

Office of the City Clerk



July 10, 2023

Pete Seewald  
CY Hospitality LLC  
dba Unit 301  
1103 West Victory Way  
Craig, CO 81625

Dear Mr. Seewald:

You are hereby advised that an investigation has been made with regard to your application for a Hotel and Restaurant Liquor license. Based on the results thereof, the following has been determined:

1. The location of the premises for which the license is sought is 1103 West Victory Way in Craig, Colorado. Application was received on May 10, 2023.
2. In the two years preceding the date of the application, there has not been a denial of any liquor license application for the reason that the reasonable requirements of the neighborhood were satisfied by the existing outlets.
3. It appears from the application documents that you are entitled to possession of the premises where you propose to exercise the license applied for, and that the possession will continue throughout the initial term of the license, if granted.
4. The sale of liquor on the proposed premises is not a violation of the City of Craig zoning, building and fire laws or regulations.
5. The proposed location does not appear to be within 500 feet from any public or private school or the principal campus of any college, university or seminary.
6. The City of Craig has designated the Neighborhood to be the city limits plus a six-hundred-foot radius. You, as the applicant, may accept that designation or present alternative evidence. You have satisfactorily presented adequate signatures on your petition to meet the needs of the Neighborhood and the desires of the adult inhabitants of the Neighborhood.
7. The background investigation results from CBI and FBI has produced no results which would cause character of the applicant to be part of this hearing.
8. The Notice of Public Hearing was physically posted at the location on June 29, 2023 and published in the Craig Press on July 7, 2023.

**300 West 4<sup>th</sup> Street  
Craig, CO 81625  
970-826-2008 970-826-2036 (FAX)**

9. If the application is approved and license is granted, the State and City licenses will be held in the City Clerk's Office until the building has successfully passed all the necessary City of Craig related inspections for any renovations or improvements currently underway. Verification will be made that all inspections have occurred prior to release of the licenses.

The public hearing on your application has been set for Tuesday, July 25, 2023 beginning at 6:30 or shortly thereafter. The hearing will take place in the City of Craig Council Chambers located at 300 West 4<sup>th</sup> Street in Craig. At said hearing, you shall have an opportunity to be heard regarding all matters of consideration of your application. Be advised that you, as the applicant, are burdened with persuading City Council, who is the Local Liquor Licensing Authority, that the granting of this license will meet the needs of the Neighborhood and the desires of the adult inhabitants of the Neighborhood.

Should you have any questions or concerns regarding the procedure involved in this public hearing, please feel free to contact me at 970-826-2008 or [lwhite@ci.craig.co.us](mailto:lwhite@ci.craig.co.us).

Sincerely,



Liz White  
City Clerk

## PUBLIC NOTICE

**NOTICE IS HEREBY GIVEN** that CY Hospitality LLC dba Unit 301 located at 1103 West Victory Way, Craig, Colorado, has by application dated May 10, 2023, applied for a Hotel and Restaurant Liquor License on the premises hereinabove described.

The address of the premises to be licensed is 1103 West Victory Way, Craig, Colorado, 81625. The neighborhood to be considered in connection with this application is an area of 600 feet in all directions from the location of the proposed licensed premises.

A public hearing on said application will be held at Council Chambers, City of Craig, 300 West 4<sup>th</sup> Street, Craig, Colorado 81625 on July 25, 2023, 6:30 p.m., at which time and place all persons in interest may appear and submit evidence in favor of or in protest to the issuance of said license.

  
Liz White, City Clerk

Published July 7, 2023





**LIQUOR LICENSING AUTHORITY  
ZONING VERIFICATION FORM  
NEW LICENSE APPLICATION**

Liquor License Applicant Completes Top Portion

Applicant: CY Hospitality Trade Name: Unit 301

Phone: 9,703,265,805 Email: ann.aroithai@gmail.com

Premises Address: 1103 W. Victory Way, Craig, CO, 81625

Liquor Application Type:  New  Modification  License Type Change

Liquor License Type: Restaurant (City)

Applicant's Signature: 

Printed Name: Pete Seewald Date: 05/10/2023

**Responsive to C.R.S. 12-47-313(1) and (III)(c)** which states in part " No application for the issuance of any license...shall be received or acted upon...(c) For a location in an area where the sale of alcohol is contemplated is not permitted under the applicable zoning laws of the municipality, city and county or county;"

**NOTE:** This review is for zoning purposes only and is not approval for any change of occupancy use pertaining to the building code. A separate building permit is required for building modifications to include a change of use or occupancy. If you have questions regarding the permitting process, please call the Building Department at 970-826-2013.

City of Craig Building Department Completes Area Below

Zone district: Community Commercial "C-2"

Is the sale of alcohol permitted on this property?  YES  NO

Is the consumption of alcohol permitted on this property?  YES  NO

Is production of alcohol permitted on this property?  YES  NO

Was a special or conditional use permit required on this property?  YES  NO

Signature  Printed Name Marlin Eckhoff

Title ~~Manager~~ Building Official Date 7-17-23



300 West 4<sup>th</sup> Street, Craig, CO 81625 (970) 826-2000

POLICE INVESTIGATION REPORT

---

## LIQUOR LICENSE APPLICATION & RENEWAL

### NEW LIQUOR APPLICATION

**Name of Applicant:** CY Hospitality  
**Address:** 2178 Wheatridge Drive  
Craig, CO 81625  
**Trade Name:** Unit 301  
**Phone Number:** 970-326-5805  
**Location of Premises:** 1103 W. Victory Way, Craig, CO 81625  
**Type of License:** Hotel & Restaurant  
**Date Received:** **June 12, 2023**

Liquor Code Violations-past year: NONE - New Permit

Comments: CANNOT DO ANAM - (individual) check.  
A check of CY Hosp. had no record.

D. Connor

Investigator

6-22-23

Date



**ALL APPLICANTS MUST ANSWER THESE QUESTIONS (PLEASE ATTACH A SEPERATE SHEET IF NECESSARY):**

1. Describe the nature of the proposed establishment and the target market (i.e. restaurant, tavern, live music, sports bar, families, and college students). **Please attach a food and drink menu for the LLA.**  
4,847sf full service restaurant having two concepts, Thai food and Bar/Grill. The Bar/Grill concept will serve healthy, up-scale, type food using fresh ingredients.
2. What are the proposed hours and days of operation for this establishment?  
Mon-Thurs 6am-10pm, Fri/Sat 6am-11pm, Sun 6am-8pm
3. Estimate of what the seating capacity of this establishment will be?  
163 seats
4. Have you applied for an "occupation load" for the interior and exterior space from the city of Craig  
We have not. According to the Building Official this is not required.
5. Do you have an emergency plan for your business (exit locations, fire suppression etc.)?  
Yes. Permit review and approval by Building Official is completed.
6. How many individuals will be employed at this proposed establishment and how many will be full-time vs part-time?  
24 FT, 27 PT, 51 Total
7. Describe each owner's past training and experience in the sale and service of alcohol, including any special or certified training received.  
Siriporn operated restaurants and served alcohol in Thailand but not in the USA, until she opened Aroi Thai at the Food Hall Warehouse in 2021. Pete does not have experience selling alcohol. CY Hospitality will employ a GM and 3 other assistant managers that will have restaurant and bar experience.
8. Describe your proposed Registered Manager or Manager of Record's past training and experience in the sale and service of alcohol, including any special or certified training received.  
See attached resume.
9. Beside state-approved Responsible Vendor training classes, what other types of training are proposed for the employees in the safe and legal sale and service of alcohol beverages?  
Colorado TIPS certification, Food Handling Certification
10. What policies and procedures do you have in place to determine a patron's level of intoxication?  
Counting drinks served, observing patron for emotional, behavioral, and physical changes. (Operating policies and procedures are not complete as of the filing of this application.)
11. What policies and procedures do you have in place to refuse service to a patron?  
Be polite, refrain from notifying the person in public earshot, have another employee with you, verify the person has a safe ride home, do not accuse or be aggressive, call police if person becomes combative. (Operating policies and procedures are not complete as of the filing of this application.)
12. Describe any other types of training or operating procedures that employees will be following in the day to day operations of this proposed establishment.  
Restaurant will have a full range of operating policies and procedures. Every employee will be required to

have training and cert's, based on their position, before being allowed to work alone.

13. What methods will be used in checking identification for proper age of patrons (at the door, at the bar, etc.) and how will underage patrons be identified so as not to be served alcohol (hand stamp, wrist band, etc.)? Checked individually by the server or bartender for any person who appears to be under 50 years of age. Being a restaurant establishment, wristbands or stamps will not be used.

14. What types of entertainment will be offered, if any, at this establishment (i.e. music, pool, dance floor etc.)? TV sports, possibly bring in a one-man band occasionally.

15. Do you plan to have any exterior amplified sound?  
No

16. What types of security, if any, will be provided at this establishment?  
Security cameras, storage of liquor inventory behind lock/key.

17. What time will your kitchen close each night? Describe your food plans after your kitchen closes.  
8-9pm. Snacks, sandwiches, grab-n-go type items will be available.

18. What is the estimated ratio of food to alcohol sales at this establishment?  
80/20

19. If you have an outside patio, what additional means of control (added staff, fencing, sightline, etc.) will you employ?  
Visible by windows from inside and will have a 48" steel fence around the perimeter.

20. If you plan on hosting a "private party", what extra measures will you take regarding security, staffing, and control of noise and alcohol service? A "private party" is described as, "an event where there is a single contact person who represents group of people who are gathering for social and/or business reasons, then event continues after 10PM, there will be both underage and of-age people present, and there will be enough people to constitute an occupancy capacity of 75% or greater."  
More than likely, we would never rent out our space for a "private party"; however, if we did allow this, there would be extra servers and at least one manager to be present until all patrons have left the premises.

#### OATH OF APPLICANT

I declare under penalty of perjury in the second degree that this application, my answers, 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 know and to comply with the provisions of the State of Colorado Liquor and Beer Codes, State Liquor Regulations, and all City of Craig Rules, Regulations, and Codes which affect my liquor license.



Authorized Signature

**Manager**

Title

**Pete Seewald**

Print Name

**05/10/2023**

Date



**CITY OF CRAIG  
STATEMENT OF FOOD SERVICE**

Pursuant to the State of Colorado Liquor Code, the Applicant hereby certifies that they have read and fully understand the following excerpts of law:

**Hotel-Restaurant Liquor License**

“(a) Restaurants shall sell alcohol beverages as provided in this section only to customers of the restaurant and only if meals are actually and regularly served and provide not less than twenty-five percent of the gross income from sales of food and drink of the business of the license premises over any period of time of at least one year.”

“(b) Hotels shall sell alcohol beverages as provided in this section only to customers of the hotel and, except in hotel rooms, only on the licensed premises where meals are actually and regularly served and provide not less than twenty-five percent of the gross income from sales of food and drink of the business of the licensed premises over any period of time of at least one year.”

“(c) Any hotel and restaurant licensee who is open for business and selling alcohol beverages by the drink shall serve meals between the hours of 8 a.m. and 8 p.m. and meals or light snacks and sandwiches after 8 p.m.; except that nothing in this paragraph (c) shall be construed to require a licensee to be open for business between the hours of 8 a.m. and 8 p.m.”

**Brew Pub Liquor License, Distillery Pub, Vintners Restaurant**

“...licensee shall sell malt, vinous, and spirituous liquors for on-premises consumption only if at least fifteen percent of the gross on-premises food and drink income of the business of the licensed premises is from the sale of food.”

**Tavern, Beer and Wine, Lodging and Entertainment**

“...licensees shall have sandwiches and light snacks available for consumption **on the premises** during business hours, but need not have meals available for consumption.”

Pursuant to State Regulations, the Applicant certifies that they shall at all times, when meals are required to be served, maintain on the premises adequate personnel, foodstuffs and other necessary facilities, equipment and supplies for the preparation and serving of meals as defined by 12-47-103(20) C.R.S., as amended.

**OATH OF APPLICANT**

I declare under penalty of perjury in the second degree that I acknowledge that it is my responsibility and the responsibility of my agents and employees to know and to comply with the provisions of the Colorado Liquor and Beer Codes, State Liquor Regulations, and all City of Craig Rules, Regulations, and Codes which affect my liquor license.

Authorized Signature

PETE SEEWALD

Print Name

MANAGER

Title

5-4-23

Date

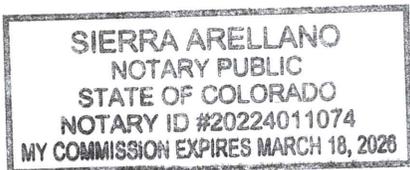
**AFFIDAVIT  
CIRCULATOR**

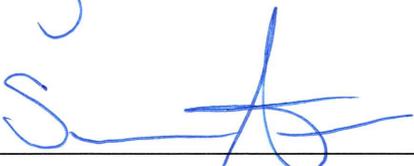
I, PETE SEEWALD, do hereby certify that I was the circulator of the attached petitions and further, that I personally witnessed each signature appearing on the petitions. To the best of my knowledge, each signature thereon is the signature of the person whose name it purports to be, each address given opposite each name is the true address of the person that signed, that each person who signed the petition represented himself or herself to be 21 years of age or older, and that each person who signed the petition had the opportunity to read, or have read to them, the petition in its entirety and understands its meaning. I also hereby affirm that no promises, threats or inducements were employed whatsoever in connection with the presentation of this petition and that every signature appearing hereon was completely free and voluntarily given.

  
\_\_\_\_\_  
Circulator

State of Colorado        )  
                                  ) SS.  
County of Moffat        )

Subscribed and sworn to before me this 11 day of May, 2023



  
\_\_\_\_\_  
Notary Public

March 18, 2026  
\_\_\_\_\_  
My Commission Expires

# PETITION TO THE CITY OF CRAIG LIQUOR LICENSING AUTHORITY

I, the undersigned, am aware that an application for a RESTAURANT liquor license has been filed with the city of Craig liquor licensing authority by: CY HOSPITALITY

\_\_\_\_\_ dba UNIT 301, and proposed to be located at 1103 W. VICTORY WAY (OLD VILLAGE INN). I am at least 21 years of age and am a resident, owner or manager of a business located within the defined neighborhood boundaries of the proposed liquor establishment. I have indicated below whether I consider the granting of the above mentioned liquor license to be desirable and necessary for the reasonable requirements of the neighborhood:

Signature	Printed Name	Address	Resident, Business Owner or Manager	Date Signed	Yes <input type="checkbox"/>	No <input type="checkbox"/>
	Candi Crabtree	555 Ledford St	The Laundry Business	5.4.23	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	"	"	owner	5.4.23	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Candice Mathers	1111 West Victory Way	Lux Salon	5-5-23	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Cindy Medrano	1111 W Victory Way	SISTERS LIQUOR OWNER	5/5/23	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Charles Bronson	1111 W Victory Way 128	OCTANE AUTO OWNER	5/5/23	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Okoye Thanks God	111 W Victory Way	Domino's Manager	5/5/23	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Greg James	1111 W Victory Way	Muddshake Owner	5/5/23	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Ken Moore	1085 W Victory Way	ORBITAL MANAGER	5/5/23	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Jeanne Dildine	965 W Victory Way	Manager	5/5/23	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Brian Yancey	1080 W Victory Way	Manager	5-5-23	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Brian Jackson	1080 W Victory Way	MBR	5-5-2023	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Josh Westster	1298 W Victory Way	owner	5-5-23	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Suzanne Hope	633 Ledford, Craig	EXECUTIVE DIRECTOR	5/5/2023	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	George Beck	1111 West Victory	Manager	5-7-23	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Charlynn Leonard	695 W Victory Way	owner	5/9/23	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Wendy Bethard	1125 W. 6th St. Apt. 103 Craig	Manager	5/9/23	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Hector Alvarez	905 W Victory Way	Manager	5/10/23	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	JULIA Cummings	1175 W. 6th So. office	MANAGER	05/10/23	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19.						
20.						

