

CITY OF ARVADA

REGULAR MEETING

AGENDA
LOCAL LIQUOR LICENSING AUTHORITY
JUNE 9, 2025
10:00 A.M.

To participate please contact Sarah Walters via email or phone by 5:00pm on the Thursday prior to the meeting. swalters@arvada.org (720)898-7544

1. CALL TO ORDER
2. OLD BUSINESS – None
3. NEW BUSINESS
 - A. Application to Change, Alter, or Modify the Licensed Premises of the Fermented Malt Beverage and Wine Off-Premises Liquor License of Walmart Inc. dba Walmart #4734, at 9400 Ralston Road
 - A. Application for Transfer of Ownership of the Fermented Malt Beverage and Wine Off-Premises Liquor License of 7-Eleven Inc. d/b/a 7-Eleven 39261H to 7-Eleven Inc. & Waho Waho Corp. d/b/a 7-Eleven 39261B, 5490 Wadsworth Bypass
- B. PUBLIC HEARING – None
- C. OTHER AUTHORITY ITEMS – None
- D. STUDY SESSION – None
10. REPORT FROM CITY ATTORNEY’S OFFICE
11. REPORT FROM CITY CLERK’S OFFICE
12. REPORT FROM POLICE DEPARTMENT
13. ADJOURNMENT

**CITY OF ARVADA
LOCAL LIQUOR LICENSING AUTHORITY**

**AGENDA NO. 3.A.
DATE:** June 9, 2025

Item: Application to Change, Alter, or Modify the Licensed Premises of the Fermented Malt Beverage and Wine Off-Premises Liquor License of Walmart Inc. dba Walmart #4734, at 9400 Ralston Road

Initiated By: Walmart Inc.

Action Proposed: Consider Application

Presented by: Applicant or representative WILL be present.

Comments:

Attached are copies of the state application form and a drawing of the proposed modification request.

Suggested Order:

I order that the Application to Change, Alter, or Modify the Licensed Premises of the Fermented Malt Beverage and Wine Off-Premises Liquor License of Walmart Inc. dba Walmart #4734, at 9400 Ralston Road, be approved.

Approved with the condition: _____.

Continued until the Meeting of _____, 2025 at 5:30 p.m.

Set for Public Hearing on _____, 2025 at 5:30 p.m.

Permit Application and Report of Changes

All Answers Must Be Printed in Black Ink or Typewritten

Applicant is a ☒ Corporation ☐ Individual ☐ Partnership ☐ Limited Liability Company

License Number

04-00596

Name of Licensee

Walmart Inc.

Trade Name of Establishment (DBA)

Walmart #4734

Address of Premises (specify exact location of premises)

9400 RALSTON ROAD

City

Arvada

County

Jefferson

State

CO

ZIP Code

80002

Business Email Address

complic@wal-mart.com

Business Phone Number

(720) 624-0346

Select the Appropriate Section Below and Reference the Instructions on Page 1.

Section A – Manager

- ☐ Manager's Registration (Hotel & Restaurant)..... \$30.00
- ☐ Manager's Registration (Tavern)..... \$30.00
- ☐ Manager's Registration (Lodging & Entertainment)..... \$30.00
- ☐ Change of Manager (Other Licenses pursuant to section 44-3-301(8), C.R.S.)..... No Fee

Please note that Manager's Registration for Hotel & Restaurant, Lodging & Entertainment, and Tavern licenses requires a local fee with submission to the local licensing authority as well. Please reach out to local licensing authorities directly regarding local processing and fees.

Section B – Duplicate License

- ☐ Duplicate License \$50.00

Section C

- ☐ Retail Warehouse Storage Permit (each)..... \$100.00
☐ Wholesale Branch House Permit (each)..... \$100.00
☐ Change Corporation or Trade Name Permit (each)..... \$50.00
☐ Change Location Permit (each)..... \$150.00
☐ Winery/Limited Winery Noncontiguous or Primary Manufacturing Location Change..... \$150.00
☒ Change, Alter or Modify Premises.....\$150.00 x Total Fee:
☐ Addition of Optional Premises to Existing Hotel/Restaurant\$100.00 x Total Fee:
☐ Addition of Related Facility to an Existing Resort or Campus Liquor Complex.....\$160.00 x Total Fee:
☐ Campus Liquor Complex Designation..... No Fee
☐ Sidewalk Service Area..... \$75.00

Do Not Write in This Space – For Department of Revenue Use Only

Date License Issued	License Account Number	Period

The State may convert your check to a one time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department of Revenue may collect the payment amount directly from your bank account electronically.

Total Amount Due..... \$

Storage Permit

Retail Warehouse Storage Permit or a Wholesalers Branch House Permit

☐ Retail Warehouse Permit for:

☐ On-Premises Licensee (Taverns, Restaurants etc.)

☐ Off-Premises Licensee (Liquor stores)

☐ Wholesalers Branch House Permit

Address of Storage Premise

City

County

ZIP Code

Attach a deed/lease or rental agreement for the storage premises.

Attach a detailed diagram of the storage premises.

Change Trade Name or Corporate Name

☐ Change of Trade Name/DBA only

☐ Corporate Name Change (Attach the following supporting documents)

1. Certificate of Amendment filed with the Secretary of State, or
2. Statement of Change filed with the Secretary of State, and
3. Minutes of Corporate meeting, Limited Liability Members meeting, Partnership agreement.

Old Trade Name

New Trade Name

Old Corporate Name

New Corporate Name

Change of Location

Note to Retail Licensees: An application to change location has a local application fee of \$750 payable to your local licensing authority. You may only change location within the same jurisdiction as the original license that was issued. Pursuant to 44-3-311(1) C.R.S. Your application must be on file with the local authority thirty (30) days before a public hearing can be held.

Date filed with Local Authority

Date of Hearing

Address of current premises.

Address

City

County

ZIP Code

Address of proposed New Premises

(Attach copy of the deed or lease that establishes possession of the premises by the licensee)

Address

City

County

ZIP Code

New mailing address if applicable.

Address

City

County

State

ZIP Code

Attach detailed diagram of the premises showing where the alcohol beverages will be stored, served, possessed or consumed. Include kitchen area(s) for hotel and restaurants.

Winery/Limited Winery Noncontiguous or Primary Manufacturing Location Change

Select the option that applies to your situation:

- ☐ Make a current Primary Manufacturing Location (Location 1) into a Noncontiguous Location (Location 2); or
- ☐ Make a current Noncontiguous Manufacturing Location (Location 1) into a Primary Manufacturing Location (Location 2).

Address of Location 1:

Address

City

County

ZIP Code

Address of Location 2:

Address

City

County

ZIP Code

Change of Manager

Change of Manager or to **Register the Manager** of a Tavern, Hotel and Restaurant, Lodging & Entertainment liquor license or licenses pursuant to section 44-3-301(8), C.R.S.

Change of Manager

Former Manager's Name

New Manager's Name

Date of Employment

Has manager ever managed a liquor licensed establishment?..... ☐ Yes ☐ No

Does manager have a financial interest in any other liquor licensed establishment?..... ☐ Yes ☐ No

If yes, give name and location of establishment

Modify Premises or Addition of Optional Premises, Related Facility, or Sidewalk Service Area

Note: Licensees may not modify or add to their licensed premises until approved by state and local authorities.

(a) Describe change proposed

Changing the alcohol layout of the store to what we call a SWAS (Store within a Store) it is all in one section with additional signage also adding a cooler to the front of the store that will house Indv. Beer and Wine with snacks and pre-made food and drinks.

(b) If the modification is temporary, when will the proposed change:

Start (month/day/year)

End (month/day/year)

Note: The total state fee for temporary modification is \$300.00

(c) Will the proposed change result in the licensed premises now being located within 500 feet of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary?.....

☐ Yes

☒ No

(If yes, explain in detail and describe any exemptions that apply)

(d) Is the proposed change in compliance with local building and zoning laws?..... ☒ Yes ☐ No

(e) If this modification is for an additional Hotel and Restaurant Optional Premises has the local authority authorized by resolution or ordinance the issuance of optional premises?.....

☐ Yes

☒ No

(f) Attach a diagram of the current licensed premises and a diagram of the proposed changes for the licensed premises.

(g) Attach any existing lease that is revised due to the modification.

(h) For the addition of a Sidewalk Service Area per Regulation 47-302(A)(4), 1 C.C.R. 203-2, include documentation received from the local governing body authorizing use of the sidewalk. Documentation may include but is not limited to a statement of use, permit, easement, or other legal permissions.

Campus Liquor Complex Designation

An institution of higher education or a person who contracts with the institution to provide food services
I wish to designate my existing:

Liquor License Type

Liquor License Number

to a Campus Liquor Complex..... ☐ Yes ☐ No

Additional Related Facility

To add a Related Facility to an existing Resort or Campus Liquor Complex, include the name of the
Related Facility and include the address and an outlined drawing of the Related Facility Premises.

Address of Related Facility

Address

City

State

ZIP Code

Outlined diagram provided..... ☐ Yes ☐ No

Oath of Applicant

I declare under penalty of perjury in the second degree that I have read the foregoing application and all
attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

Print Name

Title

Signature

Date (MM/DD/YY)

Report and Approval of Local Licensing Authority (City / County)

The foregoing application has been examined and the premises, business conducted and character of
the applicant is satisfactory, and we do report that such permit, if granted, will comply with the applicable
provisions of Title 44, Articles 4 and 3, C.R.S., as amended. Therefore, This Application is Approved.

Local Licensing Authority (City or County)

Date filed with Local Authority

Signature

Title

Date (MM/DD/YY)

Report of State Licensing Authority

The foregoing has been examined and complies with the filing requirements of Title 44, Article 3,
C.R.S., as amended.

Signature

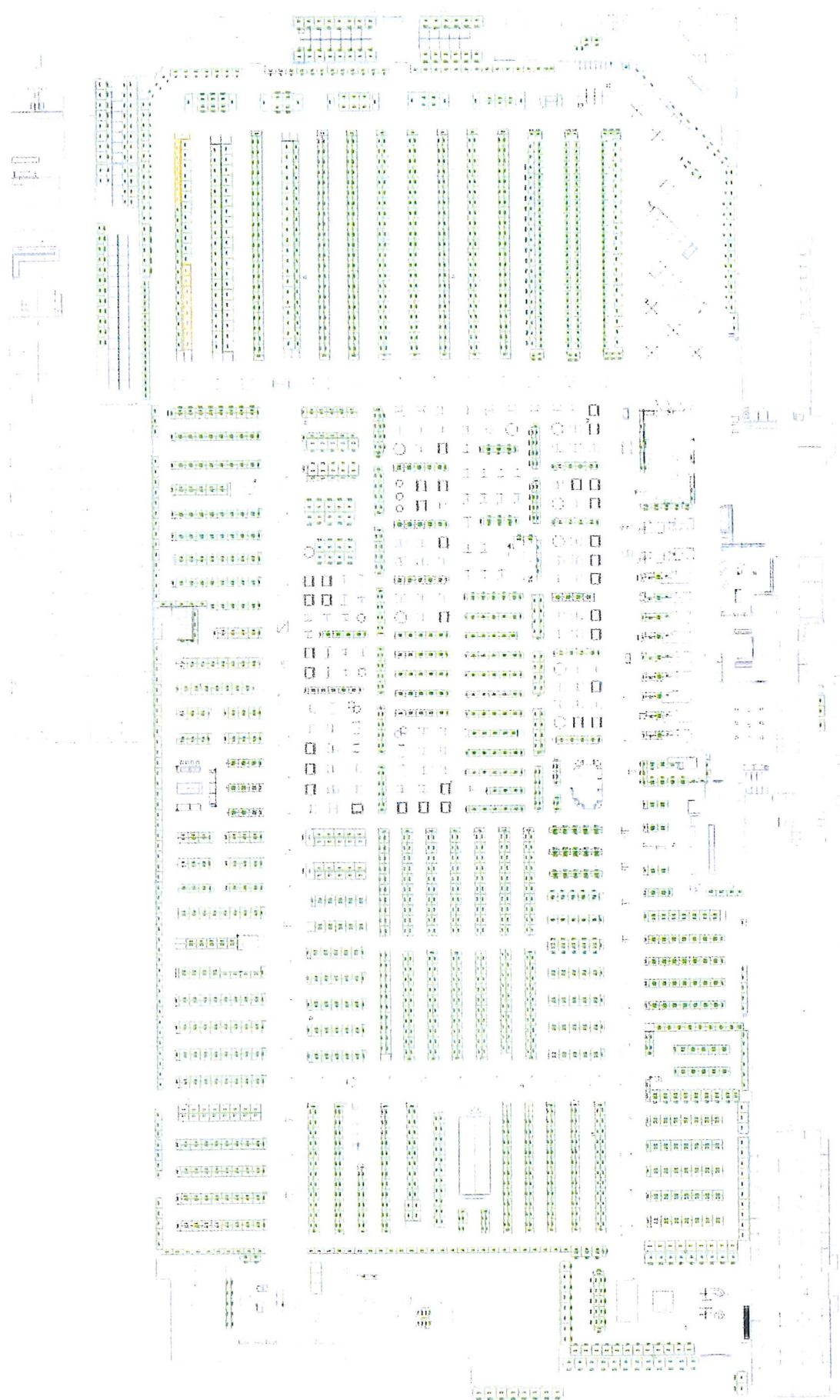
Title

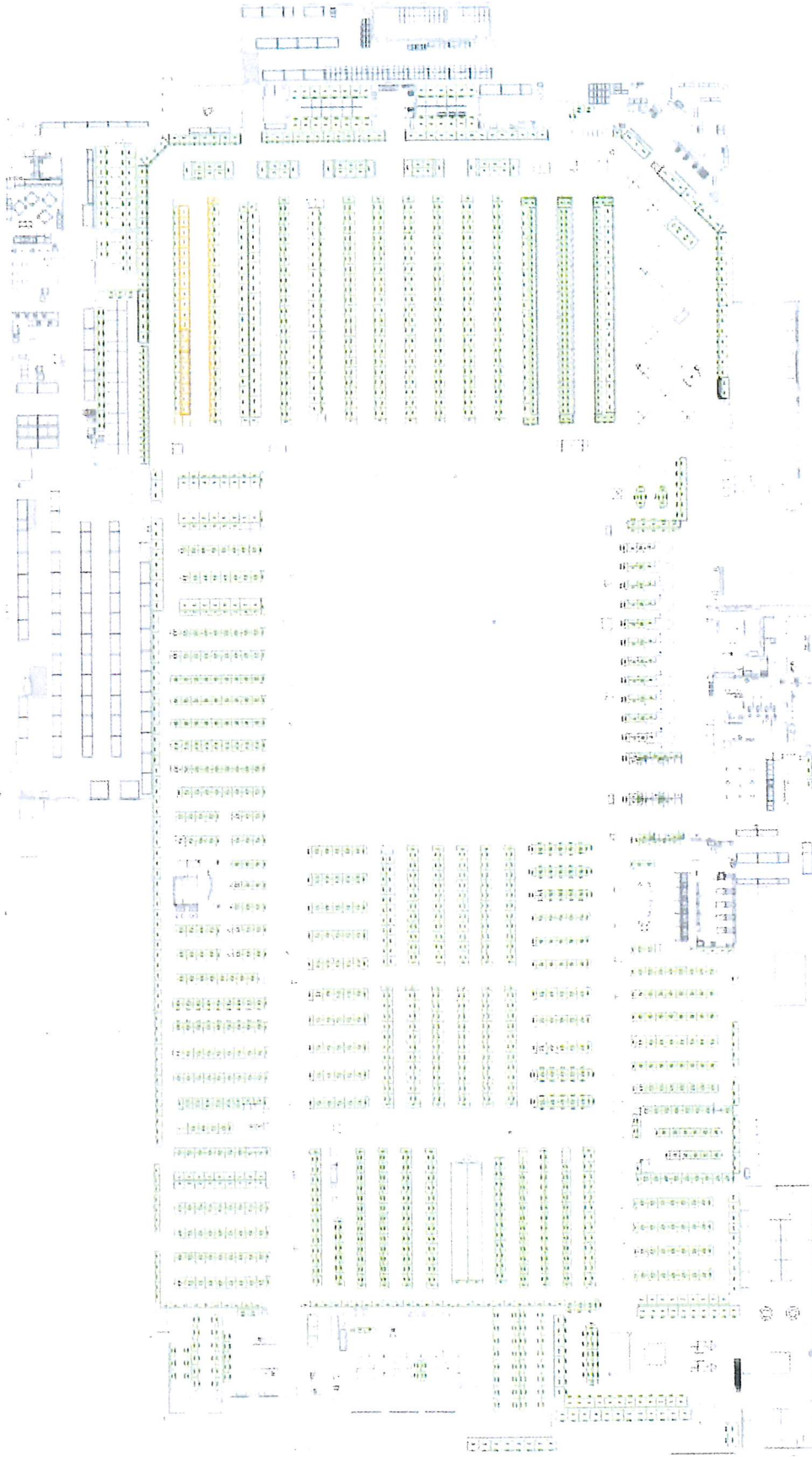
Date (MM/DD/YY)

Walmart #4734 License Number: 04-00596

BEFORE FLOORPLAN

56 Square Feet





**CITY OF ARVADA
LOCAL LIQUOR LICENSING AUTHORITY**

**AGENDA NO. 4.A.
DATE:** June 9, 2025

Item: Application for Transfer of Ownership of the Fermented Malt Beverage and Wine Off-Premises Liquor License of 7-Eleven Inc. d/b/a 7-Eleven 39261H to 7-Eleven Inc. & Waho Waho Corp. d/b/a 7-Eleven 39261B, 5490 Wadsworth Bypass

Initiated By: 7-Eleven Inc. & Waho Waho Corp.

Action Proposed: Consider Application

Presented by: Representatives for the applicant WILL be present.

Comments:

Attached is a copy of the state application form and the clearance memo from the Licensing Investigator.

Suggested Order:

I order that the Application for Transfer of Ownership of the Fermented Malt Beverage and Wine Off-Premises Liquor License of 7-Eleven Inc. d/b/a 7-Eleven 39261H to 7-Eleven Inc. & Waho Waho Corp. d/b/a 7-Eleven 39261B, 5490 Wadsworth Bypass, be approved.

Approved with the Condition: _____

Continued until the Meeting of: _____, 2025 at 10:00 p.m.

Set for Public Hearing on: _____, 2025 at 10:00 p.m.

fd 02 01/29

DR 8403 (03/07/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO Box 17087
Denver CO 80217-0087
(303) 205-2300

Fermented Malt Beverage/Fermented Malt Beverage and Wine Retailer License Application

This application only applies to Fermented Malt Beverage On-Premises, Fermented Malt Beverage On/Off-Premises, and Fermented Malt Beverage and Wine Retailer.

***Note that the Division will not accept cash.**

☐ Paid by check

Uploaded to Movelt on Date

☐ Paid online

☐ New License

☐ New-Concurrent

☒ Transfer of Ownership

• All answers must be printed in black ink or typewritten

• Applicant must check the appropriate box(es)

• Local license fee \$

• Applicant should obtain a copy of the Colorado Liquor, Beer and Wine Code:
SBG.Colorado.gov/Liquor

Applicant is applying as a/an:

☐ Individual

☐ Limited Liability Company

☐ Association or Other

☒ Corporation

☐ Partnership (includes Limited Liability and Husband and Wife Partnerships)

Applicant(s) If an LLC, name of LLC; if partnership, at least 2 partners' names; if corporation, name of corporation

FEIN

Trade Name of Establishment (DBA)

Sales Tax Number

Business Telephone

Address of Premises (specify exact location of premises)

City

County

State

ZIP Code

Mailing Address (Number and Street)

City or Town

State

ZIP Code

Email Address

Home Phone Number

If the premises currently has a liquor or beer license, you **must** answer the following questions:

Present Trade Name of Establishment (DBA)

7-Eleven, Inc. dba 7-Eleven Store 39261H

Present Sales License Number

04-02033

Present Class of License

Fermented Malt Bev & Wine

Present Expiration Date

08/20/2025

Section A - Nonrefundable Application Fee

- ☐ Application Fee for New License\$1,100.00
- ☐ Application Fee for New License - with Concurrent Review\$1,200.00
- ☒ Application Fee for Transfer.....\$1,100.00

Section B - Fermented Malt Beverage License Fees

- ☐ Retail Fermented Malt Beverage On-Premises (City)\$96.25
- ☐ Retail Fermented Malt Beverage On-Premises (County).....\$117.50
- ☒ Retail Fermented Malt Beverage and Wine (City).....\$96.25
- ☐ Retail Fermented Malt Beverage and Wine (County).....\$117.50
- ☐ Retail Fermented Malt Beverage and On/Off-Premises (City)\$96.25
- ☐ Retail Fermented Malt Beverage and On/Off-Premises (County)\$117.50
- ☐ Master File Location Fee.....\$25.00 x Total \$
- ☐ Master File Background.....\$250.00 x Total \$

Questions? Visit SBG.Colorado.gov/Liquor for more information

Do Not Write In This Space - For Department Of Revenue Use Only

Liability Information

License Account Number

Liability Date

License Issued Through: (Expiration Date)

Total \$

Application Documents Checklist and Worksheet

Instructions: This checklist should be utilized to assist applicants with filing all required documents for licensure. **All** documents must be properly signed and correspond with the name of the applicant **exactly**. **All** documents must be typed or legibly printed. Upon final State approval the license will be mailed to the local licensing authority. Application fees are nonrefundable.

Questions? Visit: SBG.Colorado.gov/Liquor for more information

Items Submitted, Please Check All Appropriate Boxes Completed or Documents Submitted

I. Applicant Information

- ☐ Applicant/Licensee identified
- ☐ State sales tax license number listed or applied for at time of application
- ☐ License type or other transaction identified
- ☐ Submit originals to local authority
- ☐ Additional information required by the local licensing authority

II. Diagram of the Premises

- ☐ No larger than 8½" X 11"
- ☐ Dimensions included (does not have to be to scale). Exterior areas should show control (fences, walls, etc.)
- ☐ Separate diagram for each floor (if multiple levels)
- ☐ Bold/Outlined licensed premises

III. Proof of Property Possession (One Year Needed)

- ☐ Deed in name of the applicant **only** (or) (matching question #2) date stamped/filed with County Clerk
- ☐ Lease in the name of the applicant **only** (matching question #2)
- ☐ Lease Assignment in the name of the applicant (**only**) with proper consent from the Landlord and acceptance by the applicant
- ☐ Other agreement if not deed or lease

IV. Background Information (DR 8404-I) and Financial Documents

- ☐ Individual History Record(s) (Form DR 8404-I) Complete DR 8404-I for each principal (individuals with more than 10% ownership, officers, directors, partners, members)
- ☐ Fingerprints taken and submitted to the appropriate Local Licensing Authority through an approved state vendor. Master File applicants submit results to the State

Do not complete fingerprint cards prior to submitting your application.

The Vendors are as follows:

IdentoGO – <https://uenroll.identogo.com/> Phone : 844-539-5539 (toll-free)

Colorado Fingerprinting – <http://www.coloradofingerprinting.com>

Appointment Scheduling Website: <http://www.coloradofingerprinting.com/cabs/>

Phone: 720-292-2722 Toll Free: 833-224-2227

Details about the vendors and fingerprinting in Colorado can be found on CBI's website here:

<https://cbi.colorado.gov/sections/biometric-identification-and-records-unit/employment-and-background-checks>

- ☐ Purchase agreement, stock transfer agreement, and/or authorization to transfer license
- ☐ List of all notes and loans

V. Sole Proprietor/Husband and Wife Partnership (If Applicable)

- ☐ Form DR 4679
- ☐ Copy of State Issued Driver's License or Identification Card for each Applicant

VI. Corporate Applicant Information (If Applicable)

- ☐ Certificate of Incorporation
- ☐ Certificate of Good Standing
- ☐ Certificate of Authorization if foreign corporation (out of state applicants only)

VII. Partnership Applicant Information (If Applicable)

- ☐ Partnership Agreement (general or limited)
- ☐ Certificate of Good Standing

VIII. Limited Liability Company Applicant Information (If Applicable)

- ☐ Copy of Articles of Organization
- ☐ Certificate of Good Standing
- ☐ Copy of Operating Agreement (if applicable)
- ☐ Certificate of Authority if foreign LLC (out of state applicants only)

1. Is the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers under the age of twenty-one years?..... ☐ Yes ☒ No
2. Has the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers ever (in Colorado or any other state):
 - a. Been denied an alcohol beverage license?..... ☒ Yes ☐ No
 - b. Had an alcohol beverage license suspended or revoked?..... ☒ Yes ☐ No
 - c. Had interest in another entity that had an alcohol beverage license suspended or revoked?..... ☒ Yes ☐ No

If you answered yes to 2a, b or c, explain in detail on a separate sheet.

3. Has the premises to be licensed been denied within the preceding one year? If "yes," explain in detail..... ☐ Yes ☒ No

If "yes", explain in detail.

4. Is the proposed Fermented Malt Beverage and Wine Retailer license within 500 feet of any public or parochial school, the principal campus of any college, university, or seminary? Note: The distances are to be computed using the methods outlined under C.R.S. 44-3-313(1)(d)(II). Some limited exceptions apply under C.R.S. 44-3-313..... ☐ Yes ☒ No
5. Is the proposed Fermented Malt Beverage and Wine Retailer license, or On/Off premises license, within 500 feet of a Retail Liquor Store licensed under section 44-3-409 C.R.S.? (Distance should be determined using guidelines outlined in 44-3-301(12)(c) C.R.S.)..... ☐ Yes ☒ No
6. Are you applying for a Fermented Malt Beverage On and Off Premises License? If yes, answer subparts a and b. If No, go to question 6..... ☐ Yes ☒ No
 - a. The FMB On/Off is located in a county with a population of > 35,000..... ☐ Yes ☐ No
 - b. The FMB On/Off is located in an "underserved area" within a county with population of < 35,000 but lies outside of a municipal boundaries or is a city or town with population of > 75,500..... ☐ Yes ☐ No

Note - The population is determined from the recently available United States Census Bureau.

7. Has a liquor or beer license ever been issued to the applicant (including any of the partners, if a partnership; members or manager if a limited liability company; or officers, stockholders or directors if a corporation)? If yes, identify the name of the business and list any current or former financial interest in said business including any loans to or from a licensee..... ☒ Yes ☐ No

8. Does the applicant, as listed as Trade Name of Establishment (DBA) of this application, have legal possession of the premises by virtue of ownership, lease or other arrangement?..... ☒ Yes ☐ No

☐ Ownership ☒ Lease ☐ Other (Explain in detail)

- a. If leased, list name of landlord and tenant, and date of expiration, **exactly** as they appear on the lease:

Landlord	Tenant	Expires
7E CO 5490 Wadsworth Bypass Arvada, LLC	7-Eleven, Inc.	11/30/2029

- b. Is a percentage of alcohol sales included as compensation to the landlord? If yes, complete question 6..... ☐ Yes ☒ No

- c. Attach a diagram that designates the area to be licensed in black bold outline (including dimensions) which shows the bars, brewery, walls, partitions, entrances, exits and what each room shall be utilized for in this business. This diagram should be no larger than 8½" X 11".

9. Who, besides the owners listed in this application (including persons, firms, partnerships, corporations, limited liability companies) will loan or give money, inventory, furniture or equipment to or for use in this business; or who will receive money from this business? Attach a separate sheet if necessary.

Last Name	First Name

Date of Birth (MM/DD/YY)	FEIN or SSN	Interest

Attach copies of all notes and security instruments and any written agreement or details of any oral agreement, by which any person (including partnerships, corporations, limited liability companies, etc.) will share in the profit or gross proceeds of this establishment, and any agreement relating to the business which is contingent or conditional in any way by volume, profit, sales, giving of advice or consultation.

10. Name of Manager(s) for all on premises applicants.

Last Name	First Name
Ahuja	Bhupinder

11. Does this manager act as the manager of, or have a financial interest in, any other liquor licensed establishment in the State of Colorado? If yes, provide name, type of license and account number..... ☐ Yes ☐ No

12. Tax Information.

- a. Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business?..... ☐ Yes ☒ No
- b. Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.?..... ☐ Yes ☒ No

13. If applicant is a corporation, partnership, association or limited liability company, applicant must list all Officers, Directors, General Partners, and Managing Members. In addition, applicant must list any stockholders, partners, or members with ownership of 10% or more in the Applicant. All persons listed below must also attach form DR 8404-I (Individual History Record), and make an appointment to be fingerprinted by an approved State Vendor through the Vendor's website. See application checklist, Section IV, for details.

Name

SEJ Asset Management & Investment Company

Home Address (Number and Street)

Corporation Trust Center, 1209 Orange St.

City

Wilmington

State

DE

ZIP Code

19801

Date of Birth (MM/DD/YY)

N/A

Position

N/A

Percent Owned

100%

Name

Waho Waho Corp. / Bhupinder S Ahuja

Home Address (Number and Street)

City

Thornton

State

CO

ZIP Code

80602

Date of Birth (MM/DD/YY)

Position

President

Percent Owned

60%

Name

Waho Waho Corp. / Jyoti Juneja

Home Address (Number and Street)

City

Thornton

State

CO

ZIP Code

80602

Date of Birth (MM/DD/YY)

Position

Secretary

Percent Owned

40%

Name

Home Address (Number and Street)

City

State

ZIP Code

Date of Birth (MM/DD/YY)

Position

Percent Owned

** If applicant is owned 100% by a parent company, please list the designated principal officer on above.

** Corporations - the President, Vice-President, Secretary and Treasurer must be accounted for above (Include ownership percentage if applicable)

** If total ownership percentage disclosed here does not total 100%, applicant must check this box:

Applicant affirms that no individual other than these disclosed herein owns 10% or more of the applicant and does not have financial interest in a prohibited liquor license pursuant to Article 3 or 5, C.R.S.

Oath of Applicant

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge. I also acknowledge that it is my responsibility and the responsibility of my agents and employees to comply with the provisions of the Colorado Liquor or Beer and Wine Code which affect my license.

Printed Name

Dayna Epley

Title

Licensing Manager

Authorized Signature

Dayna Epley

Date (MM/DD/YY)

12/17/2024

Report and Approval of Local Licensing Authority (City/County)

Date application filed with local authority

Date of local authority hearing – for new license applicants cannot be less than 30 days from date of application 44-3-311(1) C.R.S.

For Transfer Applications Only - Is the license being transferred valid?..... ☐ Yes ☐ No

Each person required to file DR 8404-I has been:

☐ Fingerprinted

☐ Subject to background investigation, including NCIC/CCIC check for outstanding warrants

That the local authority has conducted, or intends to conduct, an inspection of the proposed premises to ensure that the applicant is in compliance with and aware of, liquor code provisions affecting their class of license. (Check One)

☐ Date of Inspection or Anticipated Date

☐ Upon approval of state licensing authority

☐ New Fermented Malt Beverage Off Premises licenses, and On/Off Premises licenses, distance requirements of 44-3-301 C.R.S. are satisfied

New Fermented Malt Beverage On/Off premises licenses must meet the qualifications of 44-4-104 C.R.S.

The foregoing application has been examined; and the premises, business to be conducted, and character of the applicant are satisfactory. We do report that such license, if granted, will meet the reasonable requirements of the neighborhood and the desires of the adult inhabitants, and will comply with the provisions of Title 44, Article 4 or 3, C.R.S. and Liquor Rules. **Therefore, this application is approved.**

Local Licensing Authority for

Telephone Number

☐ Town, City

☐ County

Printed Name

Title

Signature

Date (MM/DD/YY)

Printed Name

Title

Signature (Attest)

Date (MM/DD/YY)



LIQUOR INVESTIGATION REPORT

Date: May 13, 2025

To: Liquor Licensing Authority

From: Scott Whetstone, Liquor License Investigator 

Subject: Application for the transfer of the Fermented Malt Beverage and Wine Liquor License for 7-Eleven Inc. d/b/a 7-Eleven 39261H to Waho Waho Corp. d/b/a 7-Eleven 39261B 5490 Wadsworth Bypass, Arvada CO 80002

EXISTING MATER FILE LOCATION

7-Eleven, Inc. has a Master File Fermented Malt Beverage and Wine liquor license for the existing 7-Eleven location, located at 5490 Wadsworth Bypass, Arvada CO. 7-Eleven 39261H is an existing convenience store that has been owned and operated by 7-Eleven Inc. since February of 2020 and applied for and was granted a liquor license in August of 2024. 7-Eleven Inc. has a Master File with the Colorado Department of Revenue that went into effect in February of 2013.

7-Eleven, Inc. holds 378 Colorado FMB licenses, some of which are jointly held with franchisees and some of which are held solely by the corporation. Any company holding five or more Colorado liquor licenses is eligible to apply for a master file with the Department of Revenue's Liquor Enforcement Division (LED). The master file streamlines the application process, with the LED being responsible for maintaining current corporate information and allowing the principals to undergo fingerprinting once rather than submitting prints for every application. In addition to the fingerprint comparison done by the LED, a limited background check was completed to verify the accuracy of the Individual History Records submitted by the officers who are approved for the master file. The LED approved a master file for 7-Eleven, Inc., listed Joseph DePinto, Rankin Gasaway and Stanley Reynolds as the approved officers. No adverse information was found.

NEW CORPORATE APPLICANT

This location is now held by the franchisee, Waho Waho Corp. d/b/a/ 7-Eleven Store 39261B. This franchise location is owned by Bhupinder Ahuja (60%) and his wife Jyoti Juneja (40%). Waho Waho Corp. was formed and registered in the State of Colorado in September of 2024. The Certificate of Good Standing is attached as *Exhibit A*.

CHARACTER AND REPUTATION

Bhupinder Ahuja is over the age of 21. Mr. Ahuja was born in Delhi, India. Mr. Ahuja currently resides in Thornton CO. Mr. Ahuja is a Naturalized U.S. Citizen. He holds a valid Colorado driver's license. Mr. Ahuja does not have any outstanding felony, or misdemeanor warrants in Colorado or extraditable

warrants in other states, nor did I find him to be involved in any pending criminal cases in Colorado or other states. His fingerprints were sent to the Federal Bureau of Investigation and the Colorado Bureau of Investigation for comparison with the database of previous arrests, with no arrests being found.

Jyoti Juneja is over the age of 21. She was born in Ludhiana, India and currently resides with her husband in Thornton. Mrs. Juneja is a Naturalized U.S. Citizen since 1996 and holds a valid Colorado driver's license. Jyoti Juneja does not have any outstanding felony, or misdemeanor warrants in Colorado or extraditable warrants in other states, nor did I find her to be involved in any pending criminal cases in Colorado or other states. Her fingerprints were sent to the Federal Bureau of Investigation and the Colorado Bureau of Investigation for comparison with the database of previous arrests, with no arrests being found.

Bhupinder and Jyoti are also the franchise owners of two other 7-Eleven locations. The first is a location in Lakewood that they have owned since April of 2020. Searches of state databases revealed four underage compliance checks at this location since this date. All four compliance checks were passed (did not sell to underage persons). The second location is located in Highlands Ranch. They have owned this location since September of 2023. This location had one compliance check that was also passed.

PREVIOUS VIOLATION HISTORY / CALLS FOR SERVICE

Using Police databases to search calls for service at the address for this location (5490 Wadsworth), many police calls for service were received. The calls for service varied from Extra Patrol (Officer self-assigned), disturbances, thefts, citizen assists, traffic violations, etc. Going back several months into the call log, I was only able to find one call for service involving alcohol. This CFS was a REDDI report (Report Every Drunk Driver Immediately) and the reporting party was an employee of the 7-Eleven. The suspect entered the location and the employee called in the REDDI report because "...Most concerned with driver being drunk." It should be noted that this 7-Eleven location has not sold alcohol until August of 2024, however, this 7-Eleven shared a storefront with a retail liquor store that closed in early July.

LIQUOR EDUCATION / EXPERIENCE

Locations operating with a Fermented Malt Beverage and Wine liquor license are not required to have a Registered Manager. Bhupinder and Jyoti each submitted an Affidavit Concerning Guidelines for Liquor Training/Experience. Both indicated that they have completed the "Age Restricted Sales eLearning Course presented by 7-Eleven. The certificate of completion for Bhupinder Singh Ahuja is attached as *Exhibit B*.

SOURCE OF FUNDS

The investment for Waho Waho Corp. for this location is \$170,000. These funds came from the existing joint business account for Bhupinder Ahuja and Jyoti Juneja (150K) and the remaining from an existing joint savings account.

FOOD REQUIREMENTS

Off premise locations do not have a food requirement.

PROHIBITED LIQUOR INTERESTS

There are no prohibited liquor interests with a Fermented Malt Beverage and Wine liquor license.

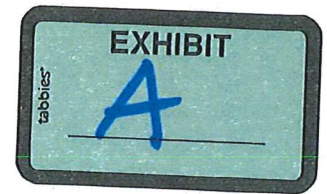
PROOF OF POSSESSION

Waho Waho Corp. entered into an Assignment and Assumption of Lease on June 6, 2024. 7E CO 13, LLC is the “assignor” and 7-Eleven, Inc. is the “Assignee.” This lease assignment has a term of 10 years from the date of the original Freestanding Lease Agreement dated November 25th, 2019, for the premises located a 5490 Wandsworth Bypass, Arvada CO 80002.

BUSINESS LICENSE / SALES TAX

Waho Waho Corp. is current in the payment and filing of sales tax to the City of Arvada from January 14th until present. This location has a current City of Arvada Business License and a State Sales Tax license.

It should be noted that 7-Eleven Corporate is delinquent in the payment of City Sales tax from June of 2024 until January 13th, 2025. City of Arvada Finance Compliance Agent Hilary Clair has sent delinquency notices every month since the first delinquency. These notices have not been successful. I sent an email to the 7-Eleven Sr. Licensing Specialist on May 8th, 2025 restating the sales tax delinquency and requesting that it be taken care of. The email was forwarded to “our tax team” on May 9th. As of the writing of this report, neither I nor Finance Agen H. Clair have received any further correspondence. Attached as ***Exhibit C*** is a copy of the email sent to 7-Eleven requesting resolution to this delinquent tax issue.



OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

WAHO WAHO CORP

is a

Corporation

formed or registered on 09/03/2024 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20241934807 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 05/12/2025 that have been posted, and by documents delivered to this office electronically through 05/13/2025 @ 10:39:39 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 05/13/2025 @ 10:39:39 in accordance with applicable law. This certificate is assigned Confirmation Number 17294499 .



Jena Griswold

Secretary of State of the State of Colorado

*****End of Certificate*****

Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, <https://www.coloradosos.gov/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, <https://www.coloradosos.gov> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

Certificate of Completion

This acknowledges that

Bhupinder Singh

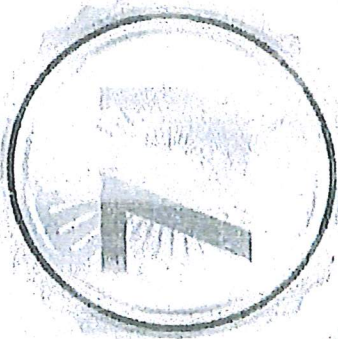
HAS SUCCESSFULLY COMPLETED

Age Restricted Sales

Learning course 1

Jan 18, 2025

Certification expires on Jan 18, 2026





Scott Whetstone <swhetstone@arvada.org>



Liquor License Transfer Application 7-Eleven 39261B

Aparicio Molina, Karla Vanessa <Karla.AparicioMolina@7-11.com>

Fri, May 9, 2025 at 4:15 PM

To: Scott Whetstone <swhetstone@arvada.org>, "Reding, Angela" <Angela.Reding2@7-11.com>, "Ghney, Burhan"

<Burhan.Ghney@7-11.com>, "Bennink, Dorothy Martin (Dottie)" <Dorothy.Bennink@7-11.com>

Cc: Sarah Walters <swalters@arvada.org>, Hilary Clair <hclair@arvada.org>, "Willis, James" <James.Willis@7-11.com>, "Garcia-Roa, Maria J" <Maria.Garcia-Roa@7-11.com>

Hello,

Looping in our tax team @Reding, Angela @Ghney, Burhan in regards of delinquency on payment of City sales tax for the time period June of 2024 through January 13, 2025. Please review records and if payments have been made, please confirm with Arvada.

If someone else needs to be included to email thread, please add.

Thank you,

Karla Aparicio | Sr. Licensing Specialist

P.O. Box 139044

Dallas, TX 75313

972-828-7122 | Karla.AparicioMolina@7-11.com



From: Scott Whetstone <swhetstone@arvada.org>

Sent: Thursday, May 8, 2025 3:54 PM

To: GM-ElecRenewals <GM-ElecRenewals@7-11.com>; GM-ElecRenewals <GM-ElecRenewals@7-11.com>

Cc: Sarah Walters <swalters@arvada.org>; Hilary Clair <hclair@arvada.org>

Subject: Liquor License Transfer Application 7-Eleven 39261B

****External - Potential security risk - Exercise caution****

Liquor Licensing Specialist,

I am processing the transfer application for the liquor license of 7-Eleven Store 39261B. It has come to my attention through information from the City of Arvada Finance Department and the Compliance Agent that this location is delinquent on payment of City sales tax for the time period June of 2024 through January 13, 2025. During this time

frame, this location was operated as a 7-Eleven corporate entity. The prospective transfer applicant, Waho Waho Corp, is current on the filing and payment of City sales tax starting on January 14th of 2025.

The delinquency in payment of City sales tax could hinder and/or delay this transfer application, and could be considered as grounds for denial of this application. Please pass this information on to whomever it is at 7-Eleven HQ that can rectify this matter to prevent this from happening.

If you have questions about anything regarding the delinquent sales tax issue, please reach out to the City of Arvada Finance Department. The Finance Agent within the City of Arvada has been copied on this email, as well as Deputy City Clerk Sarah Walters. You can contact me via email or phone regarding any liquor license questions.

Your immediate attention to this matter would be greatly appreciated.

Regards,

--

Scott Whetstone

Liquor Licensing Investigator

City of Arvada Police Department

8101 Ralston Rd

Arvada, CO 80002

Desk: 720-898-6722

swhetstone@arvada.org

[Redacted]

[Redacted]