

COMMERCE CITY LOCAL LICENSING AUTHORITY, ADAMS COUNTY,
COLORADO

PRELIMINARY FINDINGS AND REPORT UPON APPLICATION FOR A FERMENTED
MALT BEVERAGE AND WINE OFF PREMISE LICENSE

RE: MAURICIO ALPIZAR
DBA EL MERCADITO DE TIXCA
6501 E 64TH AVE
COMMERCE CITY, CO 80022

TO THE APPLICANT NAMED ABOVE AND OTHER INTERESTED PARTIES;

You are hereby advised that with regard to the above application for a fermented malt beverage and wine License, an investigation has been made, and based on the results thereof the following has been determined:

- 1) The application was filed on or around December 15, 2025.
- 2) The Notice of Public Hearing on this matter was published in the Denver Post on January 29, 2026.
- 3) Public notice was posted on the proposed license premise on February 1, 2026
- 4) That it appears from the evidence submitted; the applicant will be entitled to possession of the premises where the license is proposed to be exercised.
- 5) No adverse information was discovered during background investigation completed on October 3, 2025.
- 6) A petition of the neighborhood needs & desires was submitted with a total of 115 signatures. Of those who signed, 97% were in favor of this license, and 3% were opposed.
- 7) Possessing a fermented malt beverage license in the manner proposed in the application is not in violation of the Land Development Code of the City of Commerce City or regulations of the City.
- 8) A public hearing on the application will be held on February 13, 2026, at 10:00 a.m. in council chambers of the Commerce City Civic Center. At said hearing, you shall have an opportunity to be heard regarding all matters related to the application, including all matters set forth herein.
- 9) At the public hearing, the applicant has the burden of proving that they are qualified to hold the license applied for and their character, record and reputation

are satisfactory; that the neighborhood needs this license and the residents of the neighborhood desire that this license be granted.

You are advised to obtain and read a copy of the State of Colorado Liquor and Beer Codes and Regulations and the Commerce City Liquor and Beer Code and the Local Licensing Authority Rules of Procedure.

Dated: February 4, 2026

LOCAL LICENSING AUTHORITY
CITY OF COMMERCE CITY, COLORADO

Brittany Rodriguez

Brittany Rodriguez, Sr. Assistant City Clerk