del Webb Rocking K
Community Association**
13655 E Gambel Drive
Tucson AZ 85747

Total SF: Aprox. 84,000

Storage= ★
Entrance/Exit= ✕



26 6 9 11:47 AM 7/25