

City of Scottsbluff, Nebraska

Monday, November 15, 2021

Regular Meeting

Item Pub. Hear.1

Council to conduct a public hearing set for this date at 6:00 p.m. to consider a Class I Liquor License application from Pocu, Inc., d/b/a Wonderful House, 829 Ferdinand Plaza, Scottsbluff, NE and make a recommendation to the Nebraska Liquor Control Commission.

Staff Contact: Kim Wright, City Clerk

Agenda Statement

Item No.

For meeting of: November 15, 2021

AGENDA TITLE: Council to hold a public hearing as advertised for this date at 6:00 p.m. for a Class I Liquor License application from Pocu, Inc d/b/a Wonderful House, 829 Ferdinand Plaza, Scottsbluff, NE.

SUBMITTED BY DEPARTMENT/ORGANIZATION: Administration

PRESENTATION BY: Applicant

SUMMARY EXPLANATION:

BOARD/COMMISSION RECOMMENDATION:

STAFF RECOMMENDATION: Conduct the public hearing and consider a recommendation to the Nebraska Liquor Commission either approving or denying said application.

EXHIBITS

Resolution ☒ Ordinance ☐ Contract ☐ Minutes ☐ Plan/Map ☐

Other (specify) ☐ Application, Memorandums, Exhibits

Exhibit #1 – Application of Pocu, Inc. d/b/a Wonderful House, 829 Ferdinand Plaza, Scottsbluff, NE.

Exhibit #2 – City Council Check List for Neb. Rev. Stat. §53-132 Cum Supp 2016

Exhibit #3 – Written Statement of Police Chief

Exhibit #4 – Written Statement of City Clerk

Exhibit #5 – Written Statement of Development Services

NOTIFICATION LIST: Yes ☒ No ☐ Further Instructions ☐

Elise Mooc
1402 W. 42nd Street
Scottsbluff, NE 69361

APPROVAL FOR SUBMITTAL: _____
City Manager

Rev 3/1/99CClerk

APPLICATION FOR LIQUOR LICENSE CHECKLIST RETAIL

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
EMAIL: lcc.frontdesk@nebraska.gov
WEBSITE: www.lcc.nebraska.gov

License
Class: I

License Number:

124569

RECEIVED

OCT 07 2021

NEBRASKA LIQUOR
CONTROL COMMISSION

Office Use Only

NEW REPLACING 0800333

TOP Yes/No

Hot List Yes No

Initial:

BH

PLEASE READ CAREFULLY

See directions on the next page. Provide all the items requested. Failure to provide any item will cause this application to be returned or placed on hold. All documents must be legible. Any false statement or omission may result in the denial, suspension, cancellation or revocation of your license. If your operation depends on receiving a liquor license, the Nebraska Liquor Control Commission cautions you that if you purchase, remodel, start construction, spend or commit money that you do so at your own risk. Prior to submitting your application review the application carefully to ensure that all sections are complete, and that any omissions or errors have not been made. You may want to check with the city/village or county clerk, where you are making application, to see if any additional requirements must be met before submitting application to the Nebraska Liquor Control Commission.

POW INC

APPLICANT NAME

POW Inc

TRADE (DBA) NAME

WONDERFUL HOUSE

PREVIOUS TRADE (DBA) NAME


WONDERFUL HOUSE

CONTACT PHONE NUMBER

(308) 240 2017

CONTACT EMAIL ADDRESS

[REDACTED]

<p>PayPort 10/10/21</p> <p>\$400-</p> <p>10/17/21 PAR</p>	 <p>2100011986</p>
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FORM 100
REV 8-4-21
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PAYPORT

NEBRASKA.GOV

PURCHASE RECEIPT

Nebraska Liquor Control Commission

P.O. Box 95046
Lincoln NE 68509-5046
(402)471-4881
jackie.matulka@nebraska.gov
JTC Local Ref ID: 64669402
10/6/2021 11:58 AM

Status: **APPROVED**
Customer Name: Wonderful House
Account Number: ***4643
Routing Number: 104113343

Items	Quantity	TPE Order ID	Total Amount
Retail Liquor License (Class A, B, C, D, I, J, AB, ID, IB)	1	66039092	\$400.00

Applicant Name:: **Pocu Inc.**
Trade Name (DBA):: **Wonderful House**
Address:: **829 Ferdinand Plaza**
City:: **Scottsbluff**
State:: **NE**
Zip Code:: **69361**
Phone Number:: **308-632-1668**
Email Address:: [REDACTED]

Total remitted to the Nebraska Liquor Control Commission	\$400.00
Total Amount Charged	\$401.75

I authorize "" to electronically debit my account.

Clerk Copy - Must be retained

DIRECTIONS

Each item must be included with your application

1. Application fee of \$400 (nonrefundable), please pay online thru our PAYPORT system or enclose payment made payable to the Nebraska Liquor Control Commission
2. Enclose the appropriate application forms
 - Individual License (Form 104)
 - Partnership License (Form 105)
 - Corporate License (Form 101 & Form 103)
 - Limited Liability Company (LLC) (Form 102 & Form 103)Corporation or Limited Liability Company (LLC) must be active with the Nebraska Secretary of State
3. For citizenship enclose U.S. birth certificate; U.S. passport or naturalization paper
 - a. For residency enclose proof of registered voter in Nebraska
 - b. If permanent resident include Employment Authorization Card or Permanent Resident Card
 - c. See Applicant Guidelines for further assistance
4. Form 147 - Fingerprints are required for each person as defined in new application guide, found on our website under "Licensing Tab" in "Guidelines/Brochures".
5. If purchasing an already licensed business; include Form 125—Temporary Operating Permit (TOP)
 - a. Form 125 must be signed by the seller (current licensee) and the buyer (applicant)
 - b. Provide a copy of the business purchase agreement from the seller (current licensee sells "the business currently licensed" to applicant)
 - c. Provide a copy of alcohol inventory being purchased (must include quantity, brand name and container size)
 - d. Enclose a list of the assets being purchased (furniture, fixtures and equipment)
6. If building is owned or being purchased send a copy of the deed or purchase agreement in the name of the applicant.
7. If building is being leased, send a copy of signed lease in the name of the applicant. Lease term must run through the license year being applied for.
8. Submit a copy of your business plan.

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

RETAIL LICENSE(S) Application Fee \$400 (nonrefundable)

CLASS C LICENSE TERM IS FROM NOVEMBER 1 – OCTOBER 31

ALL OTHER CLASSES TERM IS MAY 1 – APRIL 30

- ☐ A BEER, ON SALE ONLY
- ☐ B BEER, OFF SALE ONLY**
- ☐ C BEER, WINE, DISTILLED SPIRITS, ON AND OFF SALE**
Do you intend to sale cocktails to go as allowed under Neb Rev. Statute 53-123.04(4) YES ☐ NO ☐
- ☐ D BEER, WINE, DISTILLED SPIRITS, OFF SALE ONLY**
- ☐ F BOTTLE CLUB.
- ☒ I BEER, WINE, DISTILLED SPIRITS, ON SALE ONLY
Do you intend to sale cocktails to go as allowed under Neb Rev. Statute 53-123.04(5) YES ☐ NO ☐
- ☐ J LIMITED ALCOHOLIC LIQUOR, OFF SALE – MUST INCLUDE SUPPLEMENTAL FORM 120
- ☐ 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 endorsement (Submit Form 106) – Catering license (K) expires same as underlying retail license
- ☐ Class G Growler endorsement (Submit Form 165) – Class C licenses only
- **Class B, Class C, Class D license do you intend to allow drive through services under Neb Rev. Statute 53-178.01(2) YES ☐ NO ☐

ADDITIONAL FEES WILL BE ASSESSED AT THE CITY/VILLAGE OR COUNTY LEVEL WHEN THE LICENSE IS ISSUED

CHECK TYPE OF LICENSE FOR WHICH YOU ARE APPLYING

- ☐ Individual License (requires insert FORM 104)
- ☐ Partnership License (requires insert FORM 105)
- ☒ Corporate License (requires FORM 101 & FORM 103)
- ☐ Limited Liability Company (LLC) (requires FORM 102 & FORM 103)

NAME OF ATTORNEY OR FIRM ASSISTING WITH APPLICATION (if applicable)

Name Phone Number

Firm Name

Email address

Should we contact you with any questions on the application? YES ☐ NO ☐

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PREMISES INFORMATION

Trade Name (doing business as) Wonderful House
Street Address 829 Ferdinand Plz
City Scottsbluff County ScottsBluff Zip Code 69361
Premises Telephone number (308) 632 1668 4401
Business e-mail address [REDACTED]
Is this location inside the city/village corporate limits YES ☒ NO ☐

MAILING ADDRESS (where you want to receive mail from the Commission)

Check if same as premises ☒

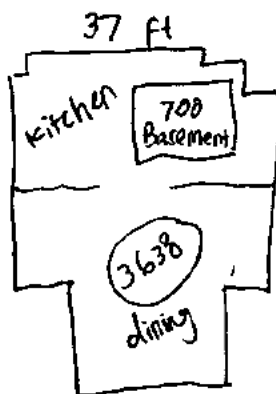
Name _____
Street Address _____
City _____ State _____ Zip Code _____

DESCRIPTION AND DIAGRAM OF THE AREA TO BE LICENSED

IN THE SPACE PROVIDED BELOW OR ATTACH A DRAWING OF THE AREA TO BE LICENSED.
DO NOT SEND BLUEPRINTS, ARCHITECT OR CONSTRUCTION DRAWINGS
PROVIDE LENGTH X WIDTH IN FEET (NOT SQUARE FOOTAGE)
INDICATE THE DIRECTION OF NORTH AND THE NUMBER OF FLOORS OF THE BUILDING.

Building length 37 x width 78 in feet
Is there a basement? Yes ☒ No ☐ If yes, length 13 x width 14 in feet
Is there an outdoor area? Yes ☐ No ☒ If yes, length _____ x width _____ in feet

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



Basement 13 ft x 14 ft

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) SIN MOOC

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)

No silent partners 019.01E Silent Partners; Profit Sharing: No licensee or partner, principal, agent or employee of any Retail Liquor License shall permit any other person not licensed or included as a partner, principal, or stockholder of any Retail Liquor License to participate in the sharing of profits or liabilities arising from any Retail Liquor License. (53-1,100)

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 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 (Nebraska Revised Statute 53-177(1) AND PROVIDE FORM 134 – CHURCH OR FORM 135 – CAMPUS AND LETTER OF SUPPORT FROM CHURCH OR CAMPUS

9. Is anyone listed on this application a law enforcement officer? If yes, list the person, the law enforcement agency involved and the person's exact duties. (Nebraska Revised Statute 53-125(15)

☐ YES ☒ NO

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

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

First State Bank PERAWIRADI A KOESNADY AND ELISE MOOC

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.

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

Name of Applicant	Date of Conviction (mm/yyyy)	Where Convicted (city & state)	Description of Charge	Disposition
PELAWIRADI KOSNARDY		SUGAR LAND TEXAS	RUN THROUGH TRAFFIC LIGHT	CRITICISM

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

☒ YES ☐ NO

If yes, provide business name and license number Wonderful House 086333

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

☒ YES ☐ NO

If yes, give name of business and liquor license number Wonderful House 086333

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)

a) Submit a copy of the business purchase 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

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.

NLCC certified training program completed

Applicant Name	Date (mm/yyyy)	Name of program (attach copy of course completion certificate)
Elise Mooc	07/13/2016	Liquor Responsible Beverage Server + Seller

Experience

Applicant Name/Job Title	Date of Employment	Name & Location of Business
Elise Mooc / Manager	OCT 2010	Wondert House 829 Ferdinand Plz

13. If the property 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 be in the name of applicant as owner or lessee

☒ Lease expiration date October 15, 2031
☐ Deed
☐ Purchase Agreement

14. When do you intend to open for business? October 15, 2021

15. What will be the main nature of business? Restaurant

16. What are the anticipated hours of operation? 11 am - 9 pm

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 CITY & STATE	YEAR		SPOUSE CITY & STATE	YEAR
	FROM	TO		FROM TO
SUGAR LAND, TEXAS	2013	PRESENT		
HOUSTON, TEXAS	2010	2013		

If necessary, attach a separate sheet

PERSONAL OATH AND CONSENT OF INVESTIGATION
SIGNATURE PAGE -
PLEASE READ CAREFULLY

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.

Applicant Notification and Record Challenge: Your fingerprints will be used to check the criminal history records of the FBI. You have the opportunity to complete or challenge the accuracy of the information contained in FBI identification record. The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in Title 28, CFR, 16.34.

Must be signed in the presence of a notary public by applicant(s) and spouse(s).
(YOU MAY NEED TO PRINT MULTIPLE SIGNATURE PAGES)

Signature of APPLICANT

(Do not sign until in the presence of the Notary Public)

PERAWIRADI KOESNADY

Printed Name of APPLICANT

State of Nebraska, County of Scotts Bluff

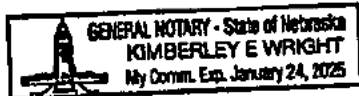
The foregoing instrument was acknowledged before me this

October 5, 2021

(Date)

By Perawiradi A Koesnady
Name of person(s) signing document in front of Notary

Kimberley E Wright
Notary Public Signature



Signature of SPOUSE

(Do not sign until in the presence of the Notary Public)

Printed Name of SPOUSE

State of Nebraska, County of _____

The foregoing instrument was acknowledged before me this

(Date)

By _____
Name of person(s) signing document in front of Notary

Notary Public Signature



FORM 100
REV 8-4-21
PAGE 8

APPLICATION FOR LIQUOR LICENSE
CORPORATION
INSERT - FORM 3a

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

Office Use

RECEIVED

OCT 07 2021

NEBRASKA LIQUOR
CONTROL COMMISSION

Officers, directors and stockholders holding over 25% shares of stock, including spouses, are required to adhere to the following requirements:

- 1) All officers, directors and stockholders must be listed
- 2) President/CEO and stockholders holding over 25% and their spouse(s) (if applicable) must submit fingerprints. See Form 147 for further information, this form MUST be included with your application.
- 3) Officers, directors and stockholders holding over 25 % shares of stock and their spouse (if applicable) must sign the signature page of the Application for License Form 100 (even if a spousal affidavit has been submitted)

Attach copy of Articles of Incorporation

Name of Registered Agent: Elise Mool

Name of Corporation that will hold license as listed on the Articles

Pocu Inc

Corporation Address: 829 Ferdinand Plz

City: Scottsbluff State: NE Zip Code: 69361

Corporation Phone Number: (308) 632 1668 Fax Number: _____

Total Number of Corporation Shares Issued: 1,000

Name and notarized signature of President/CEO (Information of president must be listed on following page)

Last Name: Koesnady First Name: Perawiradi MI: A

Home Address: 3122 Flintwood Dr City: Sugarland

State: Tx Zip Code: 77479 Home Phone Number: 832 860 1979


Signature of President/CEO

ACKNOWLEDGEMENT

State of Nebraska
County of Scotts Bluff

October 5, 2021
Date

Kimberley E Wright

The foregoing instrument was acknowledged before me this

by Perawiradi A Koesnady
name of person acknowledge

Affix Seal



List names of all officers, directors and stockholders including spouses (even if a spousal affidavit has been submitted)

Last Name: Koesnady First Name: Perawiradi MI: A

Title: President Number of Shares 1.000

Spouse Full Name (indicate N/A if single): N/A

Spouse Social Security Number: _____ Date of Birth: _____

Last Name: _____ First Name: _____ MI: _____

Social Security Number: _____ Date of Birth: _____

Title: _____ Number of Shares _____

Spouse Full Name (indicate N/A if single): _____

Spouse Social Security Number: _____ Date of Birth: _____

Last Name: _____ First Name: _____ MI: _____

Social Security Number: _____ Date of Birth: _____

Title: _____ Number of Shares _____

Spouse Full Name (indicate N/A if single): _____

Spouse Social Security Number: _____ Date of Birth: _____

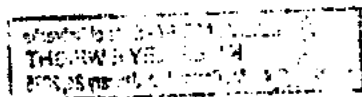
Last Name: _____ First Name: _____ MI: _____

Social Security Number: _____ Date of Birth: _____

Title: _____ Number of Shares _____

Spouse Full Name (indicate N/A if single): _____

Spouse Social Security Number: _____ Date of Birth: _____



List names of all officers, directors and stockholders including spouses (Even if a spousal affidavit has been submitted)

Last Name: _____ First Name: _____ MI: _____

Social Security Number: _____ Date of Birth: _____

Title: _____ Number of Shares _____

Spouse Full Name (indicate N/A if single): _____

Spouse Social Security Number: _____ Date of Birth: _____

Last Name: _____ First Name: _____ MI: _____

Social Security Number: _____ Date of Birth: _____

Title: _____ Number of Shares _____

Spouse Full Name (indicate N/A if single): _____

Spouse Social Security Number: _____ Date of Birth: _____

Last Name: _____ First Name: _____ MI: _____

Social Security Number: _____ Date of Birth: _____

Title: _____ Number of Shares _____

Spouse Full Name (indicate N/A if single): _____

Spouse Social Security Number: _____ Date of Birth: _____

Last Name: _____ First Name: _____ MI: _____

Social Security Number: _____ Date of Birth: _____

Title: _____ Number of Shares _____

Spouse Full Name (indicate N/A if single): _____

Spouse Social Security Number: _____ Date of Birth: _____

Is the applying corporation controlled by another corporation/company?

☐ YES

☒ NO

If yes, complete controlling corporation insert form 185

Indicate the Corporation's tax year with the IRS (Example January through December)

Starting Date: October 15 '2021 Ending Date: Dec 31 '2021

Is this a Non-Profit Corporation?

☐ YES

☒ NO

If yes, provide the Federal ID # _____

In compliance with the ADA, this corporation insert form 3a is available in other formats for persons with disabilities.
A ten day advance period is requested in writing to produce the alternate format.

FORM 101
REV DEC 2015
Page 4 of 4

Nebraska Secretary of State

POCU, INC.

Wed Oct 13 16:42:36 2021

SOS Account Number

2108254344

Status

Active

Principal Office Address

No address on file

Registered Agent and Office Address

ELISE MOOC

829 FERDINAND PLAZA

SCOTTSBLUFF, NE 69361

Nature of Business

Not Available

Entity Type

Domestic Corp

Qualifying State: NE

Date Filed

Aug 12 2021

Next Report Due Date

Jan 01 2022

Filed Documents

Filed documents for POCU, INC. may be available for purchase and downloading by selecting the Purchase Now button. Your Nebraska.gov account will be charged the indicated amount for each item you view. If no Purchase Now button appears, please contact Secretary of State's office to request document(s).

Document	Date Filed	Price	
Articles of Incorporation	Aug 12 2021	\$0.45 = 1 page(s) @ \$0.45 per page	Purchase Now
Proof of Publication	Sep 20 2021	\$0.45 = 1 page(s) @ \$0.45 per page	Purchase Now

Good Standing Documents

- If you need your Certificate of Good Standing Apostilled or Authenticated for use in another country, you must contact the Nebraska Secretary of State's office directly for information and instructions. Documents obtained from this site cannot be Apostilled or Authenticated.

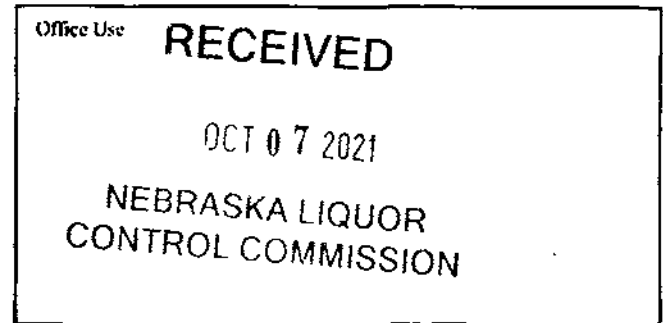
Online Certificate of Good Standing with Electronic Validation**\$6.50**

This certificate is available for immediate viewing/printing from your desktop. A Verification ID is provided on the certificate to validate authenticity online at the Secretary of State's website.

[Purchase Now](#)

**MANAGER APPLICATION
INSERT - FORM 3c**

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



FORM MUST BE COMPLETELY FILLED OUT IN ORDER FOR APPLICATION TO BE PROCESSED

MANAGER MUST:

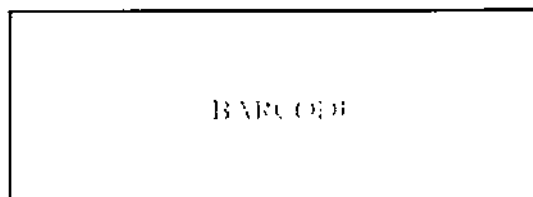
- Complete all sections of the application. Be sure it is signed by a member or corporate officer, corporate officer or member must be an individual on file with the Liquor Control Commission
- Fingerprints are required. See form 147 for further information, read form carefully to avoid delays in processing, this form **MUST** be included with your application.
- Provide a copy of one of the following: US birth certificate, naturalization papers or current US passport (even if you have provided this before)
- Be a registered voter in the State of Nebraska, include a copy of voter card or print document from Secretary of State website with application

Spouse who will not participate in the business, spouse must:

- Complete the Spousal Affidavit of Non Participation Insert (must be notarized). The non-participating spouse completes the top half; the manager completes the bottom half. **Be sure to complete both halves of this form.**
- Need not answer question #1 of the application

Spouse who will participate in the business, the spouse must:

- Sign the application
- Fingerprints are required. See form 147 for further information, read form carefully to avoid delays in processing, this form **MUST** be included with your application.
- Provide a copy of one of the following: birth certificate, naturalization papers or current US passport (even if you have provided this before)
- Be a registered voter in the state of Nebraska, include a copy of voter card with application
- Spousal Affidavit of Non Participation Insert **not** required



**MANAGER APPLICATION
INSERT - FORM 3c**

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

Office Use

RECEIVED

OCT 07 2021

NEBRASKA LIQUOR
CONTROL COMMISSION

MUST BE:

- ✓ Include copy of US birth certificate, naturalization paper or current US passport
- ✓ Nebraska resident. Include copy of voter registration card or print out document from Secretary of State website
- ✓ Fingerprinted. See form 147 for further information. read form carefully to avoid delays in processing, this form **MUST** be included with your application
- ✓ 21 years of age or older

Corporation/LLC information

Name of Corporation/LLC: Pocu Inc

Premise information

Liquor License Number: _____ Class Type I (if new application leave blank)

Premise Trade Name/DBA: Wonderful House

Premise Street Address: 829 Ferdinand Plz

City: Scottsbluff County: Scotts Bluff Zip Code: 69361

Premise Phone Number: (308) 6321668

Premise Email address: [REDACTED]

The individual whose name is listed as a corporate officer or managing member as reported on insert form 3a or 3b or listed with the Commission. To see authorized officers or members search your license information [here](#).



SIGNATURE REQUIRED BY CORPORATE OFFICER / MANAGING MEMBER

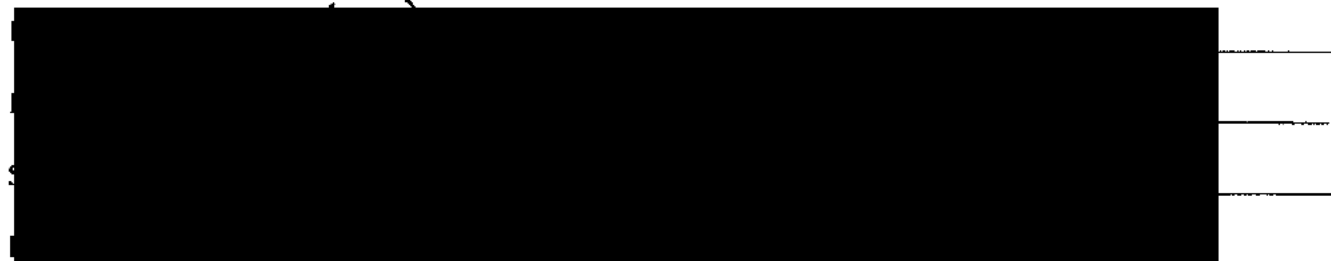
(Faxed signatures are acceptable)

Manager's information must be completed below PLEASE PRINT CLEARLY

Last Name: Mooe First Name: Elise MI: _____

Home Address: 1402 W 42nd St

City: Scottsbluff County: Scotts Bluff Zip Code: 69361



Email address: elise792003@yahoo.com

Are you married? If yes, complete spouse's information (Even if a spousal affidavit has been submitted)

☐ YES

☒ NO

Spouse's information

Spouses Last Name: _____ First Name: _____ MI: _____

Social Security Number: _____

Driver's License Number & State: _____

Date Of Birth: _____ Place Of Birth: _____

APPLICANT & SPOUSE MUST LIST RESIDENCE(S) FOR THE PAST TEN (10) YEARS
APPLICANT SPOUSE

CITY & STATE	YEAR FROM	YEAR TO	CITY & STATE	YEAR FROM	YEAR TO
Scottsbluff & NE	2010	Present			

MANAGER'S LAST TWO EMPLOYERS

YEAR FROM TO	NAME OF EMPLOYER	NAME OF SUPERVISOR	TELEPHONE NUMBER
2010 Present	Wonderful House	N/A	(308) 632 1668
2001 2009	Wonderful Kitchen	N/A	(308) 762 1922

1. READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY.

Must be completed by both applicant and spouse, unless spouse has filed an affidavit of non-participation.

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, include traffic violations. Also list any charges pending at the time of this application. If more than one party, please list charges by each individual's name. 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.

Name of Applicant	Date of Conviction (mm/yyyy)	Where Convicted (City & State)	Description of Charge	Disposition
Elise Mocc		Scottsbluff and Alliance	speeding	fine

2. Have you or your spouse ever been approved or made application for a liquor license in Nebraska or any other state?

☒ YES ☐ NO

IF YES, list the name of the premise(s):

Wonderful House

3. Do you, as a manager, qualify under Nebraska Liquor Control Act (§53-131.01) and do you intend to supervise, in person, the management of the business?

☒ YES ☐ NO

4. List the alcohol related training and/or experience (when and where) of the person making application.

*NLCC Training Certificate Issued: 07/13/2016 Name on Certificate: Elise Mooc

Applicant Name	Date (mm/yyyy)	Name of program (attach copy of course completion certificate)
Elise Mooc	07/13/2016	Nebraska Alcohol Server/Seller cert

*For list of NLCC Certified Training Programs see training

Experience:

Applicant Name / Job Title	Date of Employment:	Name & Location of Business:
Elise Mooc / manager	Sept 2010	Wonderful House 829 Ferdinand Plz

5. Have you enclosed form 147 regarding fingerprints?

☒ YES ☐ NO

PERSONAL OATH AND CONSENT OF INVESTIGATION

The above individual(s), being first duly sworn upon oath, deposes and states that the undersigned is the applicant and/or spouse of applicant who makes the above and foregoing application that said application has been read and that the contents thereof and all statements contained therein are true. If any false statement is made in any part of this application, the applicant(s) shall be deemed guilty of perjury and subject to penalties provided by law. (Sec §53-131.01) Nebraska Liquor Control Act.

The undersigned applicant hereby consents to an investigation of his/her background including all records of every kind and description including police records, tax records (State and Federal), and bank or lending institution records, and said applicant and spouse waive any rights or causes of action that said applicant or spouse may have against the Nebraska Liquor Control Commission and any other individual disclosing or releasing said information to the Nebraska Liquor Control Commission. If spouse has **NO** interest directly or indirectly, a spousal affidavit of non-participation may be attached.

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.

***Applicant Notification and Record Challenge:** Your fingerprints will be used to check the criminal history records of the FBI. You have the opportunity to complete or challenge the accuracy of the information contained in FBI identification record. The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in Title 28, CFR, 16.34.*

Elise Mooc

Signature of Manager Applicant

Signature of Spouse

ACKNOWLEDGEMENT

State of Nebraska

County of Scotts Bluff The foregoing instrument was acknowledged before me this

1st of October, 2021 by Elise Mooc

date

NAME OF PERSON BEING ACKNOWLEDGED

Kimberley E Wright
Notary Public signature

Affix Seal



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.



[Back to Lookup](#) / [Registrant Detail](#)

Elise Mooc

Political Party
Nonpartisan

Precinct
Scottsbluff 8

Election Details

11/03/2020 2020 General Election

We did not find an absentee or provisional ballot associated with the selected election. This website does not track the status of a traditional ballot voted at the polls. If you voted a traditional ballot at the polls, your ballot has been accepted and counted.

Polling Location

First Baptist Church

3009 Avenue I Scottsbluff, NE 69361



Early Voting Sites

County Admin. Bldg.



1825 10th St, Gering, Ne, NE 69341

Ballot Styles

0028

Districts

Show

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12:21



< 12 Certificate of course co... >

Certificate of Completion

This is to certify that

elise mooc

has successfully completed the

LifeUOReexam.com Responsible Beverage

Server and Seller Training Program

Course Name: Nebraska Alcohol Server/Seller
Certification

Edward D. Milman, Administrator
www.LifeUOReexam.com

Date: 07/13/2016
Expiration: 16 Months
Certificate #: 3629
Birth Date: 04/18/1979



**PRIVACY ACT STATEMENT/
SUBMISSION OF FINGERPRINTS /
PAYMENT OF FEES TO NSP-CID**

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

RECEIVED

OCT 07 2021

NEBRASKA LIQUOR
CONTROL COMMISSION

Date Stamp Here Only
Do not stamp any of the following pages

**THIS FORM IS REQUIRED TO BE SIGNED BY EACH PERSON BEING FINGERPRINTED:
DIRECTIONS FOR SUBMITTING FINGERPRINTS AND FEE PAYMENTS:**

- **FAILURE TO FILE FINGERPRINT CARDS AND PAY THE REQUIRED FEE TO THE NEBRASKA STATE PATROL WILL DELAY THE ISSUANCE OF YOUR LIQUOR LICENSE**
- Fee payment of \$45.25 per person **MUST** be made **DIRECTLY** to the Nebraska State Patrol;
It is recommended to make payment through the NSP PayPort online system at www.ne.gov/go/nsp
Or a check made payable to **NSP** can be mailed directly to the following address:
*****Please indicate on your payment who the payment is for (the name of the person being fingerprinted) and the payment is for a Liquor License*****
The Nebraska State Patrol – CID Division
4600 Innovation Drive
Lincoln, NE 68521
- Fingerprints taken at NSP LIVESCAN locations will be forwarded to NSP – CID
Applicant(s) will not have cards to include with license application.
- Fingerprints taken at local law enforcement offices may be released to the applicants;
Fingerprint cards should be submitted with the application.

Applicant Notification and Record Challenge: Your fingerprints will be used to check the criminal history records of the FBI. You have the opportunity to complete or challenge the accuracy of the information contained in the FBI identification record. The procedures for obtaining a change, correction, or updating a FBI identification record are set forth in Title 28, CFR, 16.34.

******Please Submit this form with your completed application to the Liquor Control Commission******

Trade Name Wonderful House

Name of Person Being Fingerprinted: Elise Mooc

Date fingerprints were taken: 09/30/2021

Location where fingerprints were taken: Scottsbluff

How was payment made to NSP?

☒ NSP PAYPORT ☐ CASH ☐ CHECK SENT TO NSP CK # _____

My fingerprints are already on file with the commission – fingerprints completed for a previous application less than 2 years ago? YES ☐

Elise Mooc

SIGNATURE REQUIRED OF PERSON BEING FINGERPRINTED

FORM 147
REV JUNE 2021

**PRIVACY ACT STATEMENT/
SUBMISSION OF FINGERPRINTS /
PAYMENT OF FEES TO NSP-CID**

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

RECEIVED
OCT 07 2021
NEBRASKA LIQUOR
CONTROL COMMISSION

**THIS FORM IS REQUIRED TO BE SIGNED BY EACH PERSON BEING FINGERPRINTED:
DIRECTIONS FOR SUBMITTING FINGERPRINTS AND FEE PAYMENTS:**

- **FAILURE TO FILE FINGERPRINT CARDS AND PAY THE REQUIRED FEE TO THE NEBRASKA STATE PATROL WILL DELAY THE ISSUANCE OF YOUR LIQUOR LICENSE**
- Fee payment of \$45.25 per person **MUST** be made **DIRECTLY** to the Nebraska State Patrol:
It is recommended to make payment through the NSP PayPort online system at www.ne.gov/go/nsp
Or a check made payable to **NSP** can be mailed directly to the following address:
*****Please indicate on your payment who the payment is for (the name of the person being fingerprinted) and the payment is for a Liquor License*****
The Nebraska State Patrol – CID Division
4600 Innovation Drive
Lincoln, NE 68521
- Fingerprints taken at NSP LIVESCAN locations will be forwarded to NSP – CID
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- Fingerprints taken at local law enforcement offices may be released to the applicants:
Fingerprint cards should be submitted with the application.

Applicant Notification and Record Challenge: Your fingerprints will be used to check the criminal history records of the FBI. You have the opportunity to complete or challenge the accuracy of the information contained in the FBI identification record. The procedures for obtaining a change, correction, or updating a FBI identification record are set forth in Title 28, CFR, 16.34.

****Please Submit this form with your completed application to the Liquor Control Commission****

Trade Name WONDERFUL HOUSE

Name of Person Being Fingerprinted: PERAWIRADI KOESNADY

Date fingerprints were taken: _____

Location where fingerprints were taken: SCOTTSBUFF

How was payment made to NSP?

☐ NSP PAYPORT ☐ CASH ☐ CHECK SENT TO NSP CK # _____

My fingerprints are already on file with the commission – fingerprints completed for a previous application less than 2 years ago? YES ☐

SIGNATURE REQUIRED OF PERSON BEING FINGERPRINTED

FORM 147
REV JUNE 2021

Wonderful House Business Plan

Wonderful House Restaurant is located at 829 Ferdinand Plaza, Scottsbluff, Nebraska serving Asian cuisine. We offer our patrons alcohol in the form of beer, wine and distilled spirits to be served with their meal.

The operating hours of the restaurant is Monday-Sunday 11:00 a.m. to 9:00 p.m.

We strive to provide a relaxing dining experience for our patrons when they visit our establishment.

COMMERCIAL LEASE AGREEMENT

THIS AGREEMENT is and entered into by and between the following parties:

Owner: Elise Mooc
1402 West 42nd street
Scottsbluff, NE 69361

Lessee: Pocu, Inc.
829 Ferdinand Plaza
Scottsbluff, NE 69361

FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS CONTAINED HEREIN, the parties agrees as follows:

1. Demised Premises. Owner leases to Lessee, and Lessee leases from Owner, upon the terms and condition hereinafter set forth, the following described premises:
The building located on 829 Ferdinand Plaza, Scottsbluff, Nebraska, 69361.
2. Term. This Lease Agreement shall be in full force for a period of ten (10) years, commencing October 1, 2021 and terminating as set forth herein.
3. Rental. Lessee agrees to pay as rental for the demised premises during the term of this Lease Agreement \$3,500 per month on or before the first day of each month, in advance, during the term hereof, to Owner.
4. Utilities. It is understood and agreed between the parties that Lessee shall pay the cost of all utilities used in said building. For purpose4s of the provision, the term "utilities" shall include all charges for heat electricity, water and sewer, and trash removal.
5. Maintenance. Lessee will be responsible for all maintenance and repair of the demised premises.
6. Use of Premises. Lessee shall use and occupy the demised premises only for the business purposes of the Wonderful House restaurant. Lessee shall not use or occupy or permit the demised premises or any part thereof to be used or occupied for any unlawful business, use or purpose, nor for any business, use or purpose, deemed disreputable or extra-hazardous, nor for any purpose or in any manner which is in violation of any present or future governmental laws or regulation, or which will increase the rate of fire insurance for said office building, or which shall make void or voidable any insurance then in force with respect thereto, or which will make it impossible to obtain fire insurance or other insurance or which will case or be likely to cause structural damage to said office building or any part thereof. Lessee further Agrees that Lessee will not permit any noise or nuisance in the demised premises to the disturbance of other lessee in said office building. Lessee shall not permit refuse, junk, or other unsightly material to collect in the demised premises, and shall not commit or suffer to be committed any waste, injury or damage to the demised premises.
7. Taxes and Insurance. Lessee shall pay all real estate taxes and shall maintain casualty and liability insurance on said building, naming all owners as additional insureds under the liability coverage. All liability policies under this paragraph shall be in an amount of not less than \$700,000.
8. Liability for Damage. Owner shall not be liable or responsible to any party or person whomsoever, including Lessee, for any damage to property of Lessee or such other persons in, on, or about the demised premises, caused by fire, overflow of water, breaking or leaking of roof, pipes, windows, or any fixtures or other

improvements in and on the demised premises, or any lack of heat or water.

9. Indemnity. Lessee shall hold Owner free and harmless from any lien, judgment claim or demand for any loss, damage or injury to person or property of any nature whatsoever arising from or occasioned by act or omission on the part of Lessee, or Lessee's employees, business or invitees.
10. Alterations. Lessee shall not make or suffer to be made any alterations, improvements or changes in the demised premises during the term of the Lease Agreement without first obtaining the consent of Owner in writing.
11. Non-assignment. Lessee agrees that Lessee will not sell, assign sublease or relinquish any part or all of the demised premises without the prior written consent of Owner, except that Lessee may permit use of the demised premises by others associated with Lessee or others who may be employed by Lessee.
12. Fixture and Signs. Lessee shall have the right, at Lessee's sole expense, to install any equipment, furniture or fixtures required in the operation of Lessee's business and display on the exterior of the leased premises suitable signs advertising Lessee's name and business, provided that such lettering and signs are consistent with accepted practices within Lessee's business, and provided further that the installation or removal of such signs do no unduly damage the building. Upon the termination of this Lease Agreement or any renewal thereof, Lessee may remove from the demised premises any equipment, furniture, fixtures or signs which Lessee has installed at Lessee's sole expense, and Lessee agrees to pay the cost of any repairs to the building necessitated by the installation or removal of any such fixtures or signs.
13. Inspection. Owner may enter the demised premises at any reasonable time to inspect the premises, or for any lawful or necessary purpose; and may also enter the demised premises at any reasonable time within ninety (90) days prior to the expiration of this Lease Agreement to show the demised premises to prospective tenants.
14. Abatement of Rent. Should the leased premises become untenable because of casualty, Owner shall have the option of restoring the premises to tenantable condition, or may terminate this Lease Agreement. During the period that the premises are untenable, Lessee shall not be obligated to pay rent unless such condition arises because of the act or omission of Lessee or persons in, on or about the demised premises by reason of the occupancy thereof by Lessee. Should abatement occur for part of a month, rent shall be prorated on the basis of a 30-day month.
15. Failure to Pay Rent. Should Lessee fail to make a payment of rental when due hereunder, and should default continue for a period of 30 days, Owner may terminate this lease Agreement without granting Lessee any further grace period. Lessee shall pay interest on the amount in default more than ten days at the rate of 12 percent per annum.
16. Other default. Should Owner deem any other provision of this Lease Agreement violated by Lessee, notice thereof may be furnished to Lessee, and Lessee shall have ten days from receipt thereof in which to remedy or to commence to remedy said violation. If at the end of said ten-day period Lessee has not commenced reasonable efforts to remedy the violation, and if said breach is a material violation of the provisions of this Lease Agreement, Owner may thereupon terminate the Lease Agreement, or may remedy the violation and assess the expense thereof Lessee.
17. Renewal and Termination. At the expiration of this Lease Agreement, or upon its termination for any reason, Lessee agrees to yield up possession of the demised premises without further notice, and will surrender occupancy of the demised premises in as good condition as reasonable use thereof and natural wear will permit.

In the event of termination prior to the end of the term hereof, because of Lessee's default, Owner may lease the premises or any part thereof for the account and benefit of Lessee, which lease may be in the name of Owner, upon such terms and to such persons as Owner deems appropriate. If sufficient rental is not received from the lease to satisfy the rentals or damage due to hereunder, Lessees will be obligated to pay any deficiency, and neither the termination of this Lease Agreement nor the subsequent reletting by owner shall in any manner release Lessee from the performance of any of the covenants or conditions of this Lease Agreement.

Failure of Owner to exercise any of its options upon default shall not waive any right to exercise such options upon a subsequent default.

If Lessee fails to surrender possession in conformity with this provision, then Owner may be entitled to use any remedy available to Owner under the Laws of Nebraska.

This Lease shall renew automatically on its terms at each anniversary unless notice to terminate is given by either party.

18. Applicability of Nebraska Law. Except as otherwise specifically provide herein, the general law of the State of Nebraska with respect to landlord and tenant relationships for commercial property shall govern the rights and liabilities of the parties hereto.
19. Benefit. This Lease Agreement shall benefit and bind the parties hereto, their heirs, personal representatives, successors and lawful assigns from and after the date hereof.

Dated this 15 day of October, 2021

Elise Mooc

Elise Mooc, Owner

[Redacted Signature]

Perawiradi Koesnady on behalf of Pocu, Inc., Lessee

STATE OF NEBRASKA)
) ss.

COUNTY OF SCOTTSBLUFF)

The foregoing instrument was acknowledged before me this 13th day of October, 2021, by Elise Mooc, Owner

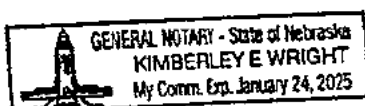


Kimberley E. Wright
Notary Public

STATE OF NEBRASKA)
) ss.

COUNTY OF SCOTTSBLUFF)

The foregoing instrument was acknowledged before me this 13th day of October, 2021, by Perawiradi Koesnady on behalf of Pocu, Inc.



Kimberley E. Wright
Notary Public

CHECK LIST**Neb. Rev. Stat. §53-132 (Reissue 2016)**

Council should determine the propensity of whether or not to grant the liquor license that has been requested. In that regard, suitability and fitness and the following four criteria are most important:

- (2)(a) Applicant is fit, willing and able to provide the service proposed.
- (2)(b) Applicant can conform to all laws.
- (2)(c) Applicant has demonstrated that the type of management and control exercised over the licensed premises will be sufficient to ensure conformance with law.
- (2)(d) Issuance of the license is or will be required by the present or future public convenience and necessity.

In making its determination Council may also consider as the Nebraska Liquor Control Commission will consider, the following. The Council should not base its recommendation on any of the following criteria, but may chose to comment to the Commission about one or more of the criteria:

- (3)(b) Citizen's protest.
- (3)(c) Existing population/growth.
- (3)(d) The nature of the neighborhood around the location.
- (3)(e) Existence of other licenses.
- (3)(f) Existing motor vehicle and pedestrian traffic in the vicinity.
- (3)(g) Adequacy of existing law enforcement.
- (3)(h) Zoning restrictions.
- (3)(i) Sanitary conditions.
- (3)(j) Whether the type of business or activity proposed will be consistent with the public interest.

*OTHER COUNCIL CONCERNS

Memorandum

To: THE HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
From: Kevin Spencer, Chief of Police
Date: 11/12/2021
Re: Application for a Class I Liquor License number, I-124569, Pocu Inc., dba: Wonderful House, 829 Ferdinand Plz., Scottsbluff, NE., 69361.

AUTHORITY: The Scottsbluff Police Department reports specific information to the City Council whenever a liquor license application is presented. The information furnished by the Police Department conforms to Chapter 53, Reissue Revised Statutes of Nebraska 1943, and Section 53-132, which outlines the factors which the Commission may consider in granting a liquor license.

COMMENTARY

53-132: Section 2

(A) The applicant is fit, willing and able to properly provide the service proposed within the city where the premises described in the application are located:

A background check was conducted on Elise Mooc and Perawiradi Keosnady as a means to determine their fitness to hold a liquor license in the state of Nebraska. Elise Mooc reported a speeding conviction in Scottsbluff and Alliance, however I was not able to find convictions for any offense. Perawiradi Koesnady reported a speeding conviction in Sugarland, Texas, I was unable to find that conviction or a conviction for any offense.

Elise Mooc appeared before the City of Scottsbluff Liquor License Holders Investigatory Board on November 4, 2021 at 4:00 P.M., to discuss this license. I asked Elise about her prior experience in the restaurant, alcohol service industry. Elise told us that she has over 20 years' experience in the restaurant, alcohol business. Elise explained the processes that are in place at the Wonderful House to prevent alcohol violations. At the conclusion of the discussion the Liquor License Holders Investigatory Board voted to give a positive recommendation to council regarding Elise's liquor license application.

Considering the information gathered I find no reason to believe the applicants are not fit to hold a liquor license.

(B) The applicant can conform to all provisions, requirements, rules and regulations provided for in the Nebraska Liquor Control Act:

Any operator must adhere to the existing laws while doing business in the community and adhere to acceptable business practices.

Elise explained to me that she attended the Responsible Beverage Server training in July of 2016. Elise said that all four of her employees that serve alcohol have a great deal of experience and are encouraged to check everyone's identification to determine their age. Elise said that there is a digital "born on" calendar available to employees to help them determine if a customer is 21 years of age or over.

The applicant appears to have the ability and willingness to conform to language within the Nebraska Liquor Control Act.

- (C) The applicant has demonstrated that the type of management and control exercised over the licensed premises will be sufficient to insure that the licensed business can conform to all provisions, requirements, rules and regulations provided for in the Nebraska Liquor Control Act:**

Elise Mooc reported that all of the alcohol is out for sell, explaining that they do not sell a lot of alcohol. Elise explained that she is responsible for the alcohol and completes the ordering and inventory. Elise stated that the business does have video cameras,

The applicant appears committed to complying with all provisions, requirements, rules and regulations provided for in the Nebraska Liquor Control Act.

- (D) The issuance of the license is or will be required by the present or future public convenience and necessity:**

The establishment will be opened Monday through Sunday from 11:00 A.M. to 9:00 P.M.

Oversight and accountability will be a priority for the applicants as it relates to the sale of alcoholic beverages.

SPECIFIC ISSUES COMMISSION MAY CONSIDER

- (E) The existence of a citizen's protest made in accordance with Section 53-133:**

There have been no known citizen protests of this business.

- (F) The nature of the neighborhood or community of the location of the proposed licensed premises:**

The business is located at 829 Ferdinand Plaza, Scottsbluff, NE. It is a business that will attract customers during the lunch and dinner hours seven days a week Monday through Sunday. Its location is easily accessible and convenient for customers. I would not anticipate any issues with location.

- (G) The existence or absence of other retail licenses or bottle club licenses with similar privilege within the neighborhood or community of the location or the proposed licensed premises.**

There are other businesses of this nature in the immediate area.

- (H) The existing motor vehicle and pedestrian traffic flow in the vicinity of the proposed licensed premises:**

Although no recent traffic studies have been completed regarding motor vehicle traffic of the general area, the traffic flow is not of a concern at this time nor is pedestrian traffic.

(I) The adequacy of existing law enforcement:

The Scottsbluff Police Department is allowed 33 full time officers in the department and handled approximately 17,073 calls for service in 2020. The number of liquor licenses within the jurisdictional boundaries of the Police Department, regardless of the class, continues to be a concern to the Police Department and even routine monitoring of their business practices is difficult. Compliance checks continue to remain a concern to those businesses that sell alcohol to minors. The Nebraska State Patrol has assumed liquor law enforcement duties and their wide jurisdiction generally precludes any particular focus in the city.

(J) Whether the type of business or activity proposed to be operated in conjunction with the proposed license is and will be consistent with the public interest:

Adequate staffing and training, as well as close supervision of patrons are important. Cooperation with the Police Department by management will help to eliminate or diminish potential problems or violations.

EXHIBIT IV

Memo

Date: November 15, 2021

To: Honorable Mayor McKerrigan and Members of the City Council

From: Kimberley Wright, City Clerk

CC: Dustin Rief, City Manager

Re: Pocu, Inc., d/b/a Wonderful House

The city clerk is required by ordinance to report specific information to the city council whenever a liquor license application hearing is held.

Following are the existing licenses, their class, address and proximity to other licensed premises:

Class of License

Class A	Beer only, for consumption on premises
Class B	Beer only, for consumption off premises
Class C	Alcoholic liquors, for consumption on and off premises
Class D	Alcoholic liquors, including beer, for consumption off premises
Class I	Alcoholic liquors, for consumption on the premises
Class IB	Alcoholic liquors, for consumption on the premises and beer only for consumption off premises.
Class L	Craft Brewery (Brew Pub)
Class W	Wholesale beer
Class Z	Microdistillery
Catering	Alcohol permitted by licensee's retail license, sold or served at events covered by special designated licenses

Class A Licenses

Restaurants

Mast Enterprises, Inc. dba Arthur's Pizza	2203-07 Broadway
---	------------------

Total Class A Licenses 1

Class B Licenses

Convenience Stores

Total Class B Licenses 0

Class C Licenses

Restaurants

El Charrito Restaurant & Lounge, Inc .
Tangled Tumbleweed
Las VII Americas Tortilleria
Flyover Brewing Company (Catering)
27th Street Bro's, LLC d/b/a Brothers 27th Street Wings and
Burgers (Catering)

802 21st Avenue
1823 Ave. A
1619 East Overland
1824 Broadway
2621 5th Avenue

Hotel/Motel

Holiday Inn Express

1821 Frontage Rd.

Taverns/Lounges

Hight's Tavern
Silver Saddle Lounge
Shots Bar and Grill
Bob's Garage & Bar
RSK Frontside, LLC dba Frontside
Racks Sports Bar, LLC (Catering)

20 West 18th Street
1901-B 21st Ave.
705 East Overland
1907 Broadway
1001 Avenue I
1402 East 20th St.- Suite B

Retail

Panhandle Cooperative Assn. (Catering)
Kelley's Liquor (Catering)

401 S. Beltline Hwy West
817 West 27th Street

Clubs

Elks BPO Lodge 1367 (Catering)

1614 1st Avenue

Bowling Alleys

TOTAL CLASS C LICENSES 15

Class D Licenses

Grocery Stores

Safeway of Western Nebraska
Panhandle Coop Assn.

601 Broadway
3302 Ave. B

Convenience Stores

East "O" Watering Hole
Scottsbluff Watering Hole
Big Bats
Git N Split
Cheema's Gas & Liquor
Route 26 Mart
Maverik Stores Inc.,
Walgreens
Western Travel Terminal
Essential Fuel

503 East Overland
121 W 27th Street
902 West Overland
506 West 27th Street
2002 Avenue I
1722 E 20th Street
920 West 36th St.,
205 West 27th Street
822 South Beltline Hwy W
2319 East Overland

Liquor Stores

Dermer's
Cigarette Chain

1311 E Overland Dr.
323 East Overland

Discount/Grocery Stores

Target (Catering)

Wal-Mart Supercenter #867

TOTAL CLASS D LICENSES**16**

1401 Frontage Rd.

3322 Avenue I

CLASS I LICENSES**Restaurants**

Rosita's (Catering)

Applebees

Chili's Grill & Bar

Wonderful House Restaurant

Ole, LLC

San Pedro Mexican Restaurant

Sam & Louie's Pizzeria (Catering)

16TH Empire

Taco Town

Prime Cut

Goonies Sports Bar & Grill

1205 East Overland

2302 Frontage Rd.

826 West 36th St.

829 Ferdinand Plaza

1901 East 20th Street23 West 27th St.

1522 Broadway

1605 Ave A

1007 West 27th St.305 West 27th St.1802 East 20th Place**Hotel/Motel**

Hampton Inn & Suites

2627 Lodging dba Fairfield Inn & Suites

301 W Hwy 26

902 Wintercreek Dr.

TOTAL CLASS I LICENSES 13**CLASS IB LICENSES****Nightclub**

Marez, LLC d/b/a Oasis

TOTAL CLASS IB LICENSES**1**

1722 Broadway

Class L Licenses

Flyover Brewing Company

TOTAL CLASS L LICENSES**1**

1824 Broadway

Class W Licenses**Wholesale**

High Plains Budweiser

TOTAL CLASS W LICENSES**1**

2810 Ave M

Class Z Licenses

Great Plains Distillery (Catering)

TOTAL CLASS Z LICENSES**1**

213 West Railway St.

TOTAL LICENSES	
Class A	1
Class B	0
Class C	15
Class D	16
Class I	13
Class IB	1
Class L	1
Class W	1
Class Z	1
TOTAL LICENSES	49

Memo

Exhibit V

Date: November 9, 2021
To: Honorable Mayor and City Council
From: Staff, Development Services
CC: Dustin Rief
Re: Class "I" Liquor License Application
Wonderful House
829 Ferdinand Plaza
Scottsbluff, NE 69361

Action:

Pocu Inc., DBA Wonderful House has applied for a new Class "I" liquor license.

The Development Services Department is required by Article 1, Chapter 11 of the Scottsbluff Municipal Code to report specific information to the Mayor and City Council whenever a liquor license application hearing is held. In accordance with that directive the following information is offered:

- (1) The property at 829 Ave. I is situated in a C-2 (Neighborhood and Retail Commercial) zoning district where a restaurant, bar, and or tavern is allowed by right pursuant to the City's Zoning Ordinance, Chapter 25, of the City's Municipal Code of Ordinances.
- (2) City off street parking requirements for a restaurant/bar require 1 parking space for every 3 seats. The current occupancy load is 155 and there are 55 stalls and 2 handicap spaces. There is more parking than required by code.
- (3) The use of this property is consistent with the surrounding neighborhood, which is generally business retail in nature. Surrounding property to the east, west, and south are also zoned C-2. The property to the north is zoned C-3 (Heavy Commercial).
- (4) There are no churches, schools, or other similar institutions within 300 feet of the subject property.
- (5) The current population of Scottsbluff according to the 2020 census is 14,417.