

November 25, 2025

**RESULTS OF THE LIQUOR LICENSE SURVEY REGARDING: Holiday Inn & Suites**

18201 East 81<sup>st</sup> Avenue

Commerce City, CO 80022

Applicant: NibbleNook Hospitality LLC

Purpose: Application for a NEW Hotel and Restaurant Liquor License

**ISSUE:** A petition was circulated to determine if the needs of the neighborhood and desires of the inhabitants were or were not being presently met by existing similar alcoholic beverage outlets. Those in favor of Holiday Inn & Suites being granted a Hotel and Restaurant Liquor License indicated by checking the "YES" column of the signature sheet and those opposed checked the "NO" column. The results were as follows:

| IN FAVOR OF LICENSE<br>"YES" |   | OPPOSED TO LICENSE<br>"NO" |   | <u>TOTAL SIGNATURES</u> |
|------------------------------|---|----------------------------|---|-------------------------|
| 100%                         | 5 | ---                        | 0 | 5                       |

*Percentages in this report have been rounded to the nearest whole number.*

**SURVEY STATISTICS**

|                            | Favor "YES" |   | Oppose "NO" |   | TOTAL |
|----------------------------|-------------|---|-------------|---|-------|
| Business Survey Results    | 100%        | 5 | ---         | 0 | 5     |
| Residential Survey Results | ---         | 0 | ---         | 0 | 0     |

|                             | BUSINESS | RESIDENTIAL | TOTAL |
|-----------------------------|----------|-------------|-------|
| No Response                 | 7        | 0           | 7     |
| Declined to Participate     | 3        | 0           | 3     |
| Not Qualified to Sign       | 7        | 0           | 7     |
| Disqualified                | 0        | 0           | 0     |
| "No" Signatures             | 0        | 0           | 0     |
| "Yes" Signatures            | 5        | 0           | 5     |
| TOTAL CONTACTS & ATTEMPTS** | 22       | 0           | 22    |

\*\* TOTAL CONTACTS & ATTEMPTS INCLUDE MULTIPLE ATTEMPTS.

## **SURVEY STATISTICS**

>Number of Businesses and Residents Contacted: 22 Attempts – 7 No Response = 15  
 >Business Survey Participation Rate: 5 Signatures/ 7 Qualified Contacts = 66%  
 >Residential Survey Participation Rate: 0 Signatures/ 0 Qualified Contacts = ---  
 >Percentage of Residents Home During Survey: 0 Contacts/ 0 Attempts = ---

| <u><b>REASONS FOR OPPOSITION SIGNATURES</b></u> |          | <u><b>REASONS FOR DECLINING TO PARTICIPATE</b></u> |          |
|-------------------------------------------------|----------|----------------------------------------------------|----------|
| No Reason                                       | 0        | Too Busy                                           | 3        |
| <b>Total</b>                                    | <b>0</b> | <b>Total</b>                                       | <b>3</b> |
|                                                 |          |                                                    |          |
|                                                 |          | <u><b>NOT QUALIFIED CONTACTS</b></u>               |          |
|                                                 |          | Owner/Manager Unavailable                          | 7        |
|                                                 |          | <b>Total</b>                                       | <b>7</b> |
|                                                 |          |                                                    |          |

## **PETITION METHODOLOGY**

- Survey Dates and Times:**

|                         |          |                   |                   |
|-------------------------|----------|-------------------|-------------------|
| Business & Residential: | Thursday | November 20, 2025 | 1:30 pm – 3:30 pm |
| Business & Residential: | Friday   | November 21, 2025 | 1:45 pm – 2:30 pm |

- Survey Areas:** Circulators started in areas closest to the proposed licensed site and obtained complete coverage of the boundary area. Multiple attempts were also attempted at those businesses and residents that were not available on the first survey day. Please see attached map.
- Circulators of the Survey:** There was one circulator for this survey. Prior to the start of the survey, the circulator was briefed on the type of liquor license application, the areas to be surveyed and reminded to remain unbiased in their approach to businesspeople. The circulator had with them a City approved petition/survey packet, along with a map of the proposed location. The circulator recorded all contacts, attempts and reasons for opposition signatures and refusals. At the conclusion of the survey, the circulator signed a notarized affidavit of circulation. The original survey packet was pre-filed with the City Clerk's Office.

Report prepared and respectfully submitted by,



Eva L. Garretson  
Liquor Licensing Professionals, LLC

## Liquor Permit Map



# APPLICATION FOR A HOTEL AND RESTAURANT LIQUOR LICENSE

BUSINESSES  
SURVEYED  
INSIDE  
BOUNDARY

RESIDENTS  
SURVEYED  
INSIDE  
BOUNDARY

SURVEY DATES: NOVEMBER 20 & 21, 2025



# ALCOHOL BEVERAGE PETITION

Received:

This petition/opinion poll is being conducted to determine the reasonable requirements, needs and desires of the adult inhabitants of the defined neighborhood in accordance with the Colorado Liquor Code, Article 3-5, Title 44, C.R.S. and local licensing authority rules/procedures:

License Type: **Hotel and Restaurant Liquor License**  
 Applicant: **NibbleNook Hospitality LLC**  
 Proposed Name of Establishment: **Holiday Inn & Suites**  
 Proposed Location: **18201 East 81<sup>st</sup> Avenue, Commerce City, CO 80022**  
 Application Type: **NEW Hotel and Restaurant Liquor License**

A **PUBLIC HEARING** on this matter will be held before the **Commerce City Civic Center**  
 in **Room 2108, 7887 E. 60<sup>th</sup> Avenue, Commerce City, CO** on  
**Monday, December 15<sup>th</sup>, 2025 at 10:00 am**

## INSTRUCTIONS:

To sign this petition, you must be

1. **21** years of age or older and
2. The **OWNER** or **MANAGER** of a business within the **NEIGHBORHOOD**  
 (see attached map of approved defined neighborhood)

If you feel you have been unduly influenced by the Petition Circulator or have questions or comments concerning the proposed application or survey method, please call the City Clerk's Office at: **303-289-3639**.

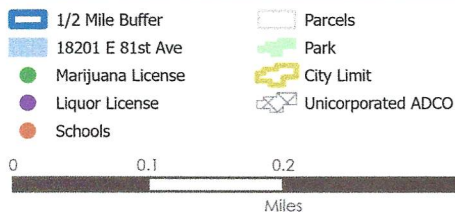
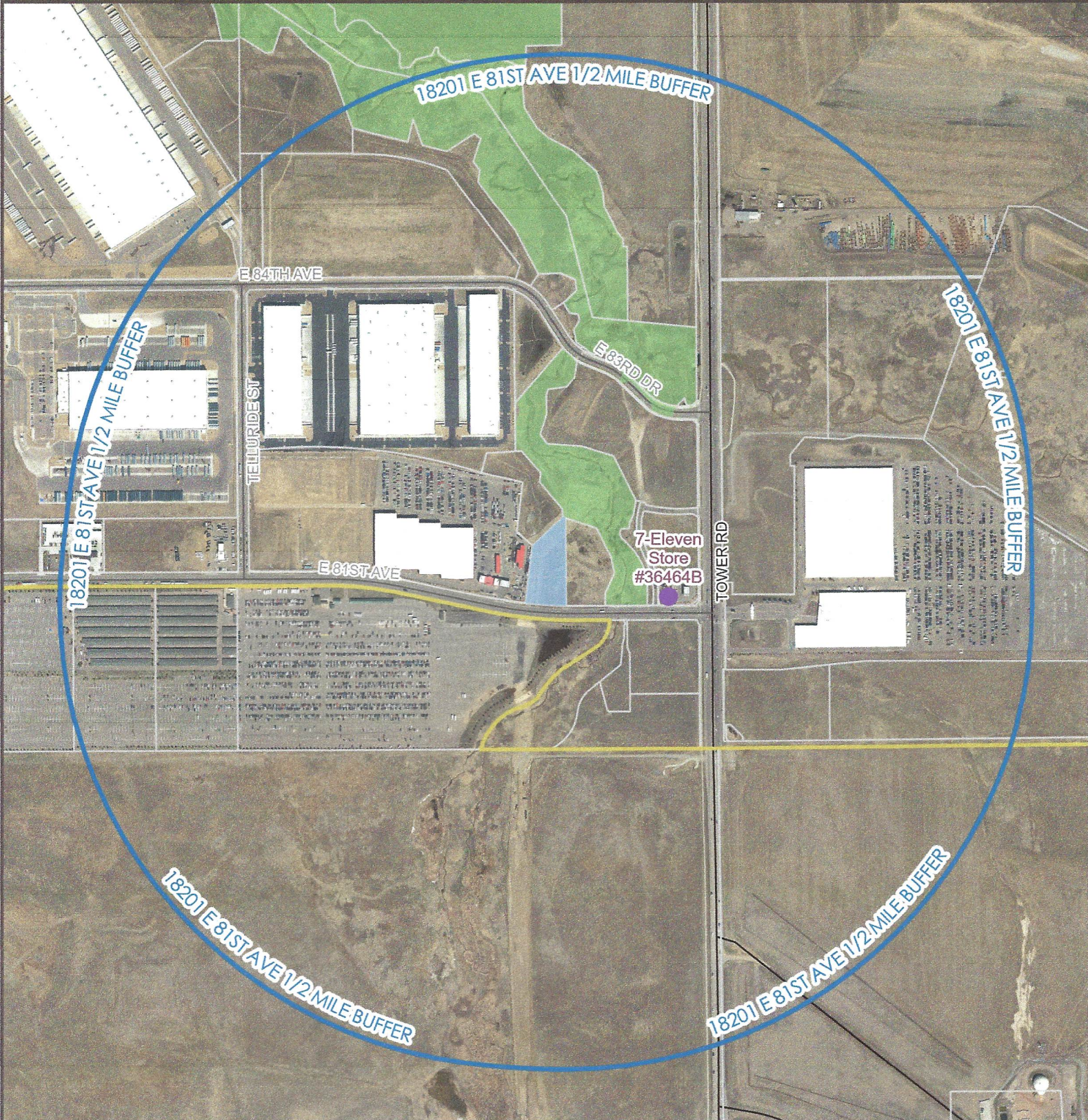
## PETITION ISSUE:

\*If you feel that your needs are not being met by existing similar outlets and it is your desire that the license should be granted, indicate by placing an (X) in the "**YES**" column.

\*\* If you feel that your needs are being met by existing similar outlets and it is your desire that the license should not be granted, indicate by placing an (X) in the "**NO**" column.

BY SIGNING BELOW, YOU ARE INDICATING THAT YOU HAVE READ THE INSTRUCTIONS AND ARE QUALIFIED TO SIGN  
 Sign and Print Your Name ONLY, Business Name and Address, **MUST BE AN OWNER or MANAGER**

| DATE SIGNED | Signature         | Business Name                 | Age | YES* | NO** | Reason<br>Circle Owner or Manager |
|-------------|-------------------|-------------------------------|-----|------|------|-----------------------------------|
|             | Printed Name      | Business Address              |     |      |      |                                   |
| 11/20/25    | 1 Paul Cole       | Quiktrip                      | 37  | X    |      | Owner (Manager)                   |
| 11/20/25    | 2 Perla Villate   | 18121 E. 81 <sup>st</sup> Ave | 41  | X    |      | Owner (Manager)                   |
| 11/20/25    | 3 MUJTABA AFFAN   | 18121 E 81 <sup>st</sup> AVE  | 26  | X    |      | Owner (Manager)                   |
| 11/20/25    | 4 Richard Aar     | 18000 E 81 <sup>st</sup> AVE  | 44  | ✓    |      | Owner (Manager)                   |
| 11/20/29    | 5 Vivian Arellano | 17956 e 84 <sup>th</sup> Ave  | 29  | ✓    |      | Owner (Manager)                   |



City of Commerce City, GIS Division  
7887 E. 60th Ave, Commerce City, CO 80022  
T: 303-289-3737 E: GIS@c3gov.com  
Web: www.c3gov.com  
Last Updated: 10/6/2025

Coordinate System: 1983 HARN State Plane  
Colorado Central FIPS 0502 FT

**DISCLAIMER:**  
The Commerce City GIS Division created this map from a subset of data from the City of Commerce City Geographic Information System (GIS) database. The City of Commerce City cannot guarantee the accuracy of the information contained on this map. Maps are for general representations only. This map may contain information that is no longer current. Use of this information is the sole responsibility of the user and the City of Commerce City shall assume no liability for any errors, decisions made, and actions taken or not taken in reliance upon this map.

~ AFFIDAVIT OF CIRCULATION ~

I, Kimberley M Bobo, being of legal age (21 years or older),

do hereby state that I was the circulator of said petition and further state that

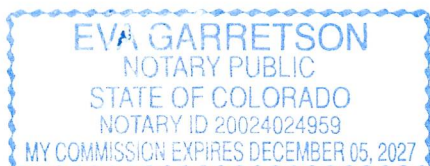
- I personally witnessed each signature appearing on said petition
- each signature thereon is the signature of the person whose name it purports to be
- the address given opposite that person's signature is the true address of the person signing
- every person who signed represented himself or herself.
- the petition signer read or had the opportunity to read the statement appearing on the signature sheet and understood the nature of the petition.

I also hereby swear and 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.

Kimberley M Bobo  
Signature of Circulator

State of Colorado )  
County of EL PASO ) ss.

Subscribed and sworn to before me this 23<sup>rd</sup> day of NOVEMBER, 2025.



[Signature]  
Notary Public

My Commission expires: DEC 5, 2027