



Pima County Clerk of the Board

Melissa Manriquez

Katrina Martinez
Deputy Clerk

Administration Division
130 W. Congress St., 1st Floor
Tucson, AZ 85701
Phone: (520)724-8449 • Fax: (520)222-0448

Management of Information & Records Division
1640 East Benson Highway
Tucson, Arizona 85714
Phone: (520) 351-8454 • Fax: (520) 791-6666

January 21, 2026

Prem Hari Khatri
7-Eleven No. 46300A
P.O. Box 139044
Dallas, TX 75313

RE: Arizona Liquor License Job No.: 368949
d.b.a. 7-Eleven No. 46300A

Dear Mr. Khatri:

Enclosed is a copy of the Affidavit of Posting relative to your Liquor License Application for a Series 9, Liquor Store, which was received in our office on December 11, 2025. The Hearing before the Pima County Board of Supervisors has been scheduled for Tuesday, February 3, 2026, at 9:00 a.m. or thereafter, at the following location:

Pima County Administration Building
Board of Supervisors Hearing Room
130 W. Congress, 1st Floor
Tucson, AZ 85701

Should you have any questions pertaining to this matter, please contact this office at (520)724-8449.

Sincerely,


Melissa Manriquez
Clerk of the Board

Enclosure



POSTING

Job# _____
DLLC use only

Arizona Dept. of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

Type or Print with Black Ink

AMENDED

Date of Posting: 12/17/25 / _____

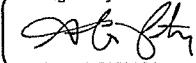
Date of Posting Removal: 01/07/26 / _____ / _____

7-Eleven No. 46300A
Applicant's Name: Khatri _____ Prem _____ Hari _____
Last First Middle

Business Address: 15841 W. El Tiro Road Marana 85653
Street City Zip

JPN 13-26PM0325 PC CLK OF B1
RM

I hereby certify that pursuant to A.R.S. 4-201, I posted notice in a conspicuous place on the premises proposed to be licensed by the above applicant and said notice was posted for at least twenty (20) days.

Alberto Gutierrez	Badge1110	DETECTIVE	(520)351-6000
Print Name of City/County Official Badge		Title	Phone Number
<small>Signed by:  Signature</small>		1/13/2026	Date Signed

Return this affidavit with your recommendations or any other related documents.
If you have any questions please call (602) 542-5141 and ask for the Licensing Division.



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TO: Development Services, Zoning Division

FROM: Ellie Martin
Administrative Specialist I

DATE: December 11, 2025

RE: Zoning Report - Application for Liquor License

Attached is the application of:

Prem Hari Khatri
d.b.a. 7-Eleven No. 46300A
15841 W. El Tiro Road
Marana, AZ 85653

Arizona Liquor License Job No. 368949

Series 9, Liquor Store

New License

Person Transfer X

Location Transfer

ZONING REPORT

DATE: 1/20/2026

Will current zoning regulations permit the issuance of the license at this location?

Yes No

If No, please explain:

M. Boral

Pima County Zoning Inspector

When complete, please return to cob_mail@pima.gov

JAN 20 2026 10:32:27 PM CLK OFF BD
Pima County Clerk of the Board

25-35-9562

State of Arizona
Department of Liquor Licenses and Control

Created 12/11/2025 @ 10:27:49 AM

Local Governing Body Report

LICENSE

Number:	009100029768	Type:	009 LIQUOR STORE
Name:	7-ELEVEN #46300A		
State:	Pending		
Issue Date:		Expiration Date:	10/31/2026
Original Issue Date:	09/12/2024		
Location:	15841 W EL TIRO ROAD MARANA, AZ 85653 USA		
Mailing Address:			
Phone:	(520)682-6753		
Alt. Phone:			
Email:	KHATRI_PREM@HOTMAIL.COM		

Currently, this license has pending applications.

AGENT

Name:	PREM HARI KHATRI
Gender:	Male
Correspondence Address:	PO BOX 139044 DALLAS, TX 75313 USA
Phone:	(520)243-9958
Alt. Phone:	
Email:	KHATRI_PREM@HOTMAIL.COM

OWNER

Name:	SHREE PASHUPATINATH LLC		
Contact Name:	PREM HARI KHATRI		
Type:	LIMITED LIABILITY COMPANY		
AZ CC File Number:	23876312	State of Incorporation:	AZ
Incorporation Date:	09/03/2025		
Correspondence Address:	PO BOX 139044 DALLAS, TX 75313 USA		
Phone:	(520)243-9958		
Alt. Phone:			
Email:	KHATRI_PREM@HOTMAIL.COM		

60th -
2/9/26

Officers / Stockholders

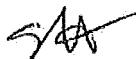
Name:	Title:	% Interest:
PREM HARI KHATRI	Member	100.00

SHREE PASHUPATINATH LLC - Member

Name: PREM HARI KHATRI
Gender: Male
Correspondence Address: PO BOX 139044
DALLAS, TX 75313
USA
Phone: (520)243-9958
Alt. Phone:
Email: KHATRI_PREM@HOTMAIL.COM

APPLICATION INFORMATION

Application Number: 368949
Application Type: Owner Transfer
Created Date: 11/12/2025



QUESTIONS & ANSWERS

009 Liquor Store

- 1) Are you applying for an Interim Permit (INP)?
Yes
What date are you taking ownership? Please upload the Interim Permit Notary page when you reach the upload page.
12/11/2025
- 8) Did the Premises phone number change?
No
- 10) Will there be an agent on this license?
Yes
A Document of type QUESTIONNAIRE is required.
- 12) Provide name, address, and distance of nearest school. (If less than one (1) mile note footage)
1.3 MILES
ROADRUNNER ELEMENTARY SCHOOL
16651 W CALLE CARMELA, MARANA, AZ 85653
- 13) Are you one of the following? Please indicate below.
Property Tenant
Subtenant
Property Owner
Property Purchaser
Property Management Company
PROPERTY TENANT
- 14) Is there a penalty if lease is not fulfilled?
Yes
What is the penalty?
TERMINATION + MONETARY DAMAGES
- 15) What is the total money borrowed for the business not including the lease?
Please list lenders/people owed money for the business.
\$581,000.00 | 7-ELEVEN, INC., PO BOX 139044, DALLAS, TX 75313
- 16) Is there a drive through window on the premises?
No

17) If there is a patio please indicate contiguous or non-contiguous within 30 feet
N/A

18) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?
No

19) Total Price paid for Series 6 Bar, Series 7 Beer & Wine Bar or Series 9 Liquor Store (license only)
\$188,000.00

DOCUMENTS

DOCUMENT TYPE	FILE NAME	UPLOADED DATE
INTERIM PERMIT NOTARY PAGE	#46300_AzDLLC_IP (pending).pdf	11/12/2025
QUESTIONNAIRE	#46300A_Agt CP Mgr - P Khatri (quest, 11/12/2025 stmt, train, FP).pdf	
ALIEN STATUS	#46300A_Agt Ctn - P. Khatri.pdf	11/12/2025
MISCELLANEOUS	#46300A_Business Phone No.pdf	11/12/2025
DIAGRAM/FLOOR PLAN	#46300A_Diagram.pdf	11/12/2025
MISCELLANEOUS	#46300A_LLO Authorization_Oct 8 25 Signed.pdf	11/12/2025

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

Created 12/11/2025 @ 10:28:24 AM

Local Governing Body Report

LICENSE

Number:	INP100036138	Type:	INP INTERIM PERMIT
Name:	7-ELEVEN #46300A		
State:	Active		
Issue Date:	12/11/2025	Expiration Date:	03/03/2026
Original Issue Date:	12/11/2025		
Location:	15841 W EL TIRO ROAD MARANA, AZ 85653 USA		
Mailing Address:			
Phone:	(520)682-6753		
Alt. Phone:			
Email:	KHATRI_PREM@HOTMAIL.COM		

AGENT

Name:	PREM HARI KHATRI
Gender:	Male
Correspondence Address:	PO BOX 139044 DALLAS, TX 75313 USA
Phone:	(520)243-9958
Alt. Phone:	
Email:	KHATRI_PREM@HOTMAIL.COM

OWNER

Name:	SHREE PASHUPATINATH LLC		
Contact Name:	PREM HARI KHATRI		
Type:	LIMITED LIABILITY COMPANY		
AZ CC File Number:	23876312	State of Incorporation:	AZ
Incorporation Date:	09/03/2025		
Correspondence Address:	PO BOX 139044 DALLAS, TX 75313 USA		
Phone:	(520)243-9958		
Alt. Phone:			
Email:	KHATRI_PREM@HOTMAIL.COM		

Officers / Stockholders

Name:	PREM HARI KHATRI	Title:	% Interest:
		Member	100.00

SHREE PASHUPATINATH LLC - Member

Name: PREM HARI KHATRI
Gender: Male
Correspondence Address: PO BOX 139044
DALLAS, TX 75313
USA
Phone: (520)243-9958
Alt. Phone:
Email: KHATRI_PREM@HOTMAIL.COM

APPLICATION INFORMATION

Application Number: 368956
Application Type: New Application
Created Date: 11/12/2025



QUESTIONS & ANSWERS

INP Interim Permit

- 1) Enter License Number currently at location
009100029768
- 2) Is the license currently in use?
Yes
- 3) Submit the interim permit section of the license series application you are applying for when you reach the upload page.



Arizona Department of Liquor Licenses and Control

<https://www.azliquor.gov>

(602) 542-5141

25 11 18 Lic. Dept AM1107
FOR DLLC USE ONLY

JNP number:	ENP100036138
Date Approved:	11/18/25
Expiration:	3/31/26
LC:	5A

INTERIM PERMIT (INP)

NOTARY PAGE

\$100.00 INTERIM PERMIT APPLICATION FEE

SECTION 5, PAGE 2, of the license application

For approval of an interim permit:

- There **must** be a valid license of the same series issued to the current location you are applying for, **OR**
- A Hotel/Motel license is being replaced with a restaurant license pursuant to A.R.S.54-203.01(A)

1. Enter license number currently at the location: 009100029768

2. Is the license currently in use? Yes No If no, how long has it been out of use? _____

I, (Print Full Name) Andrew Lewkowitz hereby declare that I am the Individual, Owner, Agent, or Controlling Person on the stated license and location.

Signature: _____

State of _____

County of _____

Signed before me on this _____ day of _____, 20_____

Notary Signature _____

My commission expires on _____ day of _____, 20_____

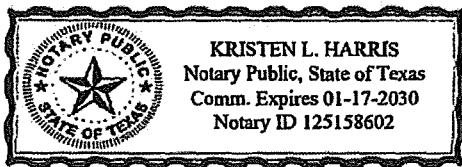
Notary Seal

BILL OF SALE

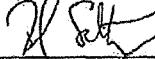
For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Western Refining Retail, LLC**, a Delaware limited liability company ("Seller"), hereby sells, grants, and transfers to **Shree Pashupatinath LLC**, an Arizona limited liability company ("Buyer"), all right, title, and interest in and to Arizona Liquor License **No. 009100029768** (the "License"), according to the terms and conditions of the parties' Liquor License Purchase and Sale Agreement dated December 11, 2025.

Seller warrants it is the lawful owner of the License, the License is free and clear of all taxes, liens, encumbrances, and claims, and the undersigned is authorized to execute all documents necessary to effect the sale and conveyance of the License on behalf of Seller.

This Bill of Sale shall be binding upon Seller, its successor and assigns, and shall inure to the benefit of Buyer, its successors, and assigns.



Western Refining Retail, LLC,
a Delaware limited liability company

By 
David Seltzer, President

STATE OF Texas)
County of Dallas)

SUBSCRIBED AND SWORN to before me this 5th day of December, 2025,
by Kristen Harris.

My Commission Expires:

Kristen Harris
Notary Public

APPROVED and ACCEPTED:

Shree Pashupatinath LLC,
an Arizona limited liability company

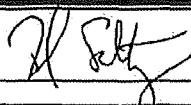
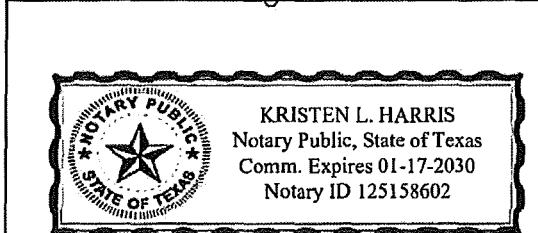
By 
Prem Khatri, Member
Date 12/10/2025

SECTION 8 - Interim Permit

125 12 10 Div. Dept FM 2 44

1. Current license number at the location: 009100029768 2. Is the license currently in use? Yes No

2. If NOT currently in use, how long has it been since the license was last used at this location?

Current Licensee Name:	David L. Seltzer	Signature:	
State of	Texas		
County of	Dallas		
Signed before me on this <u>8</u> day of <u>December</u> , 20 <u>25</u>			
Notary Signature <u>Kristen Harris</u>			
My commission expires on <u>17</u> day of <u>January</u> , 20 <u>2030</u>			

Notary Seal

SECTION 9 - Location

1. I am the:

- Owner**
- Tenant:** a person who holds the lease of a property; a lessee.
- Subtenant:** a person who rents property from a tenant of the property.
- Purchaser:** attach purchasing agreement.
- Management Company:** attach management agreement.

2. If you are a tenant, subtenant, purchaser, or management company, enter information below:

Name: _____
(Lessor, Broker, Management co)

Address: _____
Street _____ City _____ State _____ Zip _____

3. What is the penalty for tenant/sub-tenant if the lease is not fulfilled? \$ _____

4. Does any liquor manufacturer, wholesaler, or employee have an interest in your business? Yes No
If yes, attach explanation.

5. Proximity to School

No retailer's license shall be issued for any premises that at the time the license application is received by the director, is within 300 horizontal feet of a public or private school building, or within 300 horizontal feet of a fenced recreational area adjacent to such school building. **A.R.S. §4-207**

Distance to nearest School: _____ Name of School: _____
(If less than one (1) mile, note footage)

Address: _____

SECTION 5 - Organization

25 12 10 Ltr. Dept PM 244

~~EACH PERSON LISTED MUST SUBMIT A PERSONAL QUESTIONNAIRE FORM, FINGERPRINT CARD, AND \$22 PROCESSING FEE PER CARD.~~

1. If the applicant is an entity, not an individual, answer questions A and B.

A) Date Incorporated/Organized: _____ State where Incorporated/Organized: _____

B) AZ Corporation or AZ L.L.C. Entity No: _____ Approval Date: _____

2. List any individual or entity that owns interest of 10% or more, and/or has control. If the owner/member listed below owns another entity, MUST attach a statement which includes the liquor license number involved.

Name	Title	%	Complete Mailing Address

SECTION 6 - Person to Person Transfer

ARSS4-203(C), (D), (G) (Current owner information)

1. License #: 009100029768

2. Agent Name: ANDREA DAHLMAN LEWKOWITZ

3. Entity Name: WESTERN REFINING RETAIL, LLC

4. Business Name: SPEEDWAY #2980

5. Business Address: 15841 W EL TIRO ROAD, MARANA, AZ

6. Does current licensees intend to operate the business while this application is pending? Yes No

Print Licensee Name: David L. Seltzer

Signature: 

SECTION 7 - Location Transfer

ARSS4-203(C), (D), (G) (Current owner information)

1. License #: _____

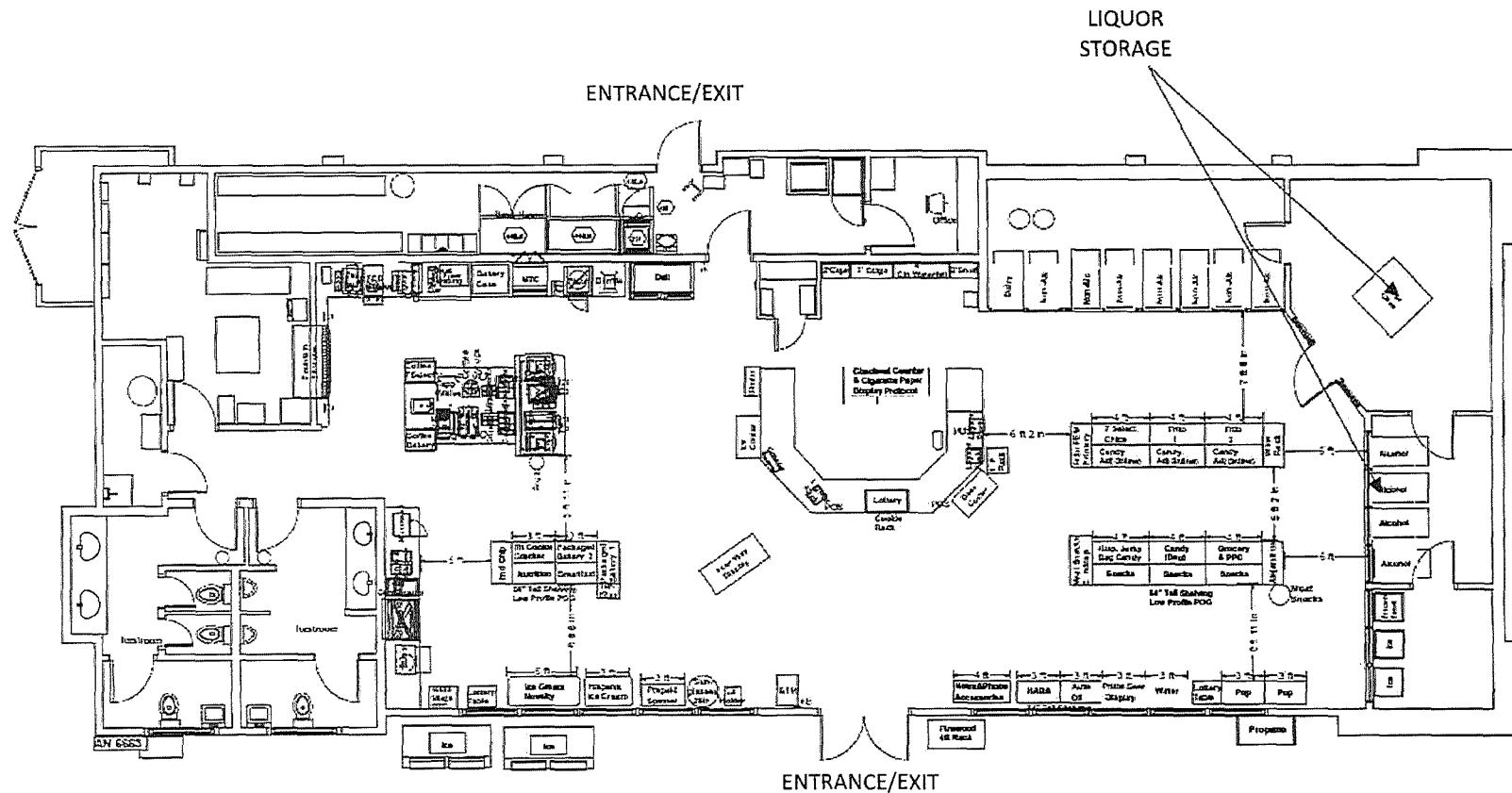
2. Current Business: Name: _____

Address: _____

3. New Business: Name: _____

Address: _____

7-ELEVEN #46300A
1581 W EL TIRO RD
MARANA, AZ 85653
4,047 SF



25 M 18 Lipp. Dept. Phila.