

COMMERCE CITY LIQUOR LICENSING AUTHORITY, ADAMS COUNTY, COLORADO

PRELIMINARY FINDINGS AND REPORT UPON APPLICATION FOR A NEW  
HOTEL & RESTAURANT LICENSE

RE: NIBBLENOOK HOSPITALITY LLC  
18201 E 81<sup>ST</sup> 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 hotel restaurant license, an investigation has been made, and based on the results thereof the following has been determined:

- 1) The application was filed on September 30, 2025.
- 2) The Notice of Public Hearing on this matter was or will be published in the Sentinel Express on December 4, 2025.
- 3) Public notice was posted on the proposed license premise on December 1, 2025.
- 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) The results of the background checks are satisfactory with the Commerce City Police Department.
- 6) A petition of the neighborhood desires was submitted on November 20<sup>th</sup>, and 21<sup>st</sup> 2025, by Liquor Pros and the results are 100% in favor, and 0% opposed of the license being granted, with a total of 5 signatures.
- 7) Possessing a hotel/restaurant 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 December 15<sup>th</sup> at 10:00 a.m. in council chambers. 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 December 9, 2025.

LOCAL LICENSING AUTHORITY

CITY OF COMMERCE CITY, COLORADO

By: *Brittany Rodriguez*  
Senior Assistant City Clerk