

January 29, 2026

RESULTS OF THE LIQUOR LICENSE SURVEY REGARDING: El Mercadito De Tixca, Inc.

6501 E. 64th Avenue

Commerce City, CO 80022

Applicant: El Mercadito De Tixca, Inc.
 Purpose: Application for a NEW Fermented Malt Beverage and Wine
 Retailer (Off-Premises) 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 El Mercadito De Tixca, Inc. being granted a Fermented Malt Beverage and Wine Retailer (Off-Premises) 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 "YES"		OPPOSED TO LICENSE "NO"		<u>TOTAL SIGNATURES</u>
97%	111	3%	4	115

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

SURVEY STATISTICS

	Favor "YES"		Oppose "NO"		TOTAL
Business Survey Results	100%	23	---	0	23
Residential Survey Results	96%	88	4%	4	92

	BUSINESS	RESIDENTIAL	TOTAL
No Response	8	216	224
Declined to Participate	3	34	37
Not Qualified to Sign	10	13	23
Disqualified	0	0	0
"No" Signatures	0	4	4
"Yes" Signatures	23	88	111
TOTAL CONTACTS & ATTEMPTS	44	355	399

SURVEY STATISTICS

>Number of Businesses and Residents Contacted: 399 Attempts – 224 No Response = 175
 >Business Survey Participation Rate: 23 Signatures/ 26 Qualified Contacts = 88%
 >Residential Survey Participation Rate: 92 Signatures/ 126 Qualified Contacts = 73%
 >Percentage of Residents Home During Survey: 139 Contacts/ 355 Attempts = 39%

REASONS FOR OPPOSITION SIGNATURES		REASONS FOR DECLINING TO PARTICIPATE	
No Reason	4	Not Interested	12
Total	4	Do Not Sign Any Petitions / Surveys	11
		Too Busy	11
		No Opinion	3
		Total	37
		NOT QUALIFIED CONTACTS	
		Owner / Manager Unavailable	10
		Under 21	5
		Non-Resident	4
		No English Spoken or Read	4
		Total	23

PETITION METHODOLOGY

- Survey Dates and Times:

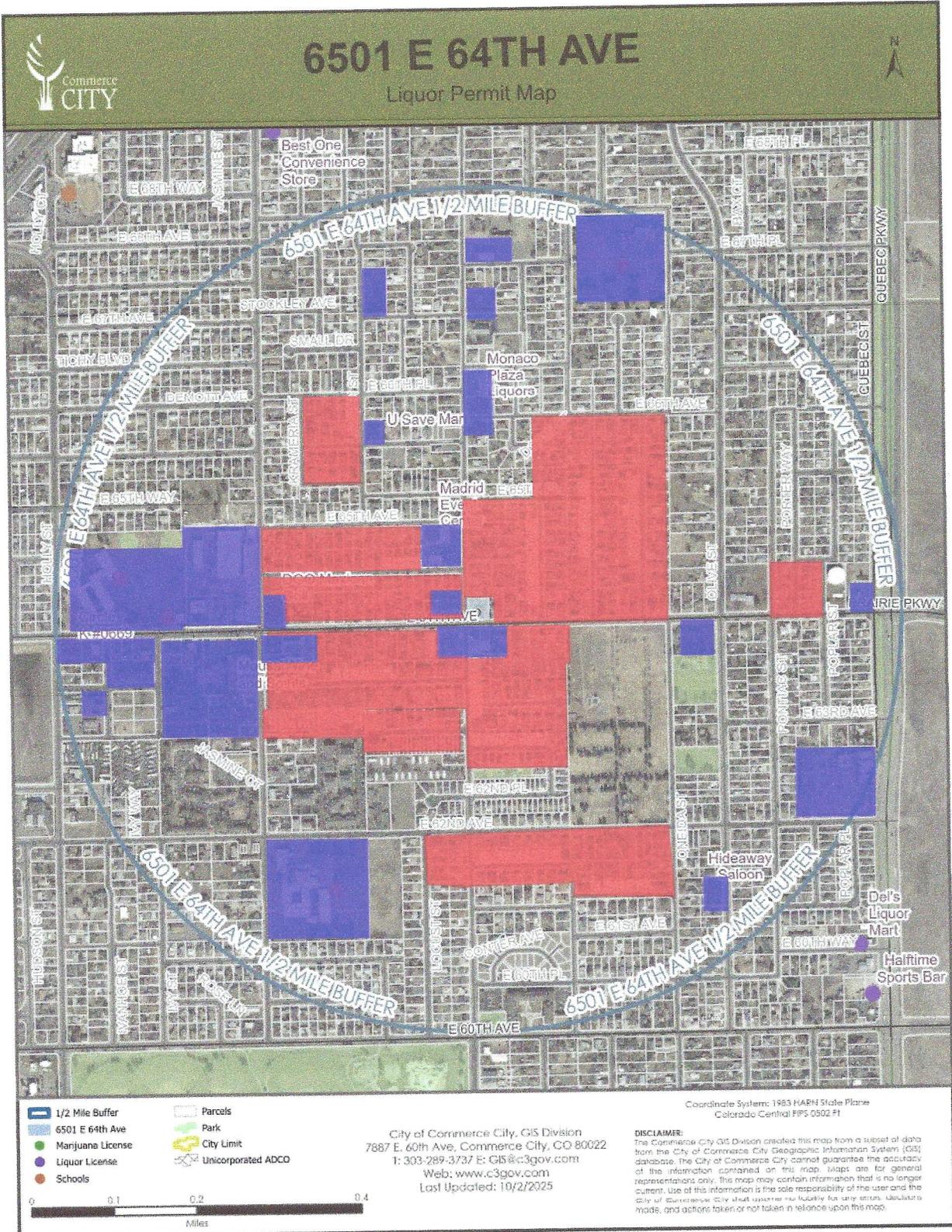
Business:	Thursday	January 22, 2026	10:00 am – 2:30 pm
Residential:	Saturday	January 24, 2026	10:00 am – 4:00 pm
Residential:	Thursday	January 29, 2026	10:15 am – 3:45 pm

- Survey Areas: Circulators started in areas closest to the proposed licensed site and obtained sample coverage of the boundary area. 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



SURVEY RESULTS:

APPLICATION FOR A FERMENTED MALT BEVERAGE AND WINE RETAILER LICENSE



BUSINESSES SURVEYED INSIDE BOUNDARY



RESIDENTS SURVEYED INSIDE BOUNDARY

SURVEY DATES: JANUARY 22, 24, & 29, 2026

LiquorPros

LiquorPros@msn.com
719.390.8844
www.LiquorPros.com

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:	Fermented Malt Beverage and Wine Off-Premises Retailer License
Applicant:	El Mercadito De Tixca, Inc.
Proposed Name of Establishment:	El Mercadito De Tixca, Inc.
Proposed Location:	6501 E 64 th Avenue, Commerce City, CO 80022
Application Type:	NEW Fermented Malt Beverage and Wine Off- Premises Retailer License

A **PUBLIC HEARING** on this matter will be held before the Local Licensing Authority at the **Commerce City Civic Center**, 7887 E. 60th Avenue, Commerce City, CO on **Tuesday, February 10th, 2026 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)

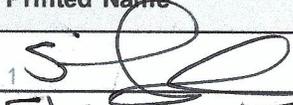
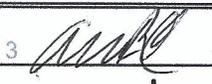
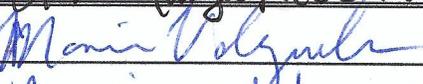
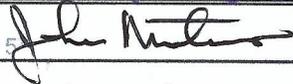
If you feel you have been unduly influenced by the Petition Circulator or have questions or comments concerning the proposed application or survey method, please call the City Clerk's Office at: 303-289-3774.

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 Circle Owner or Manager
	Printed Name	Business Address				
1/27/26	 Shirley Karling	Monano Plaza Liquors 6618 Monaco St	68	✓		Owner <u>Manager</u>
1/22/26	2 Iris Marquez <i>HairLink</i>	4628 Monaco St HairLink ©	66	✓		<u>Owner</u> Manager
1/22/26	3  Ana Margarita Cervantes	<i>Hair Design</i> 6628 Monaco St #B	59	✓		Owner <u>Manager</u>
1/22/26	 MARIA Valenzuela	<i>Hair by Maria</i> 6628 Monaco St	63	✓		<u>Owner</u> Manager
1/22/26	 John Mielus	Deck Superstore 5961 E. 64 th Ave.	44	✓		Owner <u>Manager</u>

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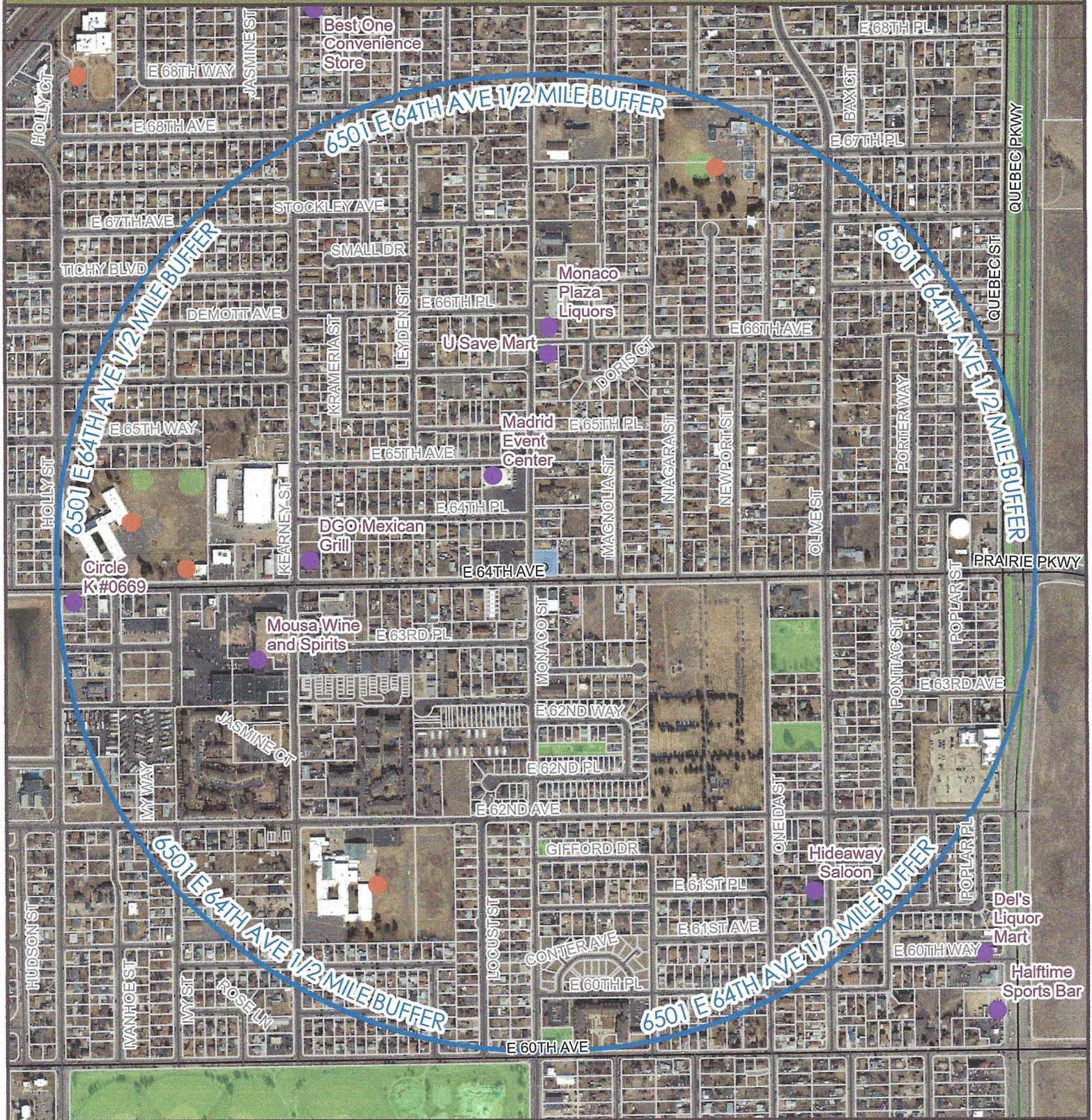
DATE SIGNED	Signature	Business Name	Age	YES*	NO**	Reason	
	Printed Name	Business Address				Owner	Circle or Manager
1-22-26	<i>Russell Stryker</i> Russell Stryker	Family Dollar 5947 E 64th Ave	41	✓		Owner	Manager
1-22-26	<i>Raven Holden</i> Raven Holden	Circle K 5600 E 64th Ave	26	✓		Owner	Manager
1/22/26	<i>Michele</i> Michele	NO <i>LS Autos</i> 5720 E 64th Ave	42	✓		Owner	Manager
1/22/26	<i>Tramita Cr.</i> Tramita Cr.	NO <i>Home Thrift Store</i> 5715 E 63rd Pl	73	✓		Owner	Manager
1/24/26	<i>Karla Beatista</i> Karla Beatista	Smart Zone 5725 E 63th Pl	45	✓		Owner	Manager
1/22/26	<i>Fabiola Parra</i> Fabiola Parra	<i>Veronica's barber shop & salon</i> 5745 E. 63rd pl. Commerce City	36	✓		Owner	Manager
1/22/26	<i>Edgar Aguilar</i> Edgar Aguilar	<i>Phone Repair 2</i> 6344 Ivy St Commerce City	33	X		Owner	Manager
1/22/26	<i>Jessi Teren</i> Jessi Teren	<i>Divas Salon</i> 6340 IVY. ST.	40	X		Owner	Manager
1/22/26	<i>Kate Peterson</i> Kate Peterson	<i>Dollar Tree</i> 6000 E 64th Ave	43	✓		Owner	Manager
1/22/26	<i>Edoardo Turku</i> Edoardo Turku	<i>Golden Town</i> 5967 E 64th Ave	60	X		Owner	Manager
1/22/26	<i>David Salvatore</i> David Salvatore	<i>Metro T Mobile</i> 5966 E 64th Ave	26	✓		Owner	Manager
1/22/26	<i>Jeremy Saenz</i> Jeremy Saenz	<i>Jovena Alondro</i> 5908 E 64th Ave	29	X		Owner	Manager
1-22-26	<i>Alexis Gorduno</i> Alexis Gorduno	<i>Dairy Queen</i> 5800 E 64th Ave	30	X		Owner	Manager
1/22/26	<i>Wendy Galus</i> Wendy Galus	<i>Little Caesars</i> 5960 E 64th Ave	29	✓		Owner	Manager

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DATE SIGNED	Signature	Business Name	Age	YES*	NO**	Reason	
	Printed Name	Business Address				Circle Owner	or Manager
1/22/26	1 <i>Alcandro Lazaro</i> <i>[Signature]</i>	Quintero's 65103 E 64th Ave	31	X		Owner	Manager
1/24/26	2 <i>Mrs</i> <i>Maria Baltun</i>	Giro Auto Sales 6530 E 64th Ave	58	X		Owner	Manager
01/22/26	3 <i>[Signature]</i> <i>[Signature]</i>	AZTEC TINTS 6540 E 64th Ave	42	X		Owner	Manager
1/22/26	4 <i>[Signature]</i> <i>Graciela Dela Rosa</i>	Churchs chicken 7295-E-64th ave	50	X		Owner	Manager
	5					Owner	Manager
	6					Owner	Manager
	7					Owner	Manager
	8					Owner	Manager
	9					Owner	Manager
	10					Owner	Manager
	11					Owner	Manager
	12					Owner	Manager
	13					Owner	Manager
	14					Owner	Manager

6501 E 64TH AVE

Liquor Permit Map



 1/2 Mile Buffer	 Parcels
 6501 E 64th Ave	 Park
 Marijuana License	 City Limit
 Liquor License	 Unincorporated ADCO
 Schools	

0 0.1 0.2 0.4
Miles

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: 10/2/2025

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, Kimberly 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.
- every person who signed represented themselves to be 21 years of age or older.
- 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.

Kimberly M Bobo
Signature of Circulator

State of Colorado)
County of BLANSO) ss.

Subscribed and sworn to before me this 29th day of JANUARY, 2024



Eva Garretson
Notary Public

My Commission expires: DEC 5, 2027

ALCOHOL BEVERAGE PETITION

Received: _____

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DATE SIGNED	Signature Printed Name	ADDRESS Indicate house number, street name and apartment # (as applicable)	Age	YES*	NO**	Reason
1/24/26	Concepción Morelos Con Mu	6601 E 64 Ave Comm	63	✓		
1/24/26	2 Adolfo Ortega Adolfo Ortega	6450 Niagara St Commerce City	21	✓		
1/24/26	3 Elizabeth Vargas Elizabeth Vargas	6560 Niagara St Commerce City	39	✓		
1/24/26	4 Martha Knox m	6561 Niagara St Commerce City	38	✓		
1/24/26	5 Chad Fuzett M	6561 Niagara St Commerce City	45	✓		

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DATE SIGNED	Signature Printed Name	ADDRESS Indicate house number, street name and apartment # (as applicable)	Age	YES*	NO**	Reason
1/24/26	Eroeste Surt Eroeste Surt	6551 Niagara st commerce cit. co 60021	48	✓		
1.24.26	Amber Curren Amanda Converse	6531 Niagara st Commerce City	40	✓		
1/24/26	Carl Walker Carl Walker	6531 Niagara st Commerce city	40	✓		
1/24/26	4 Javier M Sanchez OFF. Jark	6521 Niagara St commerce city Co 60022	36	✓		
1/24/26	5 Quizzma Diaz Q	6491 Niagara St Commerce City Co	30	✓		
1/24/26	6 Daniel Belgado D	6491 Niagara St Commerce City Co	39	✓		
1/24/26	7 Rebecca Kroll Rebecca Kroll	6421 Niagara St	30	✓		
1/24/26	8 Connie Piken Connie Piken	6430 Magnolia #73		X		
1/24/26	9 Wagner Pineda Wagner Pineda	6470 Magnolia St	36	✓		
1/24/26	10 Angel Torres Angel Torres	6460 Magnolia st	40	X		
1/24/26	11 W WILIAM WAYS	6490 MAGNOLIA ST	67	X		
1/24/26	12 Marcos Torres Man Tono	6971 Magnolia st 31		X		
1/24/26	13 Helen Clark Helen Clark	6411 Magnolia St	80	X		
1/24/26	14 Robert Clark Robert Clark	6411 Magnolia St	81	✓		

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1/24/26	Pedro Rodriguez Pedro Rodriguez	6551 64th Ave	51	X		
1/24/26	Edward Gonzalez	6351 E 64th Ave	64	X		
1/24/26	James Gonzalez James Gonzalez	6301 E 64th Ave	73	✓		
1/24/26	Julia Villar Julien Villalobos	6211 E 64th Ave	47	✓		
1/24/26	Sh Shadren Y. Siniyinnie Shadren Siniyinnie	6140 E 64th Pl	48	X		
1-24-26	Carla Davidson	Carla Davidson 6152 E 64th Pl	33	X		
1/24/26	Rosa Montelo Rosa	6162 E 64th Pl	38	✓		
1/24/26	Harry Valdez Harry Valdez	6180 E 64th Pl	69	X		
1/24/26	Elisandro Gonzalez Elisandro Gonzalez	6212 E 64th Pl	70	✓		
01-24-26	Ruth Esther Gonzalez Ruth	6212 E 64th Pl	75	X		
01/24/26	Lerae Castillo Lerae	6240 E 64th Pl	27	X		
1/24/26	Oscar Lopez Oscar Lopez	6280 E 64th Pl	28	✓		
1/24/26	Suan Arista Suan Arista	6300 E 64th Pl	30	✓		
1/24/26	Maria Guadalupe A. Maria Guadalupe	6380 E 64th Pl	68	✓		

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DATE SIGNED	Signature Printed Name	ADDRESS Indicate house number, street name and apartment # (as applicable)	Age	YES*	NO**	Reason
1-24-26	1 Griselda Lopez Griselda	6390 E 64th Pl. Commerce City	46	X		
1-24-26	2 Angel Lopez Angel Lopez	6315 E. 64th Pl. Commerce City	29	X		
1-24-26	3 Ezra Cruz Ezra Cruz	6315 E. 64th Pl. Commerce City	34	X		
1-24-26	4 Ralph Brooks RALPH BROOKS	6221 E 64th Pl	60	✓		
1/24/26	5 Moises SPO Moises SPO	6181 E 64th Pl	53	✓		
1/24/26	6 Giovanni Guerrero AJ	641 E 64th Pl Commerce City CO 80022	29	✓		
1/24/26	7 Perla Zarate P-Z	641 E 64th Pl	28	✓		
1/24/26	8 Porfirio Fenzera Porfirio Fenzera	6121 E 64th Pl Commerce City CO 80022	53	✓		
1-24	9 Nancy Casillas Nancy Casillas	6240 E 65th Ave.	43	X		
1/29/26	10 Ina Chun Ana Chavez	6250 E 65th Ave	70	✓		
1/24/26	11 Peter Lambert Peter Lambert	6272 E 65th Ave	43	X		
1/24/26	12 Chance P. Col Chance P. Col	6306 E 65th Ave Unit A	40	X		
1/27/26	13 Marguerite Wierse Marguerite Wierse	6201 62nd Ave Commerce City CO 80022. 2103	57	✓		
1/29/26	14 Leiza Millard Leiza Millard	6201 62nd Ave. #2100 Commerce City	32	X		

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DATE SIGNED	Signature Printed Name	ADDRESS Indicate house number, street name and apartment # (as applicable)	Age	YES*	NO**	Reason
1/29/26	Ruby Villegas Ruby Villegas	6201 E 62nd Ave APT 4102 Commerce City CO 80022	27	✓		
1/29/26	Cesar Mendez Cesar Mendez	6201 E 62nd Ave 2-200	46	✓		
1/29/26	3 Bailey Knapp Bailey Knapp	6201 E 62nd Ave Apt 2303	31	X		
1/29/26	4 Yasmín Tóledo Yan To	6201 E 62nd BU-4100	38	✓		
1/29/26	5 Rosie Vargas Rosie Vargas	6201 E 62nd Ave APT # 7102	60	X		
1/29/26	6 Juan Bautista Juan Bautista	6200 E 62nd Ave #4000	22	✓		
1/29/26	7 JOSE RAMOS Jose Ramos	6209 E 62nd Ave 7-301	50	X		
1/29/26	8 Mary Kiehl Mary Kiehl	6206 E 62nd Ave 2107	74	X		
1/29/26	9 Blanca White Blanca V.	6371 E. 63rd Ave #14	56	X		
1/29/26	10 David Rice David Rice	6201 E 62nd Ave 1105 Commerce City	62	✓		
1-29-26	11 Amy Rice Amy Rice	6201 E 62nd Ave #1105 L	54	✓		
1/29/26	12 Connie Stevens CONNIE STEVENS	6201 E 62nd Ave #1200	63	X		
1/29/26	13 Jane Reynolds Jane Reynolds	6140 E 63rd Pl. #103	67	✓		
1/29/26	Blanca Soto B. Soto	6140 E 63rd # 505	70	X		

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1/29/26	Consuelo Fernandez	6140 E 63rd Pl #106	58		X	
1/29/26	Josefine Herrera Josefine Herrera	6140 E 63rd Pl #201	67		X	
1/29/26	Ernesto Cuello Ernesto Cuello	6140 E 63rd Pl #203	65	<input checked="" type="checkbox"/>	X	
1/29/26	Melissa May Melissa May	6140 E 63rd Pl #305	46	X	X MM	
1/29/26	Kathy A Harris Kathy A Harris	6140 E 63rd Pl #305	76	X	X MM	
1/29/26	Silvia Miramontes SPUR	6140 E 63rd Pl #303	60	X		
1/29/26	ED Breaux ED BREAUX	6140 E 63rd Pl #301	50	X		
1/29/26	LATHERINE DABOOK LATHERINE DABOOK	6140 E 63rd Pl #306	56	X		
1/29/26	Fabiola Ruiz FRAN	6140 E 63rd Pl #308	60		X	
1-29-26	Regina Trujillo Regina Trujillo	6140 E 63rd Pl #405	68	X		
1-29-2026	Regina Miles Regina Miles	Apt 404 6140 E 63rd Pl	36	X		
1/29/26	Maria Lucero Maria Lucero	6140 E 63rd Pl Apt 403	70		X	
1/29/26	Rosa E. Gutierrez Rosa E. Gutierrez	6140 E 63rd Pl Apt 402	71	X		
1/29/26	Savannah Allee Savannah Allee	6353 E 63rd Pl Commerce City, CO 80020	29	X		

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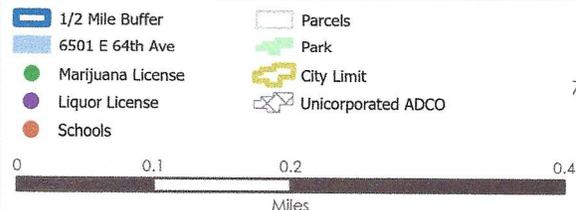
DATE SIGNED	Signature	ADDRESS Indicate house number, street name and apartment # (as applicable)	Age	YES*	NO**	Reason
	Printed Name					
4/29/26	1 Marcela Mendez MM	6440 E. 64th B	29	X		
1/29/26	2 Shirley Lopez Shirley Lopez	6420 E. 64th Ave #102 C. City	76	X		
4/29/26	3 Erich Erich Morales Erich Morales	6396 E 64th Ave	24	X		
1/29/26	4 Joanna Chavez 	6750 E 64th Ave Commerce City, CO 80077	30	✓		
1/29/26	5 LARRY KRESSON Larry Kresson	6140 E 63rd APT 404	81	X		
1/29/26	6 Rod Lastovk Rod Lastovk	6140 E 63rd Pl #408	66	✓		
1/29/26	7 XOLANDA LAZZANO XU	6140 E 63rd Pl APT 504	70	✓		
1/29/26	8 Raul Sanchez Randy	6140 E 63rd 503	71	X		
1/29/26	9 Coni Chevon Coni CHAVARRIN	6140 E 63rd Pl #409	53	X		
4/29/26	Peppy Salas Peppy Salas	6140 E. 63rd Place 51502	70	✓		
4/29/26	10  Baltazar E. Mota	6691 Gifford Dr	38	✓		
1/29/26	Janet Duran Janet Duran	6651 Gifford Dr. C. City, CO	72	✓		
1/29/26	Sunny Martz Sunny Martz	6651 Gifford Dr. C. City, CO	75	✓		
1/29/26	David Duran David Duran	6651 Gifford Dr C. City, CO	50	✓		

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DATE SIGNED	Signature	ADDRESS Indicate house number, street name and apartment # (as applicable)	Age	YES*	NO**	Reason
	Printed Name					
1/29/20	1 Mariano Guayara	6671 Gifford dr	70	X		
	Mariano					
1-29-20	Gregorio MUNZ	66 ST Gifford dr	68			
	Gregorio					
1-29-20	3 Leticia Francisca	6550 Gifford Dr	40	F		
	Leticia Arana					
	4					
	5					
	6					
	7					
	8					
	9					
	10					
	11					
	12					
	13					
	14					

6501 E 64TH AVE

Liquor Permit Map



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: 10/2/2025

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

DISCLAIMER:
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~ AFFIDAVIT OF CIRCULATION ~

I, Kimberly M. Bobb, 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.
- every person who signed represented themselves to be 21 years of age or older.
- 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.

Kimberly M. Bobb
Signature of Circulator

State of Colorado)
County of EL PASO) ss.

Subscribed and sworn to before me this 29th day of JANUARY, 2024



[Signature]
Notary Public

My Commission expires: DEC 5, 2027