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RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA RECOMMENDING TO THE NEBRASKA LIQUOR CONTROL COMMISSION, APPROVAL OF THE CLASS I LIQUOR LICENSE APPLICATION FOR SLK EVENTS & ENTERTAINMENT DBA PINOT'S PALETTE IN LA VISTA, NEBRASKA.

WHEREAS, SLK Events & Entertainment dba Pinot's Palette, 7302 Giles Road, Suite 101, La Vista, Sarpy County, Nebraska, has applied to the Nebraska Liquor Control Commission for a Class I Liquor License, and

WHEREAS, the Nebraska Liquor Control Commission has notified the City of said application, and

WHEREAS, the City has adopted local licensing standards to be considered in making recommendations to the Nebraska Liquor Control Commission, and

WHEREAS, said licensing standards have been considered by the City Council in making its decision.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska, hereby recommend to the Nebraska Liquor Control Commission approval of the Class I Liquor License application submitted by SLK Events & Entertainment dba Pinot's Palette, 7302 Giles Road, Suite 101, La Vista, Sarpy County, Nebraska.

PASSED AND APPROVED THIS 18TH DAY OF OCTOBER, 2016.

CITY OF LA VISTA

\_\_\_\_\_  
Douglas Kindig, Mayor

ATTEST:

\_\_\_\_\_  
Pamela A. Buethe, CMC  
City Clerk



<b>LA VISTA POLICE DEPARTMENT INTER-DEPARTMENT MEMO</b>
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**TO:** Pam Buethe, City Clerk

**FROM:** Chief Robert S. Lausten

**DATE:** October 11, 2016

**RE:** LOCAL BACKGROUND- LIQUOR LICENSE- MANAGER  
SLK EVENTS & ENTERTAINMENT / DBA: PINOT'S PALETTE

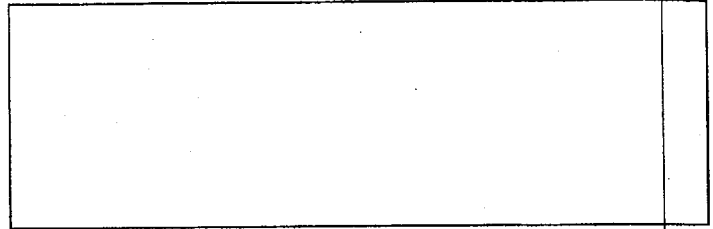
**CC:**

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The police department conducted a check of computerized records for criminal conduct regarding the applicant for the Liquor License and Manager application. Sonja Kapoun-Roof has no criminal entries in Nebraska.

# APPLICATION FOR LIQUOR LICENSE RETAIL

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: [www.lcc.nebraska.gov/](http://www.lcc.nebraska.gov/)



## CLASS OF LICENSE FOR WHICH APPLICATION IS MADE AND FEES. CHECK DESIRED CLASS

### RETAIL LICENSE(S)

Application Fee \$400 (nonrefundable)

- ☐ A BEER, ON SALE ONLY
- ☐ B BEER, OFF SALE ONLY
- ☒ C BEER, WINE, DISTILLED SPIRITS, ON AND OFF SALE
- ☐ D BEER, WINE, DISTILLED SPIRITS, OFF SALE ONLY
- ☒ I BEER, WINE, DISTILLED SPIRITS, ON SALE ONLY
- ☐ AB BEER, ON AND OFF SALE
- ☐ AD BEER ON SALE ONLY, BEER, WINE, DISTILLED SPIRITS OFF SALE
- ☐ IB BEER, WINE, DISTILLED SPIRITS ON SALE, BEER OFF SALE ONLY

☐ Class K Catering license (requires catering application form 106) \$100.00

Additional fees will be assessed at city/village or county level when license is issued

Class C license term runs from November 1 – October 31  
All other licenses run from May 1 – April 30  
Catering license (K) expires same as underlying retail license

## CHECK TYPE OF LICENSE FOR WHICH YOU ARE APPLYING

- ☐ Individual License (requires insert 1 FORM 104)
- ☐ Partnership License (requires insert 2 FORM 105)
- ☒ Corporate License (requires insert 3a FORM 101 & 3c FORM 103)
- ☐ Limited Liability Company (LLC) (requires form 3b FORM 102 & 3c FORM 103)

## NAME OF ATTORNEY OR FIRM ASSISTING WITH APPLICATION (if applicable) Commission will call this person with any questions we may have on the application.

Name Matthew S. McKeever

Phone number: (402) 493-5675

Firm Name Copple, Rockey, McKeever & Schlecht P.C., L.L.O.

**PREMISES INFORMATION**

Trade Name (doing business as) Pinot's Palette La Vista

Street Address #1 7302 Giles Road, Suite 101

Street Address #2 \_\_\_\_\_

City La Vista

County Sarpy

(59)

Zip Code 68128

Premises Telephone number (402) 502-5656

Business e-mail address lavista@pinotspalette.com

Is this location inside the city/village corporate limits:

YES

X

Mailing address (where you want to receive mail from the Commission)

Name SLK Events and Entertainment, Inc. Attn: Sonja Kapoun-Roof

Street Address #1 402 Bellevue Blvd. N.

Street Address #2 \_\_\_\_\_

City Bellevue

State Nebraska

Zip Code 68005

**DESCRIPTION AND DIAGRAM OF THE STRUCTURE TO BE LICENSED  
READ CAREFULLY**

In the space provided or on an attachment draw the area to be licensed. This should include storage areas, basement, outdoor area, sales areas and areas where consumption or sales of alcohol will take place. If only a portion of the building is to be covered by the license, you must still include dimensions (length x width) of the licensed area as well as the dimensions of the entire building. No blue prints please. Be sure to indicate the direction north and number of floors of the building.

\*\*For on premises consumption liquor licenses minimum standards must be met by providing at least two restrooms

Building: length 59' x width 41' in feet

Is there a basement? Yes \_\_\_\_\_ No ✓

Is there an outdoor area? Yes \_\_\_\_\_ No ✓

First Floor

If yes, length \_\_\_\_\_ x width \_\_\_\_\_ in feet

If yes, length \_\_\_\_\_ x width \_\_\_\_\_ in feet

PROVIDE DIAGRAM OF AREA TO BE LICENSED BELOW OR ATTACH SEPARATE SHEET

See attached Email

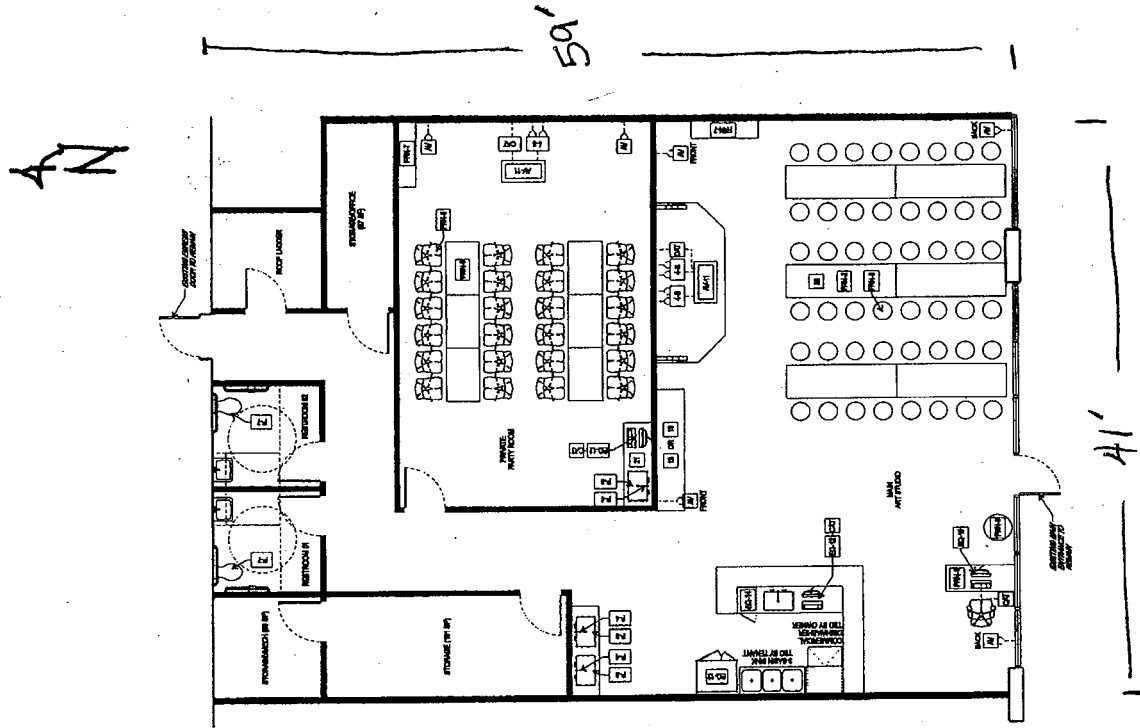
# SHEET NOTES

1. REFER TO PINGOT'S PALETTE PROTOTYPE DESIGNS & SPECIFICATIONS (PPPS) DRAWINGS A0-AB FOR KEY-NOTE DESIGNATIONS FOR FIXTURES, FURNITURE & EQUIPMENT. THIS DOCUMENT CAN BE FOUND ON THE KNOWLEDGE BASE.
2. ALL FEDERAL, STATE, CITY & LOCAL LAWS, CODES & REGULATIONS SHALL SUPERSEDE THESE DRAWINGS WHERE APPLICABLE.
3. FRANCHISE OWNER SELECTED ARCHITECTURAL GENERAL CONTRACTOR TO VERIFY THAT ALL DRAWINGS & INFORMATION PROVIDED BY PINGOT'S PALETTE ARE IN COMPLIANCE WITH ALL FEDERAL, STATE, CITY & LOCAL LAWS, CODES & REGULATIONS.
4. INTERIOR PARTITIONS AT SEPARATE THE MAIN ART STUDIO AND THE PRIVATE PARTY ROOM SHALL BE FULL-HEIGHT WALLS, FRAMED TO THE STRUCTURE DECK / ROOF ASSEMBLY, PROVIDE FOR SOUND MITIGATION PURPOSES.
5. PROVIDE AS REQUIRED ALL EXIT SIGNS, EMERGENCY LIGHTING, HANDICAP LIGHTING, ALARMS, SMOKE AND FIRE DETECTION SYSTEMS TO GOVERNING CODES, T.A.S. AND A.D.A. SPECIFICATIONS.
6. REPLACE THE COVER PLATES ON ALL ELEC. OUTLETS & SWITCHES WITH BLACK COVER PLATES.
7. SOME AV EQUIPMENT NOT SHOWN ON THIS DRAWING. REFER TO SHEET A2 FOR TYPICAL AV WIRING DIAGRAMS & AV EQUIPMENT SCHEDULES.
8. DO NOT DEMO ANY EXISTING ELECTRICAL OUTLETS.
9. CONTACT LED SOURCE FOR DETAILED LIGHTING PLAN AND LIGHT FIXTURE SPECIFICATIONS.



## 01 FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



REVISIONS: SEE SHEET A0 FOR  
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OMAHA, NEBRASKA - SECOND LOCATION, SECOND LAYOUT

PINGOT'S PALETTE

PROJECT NAME

A311

SHEET NUMBER

FLOOR PLAN

SHEET NAME

EXHIBIT "A"

RECEIVED

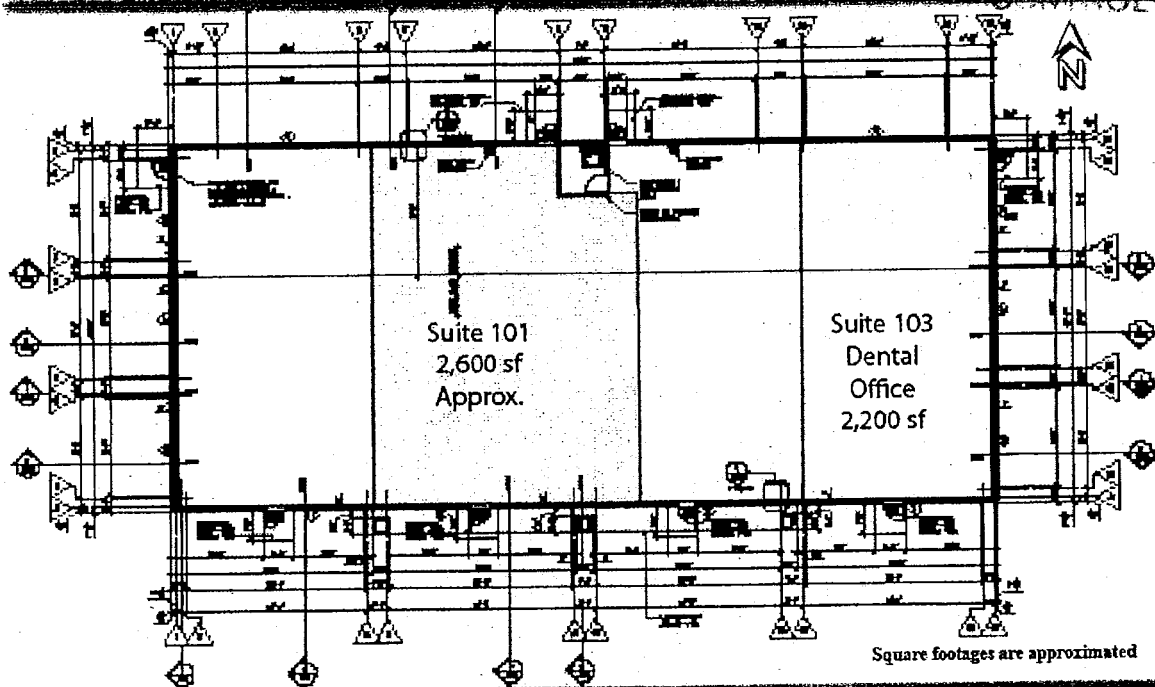
**FLOOR PLAN - #1**

11301 Davenport Street  
Omaha, NE 68154  
402.230.8000  
www.investorsrealty.com

**INVESTORS**  
REALTY

8 2018

La Vista Crossing Phase II • 7302 Giles Rd. • La Vista, Nebraska



Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.

## Messman, Mary

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**From:** Seybert, Randy  
**Sent:** Thursday, September 22, 2016 5:40 AM  
**To:** Messman, Mary  
**Subject:** FW: Liquor License Application

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**From:** Pinot's Palette - La Vista [LaVista@pinotspalette.com]  
**Sent:** Wednesday, September 21, 2016 8:23 PM  
**To:** Seybert, Randy  
**Subject:** RE: Liquor License Application

Hi Randy,

I apologize for the missing information.

The dimensions of the space are 41' 1" x 58' 10". ✓

My last two employers:

- ConAgra Foods (12/16/1996 – 5/20/2016)
- Belle of Brownville (currently River City Star) (5/1994-11/1996)

Thanks.

Love to Paint, Drink and Have Fun?  
JOIN US!

Cheers,  
Sonja Kapoun-Roof

P: 402.502.5252  
[lavista@pinotspalette.com](mailto:lavista@pinotspalette.com)

7302 Giles Road, Suite 3  
La Vista, NE 68128

**From:** Seybert, Randy  
**Sent:** Tuesday, September 13, 2016 11:04 AM  
**To:** Pinot's Palette - La Vista  
**Subject:** Liquor License Application

Your application for a liquor license is being reviewed. Page 4 of form 100 asks for the dimensions of the area to be licensed (length & width) in feet. The diagrams provided do not show this, only square feet.

The managers app asked for your last two employers. The question was left blank. Please provide us with that information.

Thank you,

Randy Seybert

# **APPLICANT INFORMATION**

## 1. **READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY §53-125(5)**

Has anyone who is a party to this application, or their spouse, ~~EVER~~ been convicted of or plead guilty to any charge. Charge means any charge alleging a felony, misdemeanor, violation of a federal or state law; a violation of a local law, ordinance or resolution. List the nature of the charge, where the charge occurred and the year and month of the conviction or plea. Also list any charges pending at the time of this application. If more than one party, please list charges by each individual's name. Include traffic violations. Commission must be notified of any arrests and/or convictions that may occur after the date of signing this application.

☒ YES ☐ NO

If yes, please explain below or attach a separate page

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Name of Applicant	Date of Conviction (mm/yyyy)	Where Convicted (city & state)	Description of Charge	Disposition
Sonja Kapoun-Roof	04/2006	Sarpy County, NE	Disobey Stop Sign	Fine: \$75

✓ 2. Are you buying the business of a current retail liquor license?

☐ YES ☒ NO

If yes, give name of business and liquor license number \_\_\_\_\_

- a) Submit a copy of the sales agreement
- b) Include a list of alcohol being purchased, list the name brand, container size and how many
- c) Submit a list of the furniture, fixtures and equipment

✓ 3. Was this premise licensed as liquor licensed business within the last two (2) years?

☐ YES ☒ NO

If yes, give name and license number \_\_\_\_\_

✓ 4. Are you filing a temporary operating permit (TOP) to operate during the application process?

☐ YES ☒ NO

If yes:

- a) Attach temporary operating permit (TOP) (form 125)
- b) TOP will only be accepted at a location that currently holds a valid liquor license.



- ✓ 5. Are you borrowing any money from any source, include family or friends, to establish and/or operate the business?  
\_\_\_\_\_ YES ☒ NO

If yes, list the lender(s) \_\_\_\_\_

- ✓ 6. Will any person or entity, other than applicant, be entitled to a share of the profits of this business?

\_\_\_\_\_ YES ☒ NO

If yes, explain. (all involved persons must be disclosed on application)

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**NEBRASKA LIQUOR  
CONTROL COMMISSION**

**No silent partners**

- ✓ 7. Will any of the furniture, fixtures and equipment to be used in this business be owned by others?

\_\_\_\_\_ YES ☒ NO

If yes, list such item(s) and the owner. \_\_\_\_\_

- ✓ 8. Is premises to be licensed within 150 feet of a church, school, hospital, home for the aged or indigent persons or for veterans, their wives, and children, or within 300 feet of a college or university campus?

\_\_\_\_\_ YES ☒ NO

If yes, provide name and address of such institution and where it is located in relation to the premises (Neb. Rev. Stat. 53-177)(1)

Provide letter of support or opposition, see FORM 134 – church or FORM 135 - campus

- ✓ 9. Is anyone listed on this application a law enforcement officer?

\_\_\_\_\_ YES ☒ NO

If yes, list the person, the law enforcement agency involved and the person's exact duties.

- ✓ 10. List the primary bank and/or financial institution (branch if applicable) to be utilized by the business.

a) List the individual(s) who will be authorized to write checks and/or withdrawals on accounts at this institution.

**First National Bank of Omaha, (a) Sonja Kapoun-Roof**

- ✓ 11. List all past and present liquor licenses held in Nebraska or any other state by any person named in this application. Include license holder name, location of license and license number. Also list reason for termination of any license(s) previously held.

**None**

✓ 12. List the alcohol related training and/or experience (when and where) of the person(s) making application. Those persons required are listed as followed:

- Individual: Applicant and spouse; spouse is exempt if they filed Form 116 – Affidavit of Non-Participation.
- Partnership: All partners and spouses, spouses are exempt if they filed Form 116 – Affidavit of Non-Participation.
- Limited Liability Company: All member of LLC, Manager and all spouses; spouses are exempt if they filed Form 116 – Affidavit of Non-Participation.
- Corporation: President, Stockholders holding 25% or more of shares, Manager and all spouses; spouses are exempt if they filed Form 116 – Affidavit of Non-Participation.

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NLCC certified training program completed:

Applicant Name	Date (mm/yyyy)	Name of program (attach copy of course completion certificate)
Sonja Kapoun-Roof	09/14/2016	Manager Alcohol Server Training (to be completed)

List of NLCC certified training programs

Experience:

Applicant Name/Job Title	Date of Employment:	Name & Location of Business

13. If the property for which this license is sought is owned, submit a copy of the deed, or proof of ownership. If leased, submit a copy of the lease covering the entire license year. **Documents must show title or lease held in name of applicant as owner or lessee in the individual(s) or corporate name for which the application is being filed.**

✓ ☒ Lease: expiration date October 01, 2026  
☐ Deed  
☐ Purchase Agreement

✓ 14. When do you intend to open for business? October 2016

✓ 15. What will be the main nature of business? Painting and Wine Tasting

✓ 16. What are the anticipated hours of operation? 8:00 a.m. - 10:00 p.m.

✓ 17. List the principal residence(s) for the past 10 years for all persons required to sign, including spouses.

RESIDENCES FOR THE PAST 10 YEARS, APPLICANT AND SPOUSE MUST COMPLETE					
APPLICANT: CITY & STATE	YEAR FROM TO		SPOUSE: CITY & STATE	YEAR FROM TO	
Bellevue, Nebraska	2006	2016			

If necessary attach a separate sheet.

The undersigned applicant(s) hereby consent(s) to an investigation of his/her background and release present and future records of every kind and description including police records, tax records (State and Federal), and bank or lending institution records, and said applicant(s) and spouse(s) waive(s) any right or causes of action that said applicant(s) or spouse(s) may have against the Nebraska Liquor Control Commission, the Nebraska State Patrol, and any other individual disclosing or releasing said information. Any documents or records for the proposed business or for any partner or stockholder that are needed in furtherance of the application investigation of any other investigation shall be supplied immediately upon demand to the Nebraska Liquor Control Commission or the Nebraska State Patrol. The undersigned understand and acknowledge that any license issued, based on the information submitted in this application, is subject to cancellation if the information contained herein is incomplete, inaccurate or fraudulent.

Individual applicants agree to supervise in person the management and operation of the business and that they will operate the business authorized by the license for themselves and not as an agent for any other person or entity. Corporate applicants agree the approved manager will superintend in person the management and operation of the business. Partnership applicants agree one partner shall superintend the management and operation of the business. All applicants agree to operate the licensed business within all applicable laws, rules, regulations, and ordinances and to cooperate fully with any authorized agent of the Nebraska Liquor Control Commission.

Must be signed in the presence of a notary public by applicant(s) and spouse(s). See guideline for required signatures

  
Signature of Applicant

Sonja Kapoun-Roof

Print Name

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NEBRASKA LIQUOR  
CONTROL COMMISSION  
Signature of Spouse

Print Name

Signature of Applicant

Print Name

Signature of Spouse

Print Name

ACKNOWLEDGEMENT

State of Nebraska

County of Douglas

1st day of September, 2016

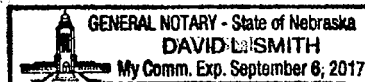
date

The foregoing instrument was acknowledged before me this

Sonja Kapoun-Roof

name of person(s) acknowledged (individual(s) signing)

  
Notary Public signature



In compliance with the ADA, this application is available in other formats for persons with disabilities.  
A ten day advance period is required in writing to produce the alternate format.