



Date: Tuesday, March 03, 2026
Time: 9:00 AM
Location: Hearing Room, 1st Floor, 200 West Oak Street, Fort Collins

CONSENT AGENDA

Abatements

1. Petition for Abatement or Refund of Taxes for Account #R1036882 Uphold the Assessor's Value of \$681,800 for tax year 2023
Submitted by: Sarah Martin, Commissioners' Office
NAMED PARTIES: HILLER ANDREW M/CAROL L
LOCATION: See Account # and Parcel #
ACCOUNT NUMBER: R1036882
PARCEL NUMBER: 97364-09-035
TAX YEAR: 2023
2. Petition for Abatement or Refund of Taxes for Account #R1036882 Uphold the Assessor's Value of \$681,800 for tax year 2024
Submitted by: Sarah Martin, Commissioners' Office
NAMED PARTIES: HILLER ANDREW M/CAROL L
LOCATION: See Account # and Parcel #
ACCOUNT NUMBER: R1036882
PARCEL NUMBER: 97364-09-035
TAX YEAR: 2024
3. Petition for Abatement or Refund of Taxes for Account #R1534777 Uphold the Assessor's Value of \$424,700 for tax year 2023
Submitted by: Sarah Martin, Commissioners' Office
NAMED PARTIES: LAMOTTE GARY A
LOCATION: See Account # and Parcel #
ACCOUNT NUMBER: R1534777
PARCEL NUMBER: 96141-10-214
TAX YEAR: 2023
4. Petition for Abatement or Refund of Taxes for Account #R1599832 Uphold the Assessor's Value of \$521,000 for tax year 2024
Submitted by: Sarah Martin, Commissioners' Office
NAMED PARTIES: MOLINA FEDERICO ALVARADO SR
LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R1599832

PARCEL NUMBER: 96343-34-005

TAX YEAR: 2024

5. Petition for Abatement or Refund of Taxes for Account #R1682829 Uphold the Assessor's Value of \$429,400 for tax year 2024

Submitted by: Sarah Martin, Commissioners' Office

NAMED PARTIES: LOT 4 WELLINGTON CO LLC

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R1682829

PARCEL NUMBER: 89332-17-101

TAX YEAR: 2024

6. Petition for Abatement or Refund of Taxes for Account #R1594630 Uphold the Assessor's Value of \$916,200 for tax year 2023

Submitted by: Sarah Martin, Commissioners' Office

NAMED PARTIES: CROUGH MARK/KERRY

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R1594630

PARCEL NUMBER: 86363-13-005

TAX YEAR: 2023

7. Petition for Abatement or Refund of Taxes for Account #R1594630 Uphold the Assessor's Value of \$916,200 for tax year 2024

Submitted by: Sarah Martin, Commissioners' Office

NAMED PARTIES: CROUGH MARK/KERRY

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R1594630

PARCEL NUMBER: 86363-13-005

TAX YEAR: 2024

8. Petition for Abatement or Refund of Taxes for Account #R0194859 Uphold the Assessor's Value of \$352,400 for tax year 2024

Submitted by: Sarah Martin, Commissioners' Office

NAMED PARTIES: CARRIER NORMA A

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R0194859

PARCEL NUMBER: 8771-09-019

TAX YEAR: 2024

9. Petition for Abatement or Refund of Taxes for Account #R0194859 Uphold the Assessor's Value of \$338,100 for tax year 2025

Submitted by: Sarah Martin, Commissioners' Office

NAMED PARTIES: CARRIER NORMA A

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R0194859

PARCEL NUMBER: 8771-09-019

TAX YEAR: 2025

10. Petition for Abatement or Refund of Taxes for Account #R0154865 Uphold the Assessor's Value of \$712,900 for tax year 2023

Submitted by: Sarah Martin, Commissioners' Office

NAMED PARTIES: DEBORD INVESTMENTS LLC

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R0154865

PARCEL NUMBER: 98354-00-027

TAX YEAR: 2023

11. Petition for Abatement or Refund of Taxes for Account #R0154865 Uphold the Assessor's Value of \$712,900 for tax year 2024

Submitted by: Sarah Martin, Commissioners' Office

NAMED PARTIES: DEBORD INVESTMENTS LLC

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R0154865

PARCEL NUMBER: 98354-00-027

TAX YEAR: 2024

12. Petition for Abatement or Refund of Taxes for Account #R1295551 Uphold the Assessor's Value of \$2,100,000 for tax year 2024

Submitted by: Sarah Martin, Commissioners' Office

NAMED PARTIES: HEWITT JAMES C/ANDREA N

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R1295551

PARCEL NUMBER: 97123-18-042

TAX YEAR: 2024

13. Petition for Abatement or Refund of Taxes for Account #R0044768 Uphold the Assessor's Value of \$1,246,000 for tax year 2023

Submitted by: Sarah Martin, Commissioners' Office

NAMED PARTIES: HEWITT JAMES C/ANDREA N

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R0044768

PARCEL NUMBER: 97123-18-018

TAX YEAR: 2023

14. Petition for Abatement or Refund of Taxes for Account #R0044768 Uphold the Assessor's Value of \$1,246,000 for tax year 2024

Submitted by: Sarah Martin, Commissioners' Office

NAMED PARTIES: HEWITT JAMES C/ANDREA N

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R0044768

PARCEL NUMBER: 97123-18-018

TAX YEAR: 2024

15. Petition for Abatement or Refund of Taxes for Account #R0530123 Uphold the Assessor's Value of \$1,288,300 for tax year 2025

Submitted by: Sarah Martin, Commissioners' Office

NAMED PARTIES: MILLER DAVID D/ASHLEY T

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R0530123

PARCEL NUMBER: 35261-05-040

TAX YEAR: 2025

16. Petition for Abatement or Refund of Taxes for Account #R0085243 Uphold the Assessor's Value of \$532,400 for tax year 2025

Submitted by: Sarah Martin, Commissioners' Office

NAMED PARTIES: WEBB DAVID HARLAN

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R0085243

PARCEL NUMBER: 97154-05-022

TAX YEAR: 2025

17. Petition for Abatement or Refund of Taxes for Account #R1652749 Uphold the Assessor's Value of \$845,300 for tax year 2025

Submitted by: Sarah Martin, Commissioners' Office

NAMED PARTIES: NGUYEN LUONG/DO THUY

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R1652749

PARCEL NUMBER: 86082-11-002

TAX YEAR: 2025

18. Petition for Abatement or Refund of Taxes for Account #R1602301 Uphold the Assessor's Value of \$552,000 for tax year 2025

Submitted by: Sarah Martin, Commissioners' Office

NAMED PARTIES: RADCLIFFE ROBERT D/CATHERINE L

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: R1602301

PARCEL NUMBER: 85093-21-013

TAX YEAR: 2025

19. Petition for Abatement or Refund of Taxes for Account #P8269862 Uphold the Assessor's Value of \$110,970 for tax year 2023

Submitted by: Sarah Martin, Commissioners' Office

NAMED PARTIES: COLOR PRO PRINTING

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: P8269862

PARCEL NUMBER: 97024-09-130

TAX YEAR: 2023

20. Petition for Abatement or Refund of Taxes for Account #P8269862 Uphold the Assessor's Value of \$108,710 for tax year 2024

Submitted by: Sarah Martin, Commissioners' Office

NAMED PARTIES: COLOR PRO PRINTING

LOCATION: See Account # and Parcel #

ACCOUNT NUMBER: P8269862

PARCEL NUMBER: 97024-09-130

TAX YEAR: 2024

Agreements

1. Amendment One Agreement for 1) Exchange of Real Estate Including Land and any and all Improvements and 2) Rights of First Refusal to Purchase Back Property

Submitted By: Jennifer Johnson, Facilities

DESCRIPTION: This Amendment shall constitute the first amendment to the Agreement between the County and the City. The purpose of this Amendment is to extend the deadlines identified in original contract to: a) increase the deadline for the County to complete the steps necessary to effectuate the closure of the fuel site on the Vine Property to March 14, 2026; b) extend the deadline a Party to terminate the Agreement pursuant to Section 14, to March 21, 2026; and c) extend the deadline for the executive of deeds to March 31, 2026.

TERM: See dates outlined in Description

NAMED PARTIES: City of Fort Collins and County of Larimer Colorado

TOTAL DOLLAR AMOUNT: Not Applicable

2. Larimer County Colorado Professional Services Agreement

Submitted By: Laurie Kadrich, Assistant County Manager

DESCRIPTION: Phase I strategic research and community engagement services.

TERM: Date executed by both parties through April 15, 2026

NAMED PARTIES: Public Alignment Communications LLC

TOTAL DOLLAR AMOUNT: Not to exceed \$175,565

3. Conveyance of Permanent Easement

Submitted By: Alex Swartz, Engineering

DESCRIPTION: Grants a permanent utility easement on land owned by David B. McWhorter and Barbara A. McWhorter to Larimer County for the construction, use, and maintenance of a fiber optic line and facilities adjacent to North County Road 27.

TERM: Perpetual

NAMED PARTIES: David B. McWhorter and Barbara A. McWhorter (Grantor) and Larimer County (Grantee)

TOTAL DOLLAR AMOUNT: \$2,550.00

4. Conveyance of Permanent Easement

Submitted By: Alex Swartz, Engineering

DESCRIPTION: Grants a permanent utility easement on land owned by Patricia Anne Conner, Jan Heustis, Michelle D. Chance and Tami Coffey to Larimer County for the construction, use, and maintenance of a fiber optic line and facilities adjacent to North County Road 27.

TERM: Perpetual

NAMED PARTIES: Patricia Anne Conner, Jan Heustis, a/k/a Janice D. Heustis, Michelle D. Chance and Tami Coffey (Grantor) and Larimer County (Grantee)

TOTAL DOLLAR AMOUNT: \$1,625.00

5. Work Order for Professional Services – The Ranch Amphitheater

Submitted By: Linsey Chalfant, The Ranch

DESCRIPTION: Design services work order with Perkins and Will for Design Development plans thru Final Design of the outdoor amphitheater. A Master Service Agreement has already been executed with Perkins and Will

TERM: 10/7/2025 through the end of the project (2030)

NAMED PARTIES: Larimer County and Perkins and Will

TOTAL DOLLAR AMOUNT: \$1,578,055.00

6. Release and Settlement Agreement

Submitted By: Bill Ressue, Larimer County Attorney's Office

DESCRIPTION: Settlement Agreement in U.S. District Court Case 23-cv-001819-PAB-SKC, Wesley Hutchins, *et al.* v. Larimer County Board of County Commissioners.

Approval of the proposed Settlement Agreement will fully resolve a lawsuit related to removal of the Profile Rock Bridge following the Black Hollow flooding in 2021 for a one-time payment of \$250,000.

TERM: N/A

NAMED PARTIES: Wesley D. Hutchins, Carol A. Squires, Kurt T. Squires, Linda L. Jones, Bruce B. Hutchins, Hutchins Family Trust, and Larimer County

TOTAL DOLLAR AMOUNT: \$250,000

Appointments

1. Recommended Reappointment to the Boxelder Basin Regional Stormwater Authority

NAMED PARTIES: Eric Tracy

Submitted By: Sarah Martin, BoCC

DESCRIPTION: Reappoint Eric Tracy to a full-term appointment to the Boxelder Basin Regional Stormwater Authority beginning May 1, 2026 and ending April 30, 2029.

2. Recommended Appointment to the Boxelder Basin Regional Stormwater Authority

NAMED PARTIES: Matt Fater

Submitted By: Sarah Martin, BoCC

DESCRIPTION: Appoint Matt Fater to the Boxelder Basin Regional Stormwater Authority to the following terms:

Midterm appointment beginning March 3, 2026 and ending April 30, 2026

Full-term appointment beginning May 1, 2026 and ending April 30, 2029

Liquor Licenses

1. Liquor License Renewal – Sylvan Dale Ranch LLLP

Sylvan Dale Ranch

LOCATION: Loveland, Colorado

NAMED PARTIES: Larimer County and Susan Jessup

LICENSE TYPE: Hotel & Restaurant with Optional Premise

REQUEST: Approval & Issuance

2. Liquor License Renewal – Fort Collins Country Club

Fort Collins Country Club

LOCATION: Fort Collins, Colorado

NAMED PARTIES: Larimer County and Jenny Gwinner

LICENSE TYPE: Hotel & Restaurant w/ Optional Premise

REQUEST: Approval & Issuance

Miscellaneous

1. EA Rocky Mountain LLC Stipulation as to Tax Year 2025 Value

Submitted By: Jessica Ryan, County Attorney's Office

DESCRIPTION: Larimer County EA Rocky Mountain LLC Docket No. 2025BAA1482

2. Suite 1 LLC Stipulation as to Tax Year 2025 Value

Submitted By: Jessica Ryan, County Attorney's Office

DESCRIPTION: Larimer County Suite 1 LLC Docket No. 2025BAA795

3. LF3 RIFC LLC Stipulation as to Tax Year 2025 Value

Submitted By: Jessica Ryan, County Attorney's Office

DESCRIPTION: Larimer County LF3 RIFC LLC Docket No. 2025BAA1169

4. Kmb H1 LLC, et al. Stipulation as to Tax Year 2025 Value

Submitted By: Jessica Ryan, County Attorney's Office

DESCRIPTION: Larimer County Kmb H1 LLC, et al. Docket No. 2025BAA1307

5. P5 LLC, et al. Stipulation as to Tax Year 2025 Value

Submitted By: Jessica Ryan, County Attorney's Office

DESCRIPTION: Larimer County P5 LLC, et al. Docket No. 2025BAA1271

6. Richmond American Homes of Colorado Inc. Stipulation as to Tax Year 2025 Value

Submitted By: Jessica Ryan, County Attorney's Office

DESCRIPTION: Larimer County Richmond American Homes of Colorado Inc. Docket No. 2025BAA706

7. Anderson Loveland LLC Stipulation as to Tax Year 2025 Value

Submitted By: Jessica Ryan, County Attorney's Office

DESCRIPTION: Larimer County v. Anderson Loveland LLC. Docket No. 2025BAA1288

8. CF Altitude Propco LLC Stipulation as to Tax Year 2025 Value

Submitted By: Jessica Ryan, County Attorney's Office

DESCRIPTION: Larimer County v. CF Altitude Propco LLC. Docket No. 2025BAA1263

9. Spirit Realty LP Stipulation as to Tax Year 2025 Value

Submitted By: Jessica Ryan, County Attorney's Office

DESCRIPTION: Larimer County v. Spirit Realty LP. Docket No. 2025BAA1308

10. 4574 LLC Stipulation as to Tax Year 2025 Value

Submitted By: Jessica Ryan, County Attorney's Office

DESCRIPTION: Larimer County v. 4574 LLC. Docket No. 2025BAA1269

11. Banner Health Stipulation as to Tax Year 2025 Value

Submitted By: Jessica Ryan, County Attorney's Office

DESCRIPTION: Larimer County v. Banner Health. Docket No. 2025BAA1266

12. Larson Front Range Farms LLC Stipulation as to Tax Year 2025 Value

Submitted By: Jessica Ryan, County Attorney's Office

DESCRIPTION: Larimer County v. Larson Front Range Farms LLC. Docket No. 2025BAA835

13. Larson Front Range Farms LLC Stipulation as to Tax Year 2025 Value

Submitted By: Jessica Ryan, County Attorney's Office

DESCRIPTION: Larimer County v. Larson Front Range Farms LLC. Docket No. 2025BAA836

14. Jennifer D Straub-Wheaton c/o Rod Straub (LE) Stipulation as to Tax Year 2025 Value

Submitted By: Jessica Ryan, County Attorney's Office

DESCRIPTION: Larimer County v. Jennifer D Straub-Wheaton c/o Rod Straub (LE). Docket No. 2025BAA2160

15. Ramco Gershenson Properties LP Stipulation as to Tax Year 2025 Value

Submitted By: Jessica Ryan, County Attorney's Office

DESCRIPTION: Larimer County v. Ramco Gershenson Properties LP. Docket No. 2025BAA826

16. Ramco Gershenson Properties LP Stipulation as to Tax Year 2025 Value

Submitted By: Jessica Ryan, County Attorney's Office

DESCRIPTION: Larimer County v. Ramco Gershenson Properties LP. Docket No. 2025BAA829

17. Ramco Gershenson Properties LP Stipulation as to Tax Year 2025 Value

Submitted By: Jessica Ryan, County Attorney's Office

DESCRIPTION: Larimer County v. Ramco Gershenson Properties LP. Docket No. 2025BAA830

18. Ramco Gershenson Properties LP Stipulation as to Tax Year 2025 Value

Submitted By: Jessica Ryan, County Attorney's Office

DESCRIPTION: Larimer County v. Ramco Gershenson Properties LP. Docket No. 2025BAA832

19. Carpe Diem Investments LLC Stipulation as to Tax Year 2025 Value

Submitted By: Jessica Ryan, County Attorney's Office

DESCRIPTION: Larimer County v. Carpe Diem Investments LLC. Docket No. 2025BAA1260

20. 301 Lincoln LLC Stipulation as to Tax Year 2025 Value

Submitted By: Jessica Ryan, County Attorney's Office

DESCRIPTION: Larimer County v. 301 Lincoln LLC. Docket No. 2025BAA1161

21. CSGBSH LOVELANDCO I LLC Stipulation as to Tax Year 2025 Value

Submitted By: Jessica Ryan, County Attorney's Office

DESCRIPTION: Larimer County v. CSGBSH LOVELANDCO I LLC. Docket No. 2025BAA1365

22. Greentree Enterprises LLC Stipulation as to Tax Year 2025 Value

Submitted By: Jessica Ryan, County Attorney's Office

DESCRIPTION: Larimer County v. Greentree Enterprises LLC. Docket No. 2025BAA1358

23. BGJR LARIMER LLC (.66) TSHOPPES LLC (.34) Stipulation as to Tax Year 2025 Value

Submitted By: Jessica Ryan, County Attorney's Office

DESCRIPTION: Larimer County v. BGJR LARIMER LLC (.66) TSHOPPES LLC (.34). Docket No. 2025BAA1162

24. Larimer County Legislative Positions

Submitted By: Shane Atkinson, Legislative Coordinator

DESCRIPTION: Request adoption of five bills in line with the Larimer County Legislative Agenda as official positions of the Board of County Commissioners and direct staff to "log" those positions onto the Secretary of States website.

25. Grant of Utility Easement (City of Loveland)

Submitted By: Justin Core, Engineering

DESCRIPTION: Grants a perpetual, non-exclusive utility easement on land owned by Larimer County (The Ranch) to the City of Loveland for the construction and maintenance of electric utility infrastructure to service planned central lawn improvements.

26. Donation Approval Letter

Submitted By: Meegan Flenniken, Department of Natural Resources

DESCRIPTION: The Larimer County Department of Natural Resources has received a donation offer from Scott James in the amount of \$50,000. Per Mr. Scott's request, the funds are to be used by Larimer County towards the construction of trails at Chimney Hollow Open Space. This letter confirms that the County has not, and will not, provide any services or goods to Mr. Scott in exchange for his donation, and the donation was made exclusively for public purposes.

Resolutions

1. Findings and Resolution Approving the Menard Conservation Development

Submitted By: Denise Ruybal with Community Development

DESCRIPTION: Request approval of the Findings and Resolution Approving the Menard Conservation Development and Appeal to subdivide a 40-acre parcel into eight lots, seven new residential lots and one 20-acre residual. The applicant is also appealing to allow on-site septic for the new lots to provide wastewater service. This public hearing for this item was held on January 26, 2026.

NAMED PARTIES: Larimer County, Renee Menard and Celestina Menard

2. Resolution Ordering a Public Hearing to Consider a Petition for Exclusion from the Tanager Public Improvement District 72

Submitted By: Katie Beilby, Engineering

DESCRIPTION: Sign a resolution ordering a public hearing on March 23, 2026, to consider the exclusion of a parcel from the Tanager Public Improvement District No. 72

NAMED PARTIES: Larimer County Board of County Commissioners & Marilyn & Dave Brehm

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 seven (7) business days' notice. Please email us at bcc-admin@larimer.org, 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.