

CITY OF ARVADA

REGULAR MEETING

**AGENDA
LOCAL LIQUOR LICENSING AUTHORITY
SEPTEMBER 8, 2025
10:00 A.M.**

1. CALL TO ORDER
2. OLD BUSINESS – None
3. NEW BUSINESS
 - 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 38226A to 7-Eleven, Inc. and Tanuj Hetauda Inc. d/b/a 7-Eleven 38226B, 8790 Indiana St.
4. PUBLIC HEARING – None
5. OTHER AUTHORITY ITEMS – None
6. 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:** September 8, 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 38226A to 7-Eleven Inc. & Tanuj Hetauda Inc. d/b/a 7-Eleven 38226B, 8790 Indiana St.

Initiated By: 7-Eleven Inc. & Tanuj Hetauda Inc.

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 38226A to 7-Eleven Inc. & Tanuj Hetauda Inc. d/b/a 7-Eleven 38226B, 8790 Indiana Street, 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..

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 MoveIt 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

7-Eleven, Inc. & Tanuj Hetauda Inc.

FEIN

Trade Name of Establishment (DBA)

33-3951682

dba 7-Eleven #38226B

Sales Tax Number

Business Telephone

96686976-0001

Address of Premises (specify exact location of premises)

8790 Indiana Street

City

County

State

ZIP Code

Arvada

Jefferson

CO

80005

Mailing Address (Number and Street)

7-Eleven Licensing, PO Box 219088

City or Town

State

ZIP Code

Dallas

TX

75221

Email Address

Home Phone Number

gm-elecrenewals@7-11.com

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

Present Trade Name of Establishment (DBA)

7-Eleven Store 38226A

Present Sales License Number

04-01263

Present Class of License

Fermented Malt Beverage & Wine (Cit

Present Expiration Date

09/26/2025

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.

See Attached

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
YFP, LLC	7-Eleven, Inc.	07/31/2033

- 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

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
N/A	
Date of Birth (MM/DD/YY)	

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 - 7-Eleven, Inc.

Home Address (Number and Street)

c/o Corp Creations Network Inc, 3411 Silverside Rd, Rodney Bldg #104

City

Wilmington

State

DE

ZIP Code

19810

Date of Birth (MM/DD/YY)

03/28/2013

Position

Holding Company

Percent Owned

100%

Name

Joseph M. DePinto

Home Address (Number and Street)

2212 Vaquero Estates Blvd.

City

Westlake

State

TX

ZIP Code

76262

Date of Birth (MM/DD/YY)

11/03/1962

Position

Director/CEO

Percent Owned

0%

Name

*** SEE SUPPLEMENT FOR ADDITIONAL INFORMATION

Home Address (Number and Street)

City

State

ZIP Code

Date of Birth (MM/DD/YY)

Position

Percent Owned

Name

Lal Prasad Chaulagain

Home Address (Number and Street)

1135 W 85th Ave

City

State

ZIP Code

Federal Heights

CO

80260

Date of Birth (MM/DD/YY)

Position

Percent Owned

12/17/1987

President, Tanuj Hetauda Inc.

100%

** 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

Lal Prasad Chaulagain

Title

President

Authorized Signature

Date (MM/DD/YY)

May 5, 2025

box SIGN

4Z8Q236K-175P2ZVY

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: August 28, 2025

To: Liquor Licensing Authority

From: Regina Werner, Police Services Supervisor *RW*

Subject: Application for a transfer of ownership of the Retail Fermented Malt Beverage Off-Premises Liquor License
From 7-Eleven Inc., d/b/a 7-Eleven Store 38226A
To Tanuj Hetauda Inc. & 7-Eleven, Inc. d/b/a 7-Eleven Store 38226B
(Joint License)
8790 Indiana St.

EXISTING MASTER FILE LOCATION

7-Eleven, Inc. has a master file Fermented Malt Beverage and Wine liquor license for the existing 7-Eleven location, located at 8790 Indiana St, Arvada, CO. 7-Eleven 38226A is an existing convenience store that has been owned and operated by 7-Eleven, Inc. since July of 2018. They applied for and were granted a liquor license in October of 2019. 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 approximately 376 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 (DOR) 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., and listed Joseph DePinto, Rankin Gasaway, and Stanley Reynolds as the approved officers. No adverse information was found.

TRANSFER OF OWNERSHIP APPLICATION

The current license holder, 7-Eleven Inc. d/b/a 7-Eleven Store 38226A, holds a Retail Fermented Malt Beverage (FMB) license for off-premises consumption at this store and at additional 7-Eleven locations around the world. Tanuj Hetauda Inc. has purchased the franchise for this location and has requested the FMB license be transferred. Under a franchise agreement, the ownership of the license overlaps, in this case with 7-Eleven, Inc. owning 100% and Tanuj Hetauda Inc. also owning 100%. The store is now

doing business as 7-Eleven Store 38226B. The store has been operating with a temporary permit issued on June 16, 2025, which expires on October 14, 2025. A copy of the permit is attached as ***Exhibit A***.

NEW CORPORATE APPLICANT

This location is now held by the franchisee, Tanuj Hetauda Inc. d/b/a 7-Eleven Store 38226B. This franchise location is owned by sole shareholder, Lal Prasad Chaulagain. Tanuj Hetauda Inc. was formed and registered in the State of Colorado on March 13, 2025. The Certificate of Good Standing is attached as ***Exhibit B***.

CHARACTER AND REPUTATION

Lal Prasad Chaulagain is over the age of 21, was born in Nepal, and became a naturalized U.S. citizen in 2021. He currently resides in Federal Heights, CO. Mr. Chaulagain 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 or civil litigation in Colorado. 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 adverse information being found. He also holds a valid Colorado driver's license.

PREVIOUS VIOLATION HISTORY / CALLS FOR SERVICE

Using police databases, I searched the call history at 8790 Indiana St for the last year and did not find any liquor related calls for service. I then conducted a search on the DOR website for the results of compliance checks for the past 6 years at this location. There were four compliance checks completed from 11/30/2018 to 05/28/2024 and this location passed each one.

LIQUOR EDUCATION/EXPERIENCE

Locations operating with a Fermented Malt Beverage and Wine liquor license are not required to have a Registered Manager. Mr. Chaulagain submitted an Affidavit Concerning Guidelines Re: Liquor Training/Experience. On the form, Mr. Chaulagain stated that he has over 8 years of experience as a Manager at the 7-Eleven located at 8801 Huron St in Thornton, CO. On April 19th, 2025, Mr. Chaulagain successfully completed a course in Age Restricted Sales which expires one year from that date. A copy of the certificate is attached as ***Exhibit C***.

SOURCE OF FUNDS

Mr. Chaulagain has invested approximately \$130,000 in the store. Mr. Chaulagain provided personal bank statements dating back to January 2024. I determined that the investment was funded by Mr. Chaulagain's accumulation of wealth over time.

FOOD REQUIREMENTS

Off premises 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.

This License Must Be Posted in Public View



TEMPORARY PERMIT

This is to certify that on June 16, 2025,
this Temporary Permit has been issued to:

7-Eleven, Inc. and Tanuj Hetauda, Inc.

d/b/a

7-Eleven 38226B

located at

8790 Indiana Street

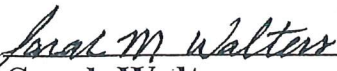
Arvada, Colorado 80005

Name of current Licensee:	7-Eleven, Inc. and Baros Enterprise, Inc.
State License Number:	04-01263
City License Number:	17227

This Temporary Permit is valid until such time as the application to transfer ownership of the license to the applicant is granted, or for 120 days, whichever shall come first.



SEAL


Sarah Walters
Deputy City Clerk

This permit authorizes the transferee to sell alcoholic beverages or fermented malt beverages during the period in which the transfer of ownership is pending. This permit may be canceled, revoked, or summarily suspended if the Local or State Licensing Authority determines that there is probable cause to believe that the transferee has violated any provisions of the Colorado Liquor/Beer Code or has violated any rule or regulation adopted by the Local or State Licensing Authority or has failed to truthfully disclose those matters required pursuant to the application forms required.

TEMPORARY PERMIT EXPIRES

October 14, 2025



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,

TANUJ HETAUDA INC.

is a

Corporation

formed or registered on 03/13/2025 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 20251292084 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 08/19/2025 that have been posted, and by documents delivered to this office electronically through 08/20/2025 @ 11:31:55 .

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 08/20/2025 @ 11:31:55 in accordance with applicable law. This certificate is assigned Confirmation Number 17605992 .



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

Lal Chaulagain

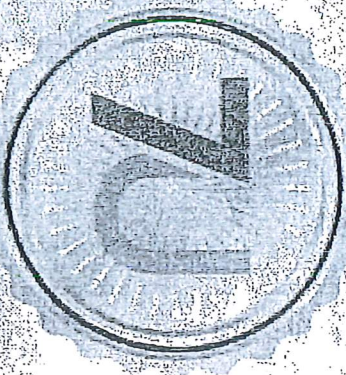
HAS SUCCESSFULLY COMPLETED

Age Restricted Sales

[alarming course]

April 19, 2025

Certification expires on Apr 19, 2026



TABBER

EXHIBIT

C