

Date: Tuesday, September 1, 2026

Time: 9:00 AM

Location: Hearing Room, 1st Floor, 200 West Oak Street, Fort Collins, CO 80521

Consent Agenda

Abatements

1. Document Title: Petition for Abatement or Refund of Taxes: Refund amount exceeds the allotted amount of \$10,000
Submitted by: Cathy Canedo, Assessment Specialist
Department: Office of the Assessor
Named Parties: DC Shamrock LLC
Location: 1570 W. 43rd St. Loveland, CO 80538
Account Number: R1678439
Parcel Number: 95031-87-001
Tax Year(s): 2025
2. Document Title: Petition for Abatement or Refund of Taxes: Refund exceeds the allotted amount of \$10,000.00
Submitted by: Cathy Canedo, Assessment Specialist
Department: Office of the Assessor
Named Parties: Christine M. Williams
Location: 4527 W. Eisenhower Blvd. Loveland, CO 80537
Account Number: R0434175
Parcel Number: 95084-00-006
Tax Year(s): 2025
3. Document Title: Petition for Abatement or Refund of Taxes: Refund exceeds the allotted refund amount of \$10,000.00
Submitted by: Cathy Canedo, Assessment Specialist
Department: Office of the Assessor
Named Parties: DCT LTD
Location: 163 Big Pine Ln. Drake, CO 80515
Account Number: R0552895
Parcel Number: 25221-00-002
Tax Year(s): 2025
4. Document Title: Petition for Abatement or Refund of Taxes: Refund exceeds the allotted refund amount of \$10,000.00
Submitted by: Cathy Canedo, Assessment Specialist
Department: Office of the Assessor
Named Parties: DC Berthoud LLC
Location: 1144 Lake Ave. Berthoud, CO 80513
Account Number: R1664782
Parcel Number: 94154-44-007
Tax Year(s): 2025

5. DOCUMENT TITLE: Petition for Abatement or Refund of Taxes for Account #R1678529 Uphold the Assessor's Value of \$862,300 for tax year 2025
Submitted by: Sarah Martin, Commissioners' Office
NAMED PARTIES: VISWANATHAN BALAJI
LOCATION: See Account # and Parcel #
ACCOUNT NUMBER: R1678529
PARCEL NUMBER: 87354-22-011
TAX YEAR: 2025
6. DOCUMENT TITLE: Petition for Abatement or Refund of Taxes for Account #R0294497 Uphold the Assessor's Value of \$535,000 for tax year 2025
Submitted by: Sarah Martin, Commissioners' Office
NAMED PARTIES: CHARVAT CODEL D (.33)MORRIS NATHAN L (.33)/GOLDIE J (.33)
LOCATION: See Account # and Parcel #
ACCOUNT NUMBER: R0294497
PARCEL NUMBER: 89240-00-001
TAX YEAR: 2025
7. DOCUMENT TITLE: Petition for Abatement or Refund of Taxes for Account #R1499874 Uphold the Assessor's Value of \$500,000 for tax year 2025
Submitted by: Sarah Martin, Commissioners' Office
NAMED PARTIES: ZALLI AJET
LOCATION: See Account # and Parcel #
ACCOUNT NUMBER: R1499874
PARCEL NUMBER: 95243-42-701
TAX YEAR: 2025
8. DOCUMENT TITLE: Petition for Abatement or Refund of Taxes for Account #R1395297 Uphold the Assessor's Value of \$405,000 for tax year 2025
Submitted by: Sarah Martin, Commissioners' Office
NAMED PARTIES: TRAUB MARK/KRISTI J
LOCATION: See Account # and Parcel #
ACCOUNT NUMBER: R1395297
PARCEL NUMBER: 85072-54-005
TAX YEAR: 2025
9. DOCUMENT TITLE: Petition for Abatement or Refund of Taxes for Account #R1633033 Uphold the Assessor's Value of \$398,900 for tax year 2025
Submitted by: Sarah Martin, Commissioners' Office
NAMED PARTIES: RAINBOW REALTY LLC
LOCATION: See Account # and Parcel #
ACCOUNT NUMBER: R1633033
PARCEL NUMBER: 95123-45-006
TAX YEAR: 2025
10. DOCUMENT TITLE: Petition for Abatement or Refund of Taxes for Account #R1303007 Uphold the Assessor's Value of \$249,600 for tax year 2025
Submitted by: Sarah Martin, Commissioners' Office
NAMED PARTIES: RIVAS ERNEST/GEORGIA M
LOCATION: See Account # and Parcel #
ACCOUNT NUMBER: R1303007
PARCEL NUMBER: 86223-34-001
TAX YEAR: 2025
11. DOCUMENT TITLE: Petition for Abatement or Refund of Taxes for Account #R1261436 Uphold the Assessor's Value of \$550,000 for tax year 2025
Submitted by: Sarah Martin, Commissioners' Office
NAMED PARTIES: FELKERS SERVICE LLC
LOCATION: See Account # and Parcel #
ACCOUNT NUMBER: R1261436
PARCEL NUMBER: 85182-24-009
TAX YEAR: 2025

12. DOCUMENT TITLE: Petition for Abatement or Refund of Taxes for Account #R0070521 Uphold the Assessor's Value of \$600,000 for tax year 2024
Submitted by: Sarah Martin, Commissioners' Office
NAMED PARTIES: PIERING CARONL/EMERSON AVERY (BAD PONY LLC)
LOCATION: See Account # and Parcel #
ACCOUNT NUMBER: R0070521
PARCEL NUMBER: 97142-10-014
TAX YEAR: 2024
13. DOCUMENT TITLE: Petition for Abatement or Refund of Taxes for Account #R1008072 Uphold the Assessor's Value of \$2,697,000 for tax year 2025
Submitted by: Sarah Martin, Commissioners' Office
NAMED PARTIES: 44 ARCADIA LLC (.3791)/AC PARK VALLEY COLORADO LLC (.0649)
LOCATION: See Account # and Parcel #
ACCOUNT NUMBER: R1008072
PARCEL NUMBER: 97351-10-001
TAX YEAR: 2025
14. DOCUMENT TITLE: Petition for Abatement or Refund of Taxes for Account #R1679721 Uphold the Assessor's Value of \$435,160 for tax year 2025
Submitted by: Sarah Martin, Commissioners' Office
NAMED PARTIES: BEBO LAWRENCE L/JACQUELYN D
LOCATION: See Account # and Parcel #
ACCOUNT NUMBER: R1679721
PARCEL NUMBER: 94241-43-004
TAX YEAR: 2025
15. DOCUMENT TITLE: Petition for Abatement or Refund of Taxes for Account #R1525891 Adjust the Assessor's Value of \$4,701,200 to \$4,540,000 for tax year 2023
Submitted by: Sarah Martin, Commissioners' Office
NAME PARTIES: SEATTLE FISH COMPANY
LOCATION: See Account # and Parcel #
ACCOUNT NUMBER: R1525891
PARCEL NUMBER: 97221-61-003
TAX YEAR: 2023
16. DOCUMENT TITLE: Petition for Abatement or Refund of Taxes for Account #R1525891 Adjust the Assessor's Value of \$4,701,200 to \$4,540,000 for tax year 2024
Submitted by: Sarah Martin, Commissioners' Office
NAME PARTIES: SEATTLE FISH COMPANY
LOCATION: See Account # and Parcel #
ACCOUNT NUMBER: R1525891
PARCEL NUMBER: 97221-61-003
TAX YEAR: 2024
17. DOCUMENT TITLE: Petition for Abatement or Refund of Taxes for Account #R1649781 Adjust the Assessor's Value of \$150,000 to \$135,000 for tax year 2025
Submitted by: Sarah Martin, Commissioners' Office
NAME PARTIES: NATIONS RALPH T - CAROLE A
LOCATION: See Account # and Parcel #
ACCOUNT NUMBER: R1649781
PARCEL NUMBER: 25341-05-114
TAX YEAR: 2025
18. DOCUMENT TITLE: Petition for Abatement or Refund of Taxes for Account #R0053414 Adjust the Assessor's Value of \$1,250,000 to \$1,190,000 for tax year 2025
Submitted by: Sarah Martin, Commissioners' Office
NAME PARTIES: MITCHELL ANTHONY GRAHAM/ROSALYN MARY
LOCATION: See Account # and Parcel #
ACCOUNT NUMBER: R0053414
PARCEL NUMBER: 97132-10-011
TAX YEAR: 2025

19. DOCUMENT TITLE: Petition for Abatement or Refund of Taxes for Account #R0575470 Adjust the Assessor's Value of \$600,000 to \$425,000 for tax year 2025
Submitted by: Sarah Martin, Commissioners' Office
NAME PARTIES: YUSUF FAMILY TRUST
LOCATION: See Account # and Parcel #
ACCOUNT NUMBER: R0575470
PARCEL NUMBER: 34033-06-006
TAX YEAR: 2025

Agreements

1. Document Title: Construction Services Agreement-Engineering Bid No. B26-01, Project No. ENN000225 - Soderberg Parking Lot Improvements
Submitted by: Michelle Jenkins, Engineering Tech II
Department: Engineering Department
Description: Contract for Surface Improvements to Soderberg Parking Lot
Term: Notice of Award to 10 working days
Named Parties: Larimer County and McAtee Construction Company dba Simon
Total Dollar Amount: \$116,670.30
2. Document Title: Intergovernmental Agreement (IGA) between Larimer County and Mulberry Frontage Metropolitan District
Submitted by: Jennifer Infeld, Paralegal
Department: County Attorney's Office
Description: Approval of IGA related to Mulberry Frontage Metro District, which was approved by Board of County Commissioners in 2019, to ensure compliance with prior approval.
Term: N/A
Named Parties: Larimer County and Mulberry Frontage Metropolitan District
Total Dollar Amount:

Appointments

1. Document Title: Recommended Midterm Appointment to the Workforce Development Board
Submitted by: Sarah Martin, Administrative Specialist II
Department: Commissioners' Office
Named Parties: Jeff Barrera
Description: Appoint Jeff Barrera to a midterm appointment to the Workforce Development Board beginning September 1, 2026 and ending June 30, 2028.

Deeds

1. Document Title: Deed of Conservation Easement - Bobcat Ridge Natural Area
Submitted by: Alex Swartz, Land Agent
Department: Engineering Department
Description: The conveyance of this conservation easement from the City of Fort Collins to Larimer County is a requirement of the Intergovernmental Agreement Concerning the Bobcat Ridge Expansion Conservation Project dated April 18, 2022. In addition to meeting the intergovernmental agreement requirement, the conservation easement will protect the approximately 3,280-acre property's significant public benefits and conservation values in perpetuity.
Perpetual
Named Parties: The City of Fort Collins (Grantor) & Board of County Commissioners of the County of Larimer (Grantee)

Liquor Licenses

1. Document Title: Liquor License Renewal-Kerrich Enterprises
Submitted by: Deirdre O'Neill, Recording Ops Coordinator
Department: Clerk and Recorder
Establishment Name: The Tavern at Red Feather Lakes
Location: Red Feather Lakes Colorado
Named Parties: Richard Marr
License Type: Tavern
Request: Approval and Issuance
2. Document Title: Liquor License Renewal Charco Broiler Inc
Submitted by: Deirdre O'Neill, Recording Ops Coordinator
Department: Clerk and Recorder
Establishment Name: Charco Broiler
Location: Fort Collins Colorado
Named Parties: Stan McGarvey
License Type: Hotel & Restaurant
Request: approval and issuance
3. Document Title: New Liquor License Issuance Riversong Inc
Submitted by: Deirdre O'Neill, Recording Ops Coordinator
Department: Clerk and Recorder
Establishment Name: Riversong Inn Retreat
Location: Estes Park Colorado
Named Parties: Carmen Samle Mark Sample Chloe Velasquez
License Type: Hotel & Restaurant
Request: Approval and Issuance
4. Document Title: Liquor License Special Event Permit 6% Fall Equinox Half Marathon & 5-Mile
Submitted by: Deirdre O'Neill, Recording Ops Coordinator
Department: Clerk and Recorder
Establishment Name: Green Events Inc
Location: Bellvue Colorado
Named Parties: Lisa Sinclair
License Type: Special Event Liquor Permit 6%
Request: Approval & Issuance
5. Document Title: Liquor License Special Event Permit 6% Narrowleaf Lake Run & Kids Run
Submitted by: Deirdre O'Neill, Recording Ops Coordinator
Department: Clerk and Recorder
Establishment Name: Athletes in Tandem Inc
Location: Loveland Colorado
Named Parties: JB Tobin
License Type: Liquor License Special Event Permit 6%
Request: Approval and Issuance
6. Document Title: Liquor License Special Event Permit 6% Ruff Run
Submitted by: Deirdre O'Neill, Recording Ops Coordinator
Department: Clerk and Recorder
Establishment Name: Athletes in Tandem Inc
Location: Loveland Colorado
Named Parties: JB Tobin
License Type: Liquor License Special Event Permit 6%
Request: Approval and Issuance

7. Document Title: Liquor License Special Event Permit 6% Last Call Triathlon
Submitted by: Deirdre O'Neill, Recording Ops Coordinator
Department: Clerk and Recorder
Establishment Name: Athletes in Tandem Inc
Location: Loveland Colorado
Named Parties: JB Tobin
License Type: Liquor License Special Event Permit 6%
Request: Approval and Issuance

Miscellaneous

1. Document Title: Stipulation for Wenxin Yan/Dacheng Zhou as to 2026 Tax Year
Submitted by: Jessica Ryan, Senior Legal Assistant
Department: County Attorney's Office
Description: Larimer County v. Wenxin Yan/Dacheng Zhou Docket No. 2026BAA285

Policies

1. Document Title: Administrative Policy for Larimer County Boards, Commissions, Councils, Committees, and Task Forces (formerly known as Administrative Policy and Procedure 100.1)
Submitted by: Brenda Gimeson, Business Operations Manager
Department: Commissioners' Office
Subject Matter: Boards, Commissioners, Councils, Committees, and Task Forces
Description: Update to Larimer County's Administrative Policy regarding Boards, Commissions, Councils, Committees, and Task Forces. This Policy was formerly known as Administrative Policy and Procedure 100.1. These revisions include removing outdated references and general language changes throughout the document.

Per the Americans with Disabilities Act (ADA), Larimer County will provide a reasonable accommodation to qualified individuals with a disability who need assistance. Services can be arranged with at least 7 business days' notice. Please [email us](#) or call (970) 498-7010 or Relay Colorado 711. "Walk-in" requests for auxiliary aids and services will be honored to the extent possible but may be unavailable if advance notice is not provided.