



Pima County Clerk of the Board

Melissa Manriquez

Katrina Martinez
Deputy Clerk

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

February 6, 2026

Kevin Arnold Kramber
The Hills by Monica
3415 E. River Road
Tucson, AZ 85718

RE: Arizona Liquor License Job No.: 375219
d.b.a. The Hills by Monica

Dear Mr. Kramber:

Enclosed is a copy of the Affidavit of Posting relative to your Liquor License Application for a Series 12, Restaurant, which was received in our office on January 6, 2026. The Hearing before the Pima County Board of Supervisors has been scheduled for Tuesday, February 17, 2026, 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,


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

01/08/2026

Date of Posting: _____ / _____ / _____

01/28/2026

Date of Posting Removal: _____ / _____ / _____

The Hills by Monica

Applicant's Name: Kramber
Last

Kevin
First

Arnold
Middle

Business Address: 6960 E. Sunrise Drive, No. 110
Street

Tucson
City

85750
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.

Ross Mckillop

Badge8591

PROCESS SERVER

(520)351-6000

Print Name of City/County Official

BADGE

Title

Phone Number

Signed by:

02/01/2026

9E9F55990FAD491...

Signature

1/28/2026

Date Signed

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.

JAN 28 2026 0217 PC CLK OF BD
EA



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TO: Development Services, Zoning Division

FROM: Gizelle Morales
Administrative Specialist I

DATE: January 7, 2026

RE: Zoning Report - Application for Liquor License

Attached is the application of:

Kevin Arnold Kramber
d.b.a. The Hills by Monica
6960 E. Sunrise Drive, No. 110
Tucson, AZ 85750

Arizona Liquor License Job No. 375219

Series 12, Restaurant

New License X

Person Transfer

Location Transfer

ZONING REPORT

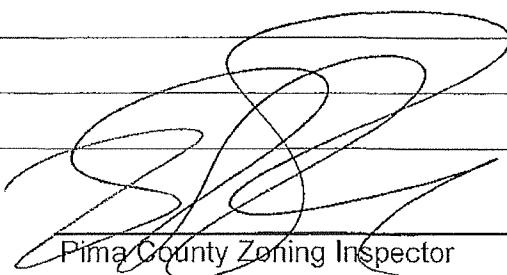
DATE: 2/5/26

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

FEB 05 2026 PM0111 PCOLK (F BD)



2601-9563

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

Created 01/06/2026 @ 11:01:29 AM

Local Governing Body Report

LICENSE

Number: 012 RESTAURANT
Name: THE HILLS BY MONICA
State: Pending
Issue Date: Expiration Date:
Original Issue Date:
Location: 6960 E SUNRISE DRIVE
#110
TUCSON, AZ 85750
USA
Mailing Address: 3415 E RIVER ROAD
TUCSON, AZ 85718
USA
Phone: (520)235-5684
Alt. Phone:
Email: KKRAMBER75@GMAIL.COM

AGENT

Name: KEVIN ARNOLD KRAMBER
Gender: Male
Correspondence Address: 3415 E RIVER ROAD
TUCSON, AZ 85718
USA
Phone: (520)235-5684
Alt. Phone:
Email: KKRAMBER75@GMAIL.COM

OWNER

Name: 1922 FOOTHILLS PARTNERS LLC
Contact Name: KEVIN ARNOLD KRAMBER
Type: LIMITED LIABILITY COMPANY
AZ CC File Number: 23848384 State of Incorporation: AZ
Incorporation Date: 07/03/2025
Correspondence Address: 3415 E RIVER ROAD
TUCSON, AZ 85718
USA
Phone: (520)235-5684
Alt. Phone:
Email: KKRAMBER75@GMAIL.COM

Officers / Stockholders

60th Day
3-7-2026

1/6/06 2PM02/15FC CLK/JF/BD

Name: FLORES HOLDINGS LLC	Title: Member	% Interest: 100.00
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FLORES FAMILY TRUST U/A DATED 04/24/2018 - TRUSTEE

Name: CARLOTTA MARY FLORES
Gender: Female
Correspondence Address: 3415 E RIVER ROAD
TUCSON, AZ 85718
USA
Phone: (520)488-9728
Alt. Phone:
Email: CARLOTTA@FLORESCONCEPTS.COM

1922 FOOTHILLS PARTNERS LLC - Member

Name: FLORES HOLDINGS LLC
Contact Name: KEVIN ARNOLD KRAMBER
Type: LIMITED LIABILITY COMPANY
AZ CC File Number: State of Incorporation:
Incorporation Date:
Correspondence Address: 3415 E RIVER ROAD
TUCSON, AZ 85718
USA
Phone: (520)235-5684
Alt. Phone:
Email: KKRAMBER75@GMAIL.COM

FLORES HOLDINGS LLC - MEMBER

Name: FLORES FAMILY TRUST U/A DATED 04/24/2018
Contact Name: KEVIN ARNOLD KRAMBER
Type: TRUST
AZ CC File Number: State of Incorporation:
Incorporation Date:
Correspondence Address: 3415 E RIVER ROAD
TUCSON, AZ 85718
USA
Phone: (520)235-5684
Alt. Phone:
Email: KKRAMBER75@GMAIL.COM

MANAGERS

Name: GARRET ISIDRO BOOS
Gender: Male
Correspondence Address: 3415 E RIVER ROAD
TUCSON, AZ 85718
USA
Phone: (520)490-6848
Alt. Phone:
Email: GARRET@FLORESCONCEPTS.COM

APPLICATION INFORMATION

Application Number: 375219
Application Type: New Application
Created Date: 12/18/2025

QUESTIONS & ANSWERS

012 Restaurant

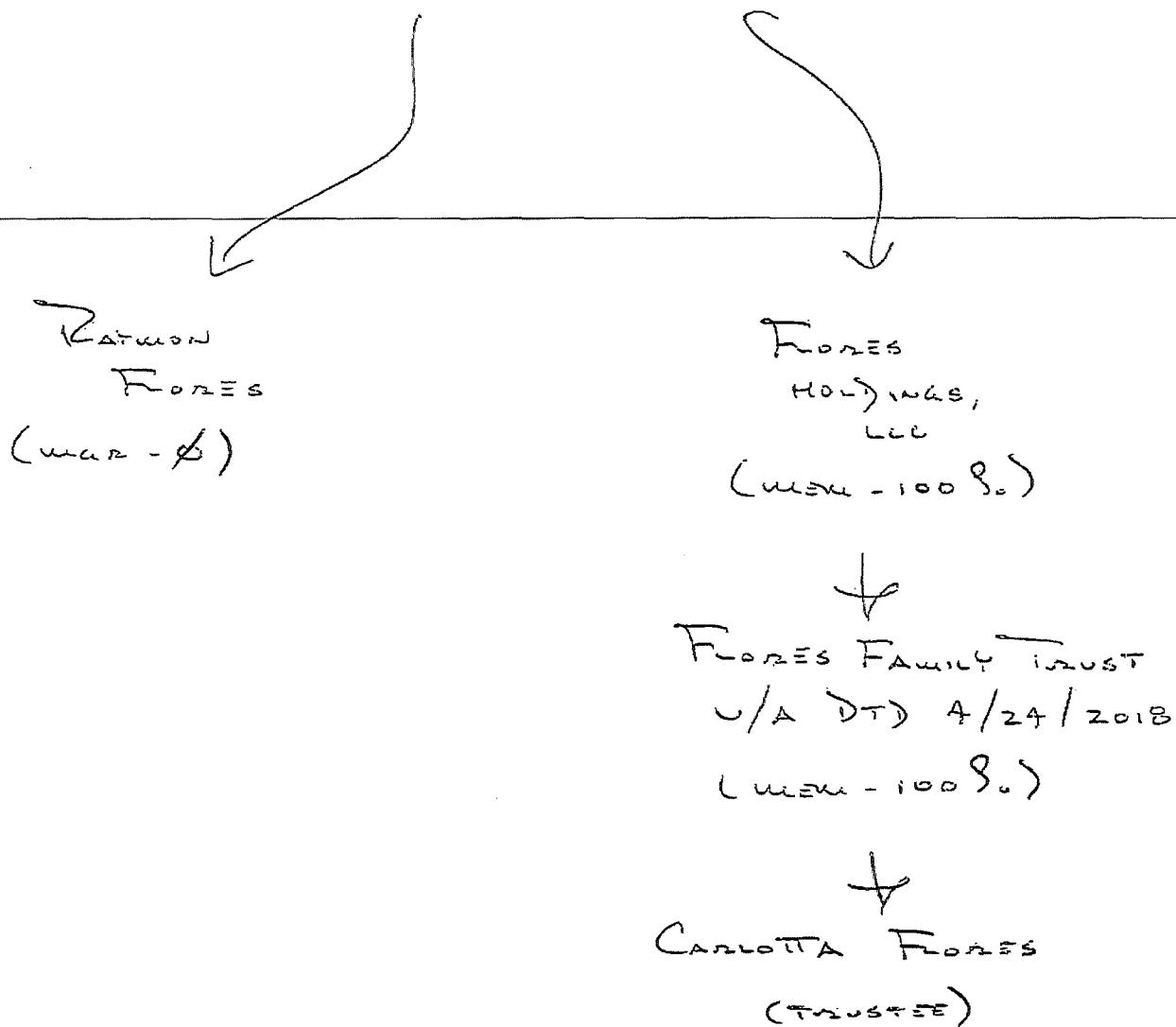
- 1) Are you applying for an Interim Permit (INP)?
No
- 2) Are you one of the following? Please indicate below.
Property Tenant
Subtenant
Property Owner
Property Purchaser
Property Management Company
Property Tenant
- 3) Is there a penalty if lease is not fulfilled?
Yes
What is the penalty?
Loss of \$13,000 security deposit and Landlord lockout
- 4) Is the Business located within the incorporated limits of the city or town of which it is located?
No
If no, in what City, Town, County or Tribal/Indian Community is this business located?
Pima County
- 5) What is the total money borrowed for the business not including the lease?
Please list each amount owed to lenders/individuals.
None, capital contribution
- 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?
Yes
If yes, what is your estimated completion date?
02/15/2026
- 9) What type of business will this license be used for?
Restaurant

DOCUMENTS

DOCUMENT TYPE	FILE NAME	UPLOADED DATE
MISCELLANEOUS	DLLC-IP request letter 121725.pdf	12/18/2025
DIAGRAM/FLOOR PLAN	Floor Plan.pdf	12/18/2025
MISCELLANEOUS	Flowchart.pdf	12/18/2025
QUESTIONNAIRE	Garret Mgr Q Basic & Mgt Certs.pdf	12/18/2025
QUESTIONNAIRE	Kevin Agent Q.pdf	12/18/2025

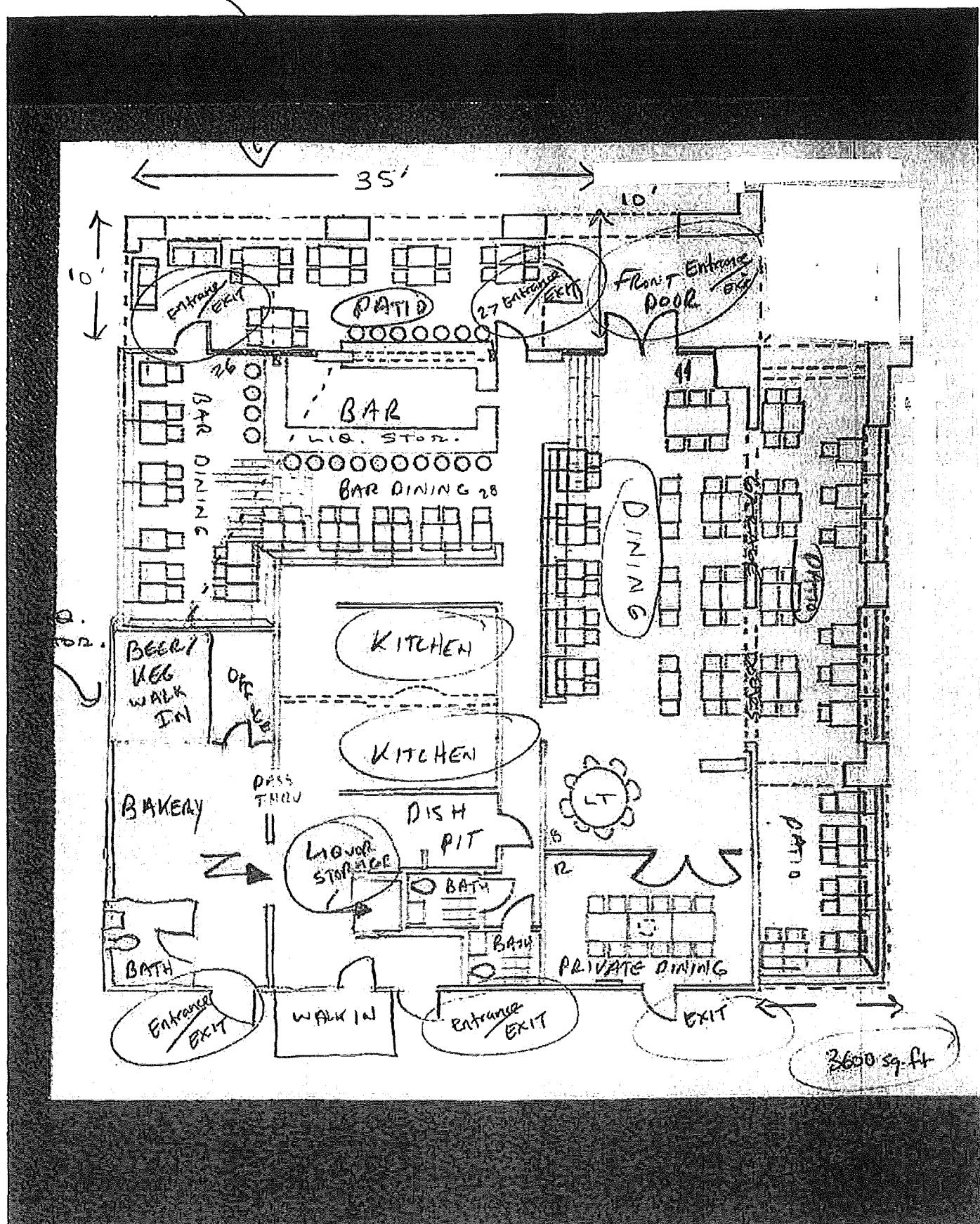
MISCELLANEOUS	Kevin ASF.pdf	12/18/2025
QUESTIONNAIRE	Raymon Q & Attach.pdf	12/18/2025
RESTAURANT OPERATION PLAN	Rest Op Plan.pdf	12/18/2025
RECORDS REQUIRED FOR AUDIT	RRFA.pdf	12/18/2025
MENU	The Hills Menu Version 11.29.25.pdf	12/18/2025
MISCELLANEOUS	KAK Passport 121328.pdf	12/18/2025

1922 Foothills Partners, LLC



* PANO ENCLOSED
w/ 3 1/2' w/ plant
IRON & PLANTERS *

23 12 24 Lay. Sept 20 1943





Arizona Department of Liquor Licenses and Control

<https://www.azliquor.gov>

(602) 542-5141

DLLC USE ONLY

Job #	375219
Date Accepted:	12-18-2025
LC:	Chayra
License #:	

RESTAURANT OPERATION PLAN

RESTAURANT SERIES 12 AND
HOTEL/MOTEL SERIES 11 ONLY1. Name of restaurant (Please print): THE HILLS BY MONICA

2. Must indicate the equipment below by Make, Model, and Capacity:

LIST ONLY THE FOLLOWING - NO ATTACHMENTS

Grill	1- 48" SS FAT TOP, 1- 36" SS LINEAR GRILL
Oven	1- SS 10 BURNER STOVETOP w/ OVEN, 1- SS 6 BURNER GAS STOVETOP w/ OVEN, 1- 3 DECK SS, 1- CONVECTION
Freezer	1- 10'x10' SS WALKIN, 1- 7' SS SINGLE DOOR UPRIGHT
Refrigerator	2- 12'x8' SS WALK IN, 1- SS 7'3 DOOR REFR. SAND. PREP, 2- 5' SS REFR. SAND. PREP, 1- UNIT COUPLER
Sink	4- SS HAND SINK, 1- MOP SINK, 1- 8' SS 3 COMP. SINK, 2- SS SINGLE COMP.
Dish Washing Facilities	1- COMM. DISHWASHER
Food Preparation Counter (Dimensions)	1- 2' SS PREP, 3- 4' SS PREP, 1- 6' SS PREP
Other	2- SS FAT FREEZERS, 1- PASTA BOILER, 1- MILKHOUSE, 1- 31 QT MILKHOUSE, 1- COMM. FOOD PROCESSOR, 1- KITCHENAID MIXER, 1- VACUUM SEALER, 1- 12' SS HOOD w/ ANSUL, HEAT WARMING LAMPS

3. Attach a copy of your FULL menu with pricing INCLUDING NON-ALCOHOLIC BEVERAGES

4. What percentage of your public premises is used primarily for restaurant dining?

(Do not include kitchen, bar, hi-top tables, or game area.) 80 %5. 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 %6. List the seating capacity for:a) Restaurant dining area of your premises:
(DO NOT INCLUDE PATIO SEATING)[80]

b) Bar area

[+ 40]TOTAL [= 120]

7. What type of dinnerware is primarily used in your restaurant? Reusable Disposable Both
'25 12 24 LIP, DEL 2010

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.)

2 - 55" To 60" FLAT SCREEN TV's

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.)

Solo GUITARIST - ONCE / TWICE WEEK

DJ - WEEKEND Brunch

10. List number of employees for each position:

Position	How many
Cooks	22
Bartenders	5
Hostesses	3
Managers	3/4
Servers	20
Other (Dishwashers)	3/4
Other (Bus Persons)	3/4
Other ()	

I, (Print Full Name) Donald J. Mancuso, hereby swear under penalty of perjury and in compliance with A.R.S. § 4-210(A)(2) and (3) that I have read and understand the foregoing and verify that the information and statements that I have made herein are true and correct to the best of my knowledge.

Applicant Signature: Donald J. Mancuso

the hills

by monica

shareables®

savory sweet potato fries GF

rosemary & shaved parmesan & avocado citrus aioli 8.95

chef's charcuterie

chef curated board of deli meats & cheese, homemade breads, nuts, veggies, house preserves & more 19.95

keto chicken skewers KF, GF

artichoke, peppers, zucchini, gremolata & olive tapenade, with goddess sauce, three per order 15.95

brussels KF, GF

with el charro carne seca sea salt, cotija, & lime zest 17.95
apple, walnut, bacon & hot honey & sambal glace 14.95
just brussels GF, PB, just brussels & sea salt 10.95

whipped feta & honey

olive oil, toasted pepitas, hot honey, & our pizzetta bread 13.95

spinach artichoke dip GF

local corn tortilla chips, fresh salsa 13.95

cubano club sliders (3)

camitas, ham, swiss, mustard, & pickles on pretzel bread 13.95

salads

barrio goddess salad PB option

red leaf & mixed greens, avocado, homemade focaccia croutons, heirloom tomato, corn salsa, cucumber, pink onion, & cotija cheese

dressings: house vinaigrette, balsamic, or goddess 11.95
add: chicken +6.95 shrimp +7.95 steak* or salmon +9.95

chipotle caesar

romaine, sun dried tomato, parmesan, & focaccia croutons 11.95
add: chicken +6.95 shrimp +7.95 steak* or salmon +9.95

the sunset salad GF

fresh avocado, chickpea, cucumber, butternut squash, corn salsa, peppers, cilantro, poblano, onion, feta, chimichurri goddess & lime zest 12.95

add: chicken +6.95 shrimp +7.95 steak* or salmon +9.95

far east street salad GF

soy ginger dressing, fresh greens, napa cabbage, shaved carrot, sweet peppers, crispy rice noodle, & scallions 12.95
add: teriyaki chicken +6.95 togarashi seared ahi +8.95
korean steak +8.95 thai chile salmon +9.95 tofu PB +5.95

spinach & fig GF

fresh spinach, dried fig, glazed pecans, butternut squash, red onion, maple-apple vinaigrette, goat cheese & quinoa 13.95
add: chicken +6.95 shrimp +7.95 salmon +9.95

pantry soups

5.95 cup or 10.95 bowl with focaccia or cornbread GF

seasonal soup, chicken noodle, beef chili, tomato, clam chowder, & seasonal vegan PB/CF

the entrées

12.95 18.95 24.95 Lg. Dept AM 10:44

seared ahi tostada GF

seared ahi, guacamole, fresh napa greens, blue corn tostadas, fresno chile, carrot, edamame, & ginger soy dressing 18.95

the city bowl GF, PB option

wild rice, avocado, roasted brussels, pink onion, mango & fresno glaze
plant-based recipe 12.95 grilled chicken 16.95 shrimp 17.95 steak* or salmon 18.95

freebird chicken & fries GF

crispy chicken tenders, sauces, & french fries 15.95

win in rome

rigatoni noodle, crème sauce, prosciutto & italian sausage, shaved parmesan, basil, broccolini, & balsamic drizzle 18.95

far east noodle PB option

lo mein & crispy rice noodle, soy ginger sauce, peppers, scallion, sesame, & edamame with choice of recipe:
teriyaki chicken 16.95 togarashi seared ahi 18.95 korean steak +18.95 tofu PB 16.95 thai chile salmon 19.95

steak & frites GF

pan seared new york*, chimichurri, savory rosemary parmesan sweet potato frites, & avocado aioli 19.95

cedar roasted salmon GF

agave glazed cedar plank salmon, roasted corn and quinoa salad with butternut squash & micro cilantro greens 19.95

your favorite chicken GF

scaloppine chicken cutlets, french pan sauce, capers, cracked pepper, crispy arugula & mixed herbs frito 16.95

sandwich boards

choice of: french fries or house salad

sub: pantry soup +2.95 or savory sweet potato fries +1.75 gluten free bread/bun +1

spicy chicken sandwich

crispy chicken, brioche, hot honey slaw, charro sauce, fresno chile, & comichon pickles 16.25

chicken pesto

house focaccia or baguette
mozzarella, spinach, fresh basil, cilantro pesto aioli, & roasted sweet peppers 16.95

tucson beefsteak

shaved new york*, baguette, grilled onion & mild peppers, provolone, horseradish mayo, & ancho aujus 17.95

spanish steps

house focaccia, shaved prosciutto, ham, mortadella, fresh burrata, pistachio pesto, fig preserve & arugula 17.95

turkey blt

turkey, bacon, & rosemary avocado aioli on choice of homemade focaccia, sourdough toast, or croissant 15.95

grilled cheese & soup or salad

triple cheese, homemade sourdough, choice of tomato soup or side salad 13.95

add: fresh tomato or poblano +.95 ea. bacon +3.25

responsible burgers™

choice of: french fries or house salad

responsible burger™ a better for you beef burger patty of 70/30 grass-fed beef & shiitake mushroom*

sub: savory sweet potato fries +1.75 sub: mac & cheese +2.95 gluten free bread/bun +1

the jules*

homemade focaccia, swiss, grilled onion, arugula, & dijon mayo 17.95

the impala*

brioche bun, bbq sauce, billionaire bacon, crispy onion, & cheddar 17.95

corner market*

brioche bun, american cheese, charro sauce, pickle, L.T.O. 16.95

very responsible PB

vegan shiitake & pea protein burger, brioche, vegan cheese, sauce, L.T.O., & grilled onion PB 17.95

burger adds: sunny egg* +2.95 double patty* +6.95 bacon +3.95 avocado +2.50

extras

mac & cheese 7.95 french fries 4.95 house salad 5.95 sautéed spinach 5.95

handmade pizzettas

add: sm. barrio or caesar salad +5.95 add: bacon, chorizo, sausage, or pepperoni +3.95 add: peppers, mushrooms, or spinach +1.75

cheese

fresh mozzarella, parmesan, & red sauce 13.75

pepperoni

mozzarella, house red sauce 14.95 add hot honey drizzle +1

la margherita

heirloom tomato, basil, mozzarella & marinara 13.95

spicy chicken

buffalo sauce, mozzarella, red onion, & ranch 15.95

charrovida PB

vegan mozzarella, marinara, chickpea chorizo, mushroom, sautéed onion, red & green bell peppers, fresh herbs, & cilantro 16.95

meat @ the monica

mozzarella, sausage, pepperoni, meatball, ham, bacon, & salami 17.95

el charro carne seca blanca

carne seca, mozzarella & cotija, poblano, onion, & mushroom 17.95

sausage n'shroom

italian sausage, sautéed mushrooms, pistachio pesto, parmesan, mozzarella, garlic sauce, basil, & olive oil gremolata 16.95

quesabirria overkill

yes, we did one too and it's really good 16.95

prickly pear bbq

bbq chicken, mozzarella, cilantro, & crispy onion strings 15.95

the g.o.a.t.

goat cheese, fig, herbed olive oil gremolata, arugula & balsamic 16.25



Arizona Department of Liquor Licenses and Control #1044
<https://www.azliquor.gov>
(602) 542-5141

DLLC USE ONLY

Job #:	375219
Date Accepted:	12-18-2025
LC:	Chayn
License #:	

RECORDS REQUIRED FOR AUDIT RESTAURANT/HOTEL/MOTEL

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

11. 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

12. 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

13. 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 workday)
- D. Payroll records for all employees showing hours worked each week and hourly wages

CC: LA 24 Lic. Dept ADWAD

14. Off-site Catering Records (must be complete and separate from restaurant records)

- A. All documents that 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.

**REVOCATION 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(M)

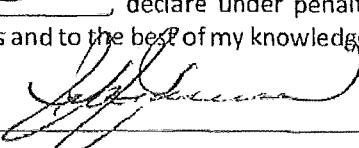
For the purpose of this section:

Restaurant: an establishment that derives **at least forty percent (40%)** of its gross revenue from the sale of food

Gross revenue: 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.

Declaration:

I, (Print Name) Jeffrey L. Adams, declare under penalty of perjury that I am authorized to submit this application. I have read the contents and to the best of my knowledge believe all statements made on this application to be true, correct, and complete.

Signature: 

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