

Date: Tuesday, March 31, 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
Submitted by: Cathy Canedo, Assessment Specialist
Department: Office of the Assessor
Named Parties: 321 Mountain Ave. LLC
Location: 321 Mountain Ave., Berthoud, CO 80513
Account Number: R0483028
Parcel Number: 94231-07-004
Tax Year(s): 2025
2. Document Title: Petition for Abatement or Refund of Taxes
Submitted by: Cathy Canedo, Assessment Specialist
Department: Office of the Assessor
Named Parties: Miller David D. / Ashley T.
Location: Lot 39, Elkhorn Club EST AMD, Estes PK
Account Number: R0530115
Parcel Number: 35261-05-039
Tax Year(s): 2025
3. Document Title: Petition for Abatement or Refund of Taxes
Submitted by: Cathy Canedo, Assessment Specialist
Department: Office of the Assessor
Named Parties: Ft. Collins OT Senior Housing Propco KP66 LLC
Location: 300 N. Mason St., Ft. Collins, CO 80524
Account Number: R1685882
Parcel Number: 97111-90-001
Tax Year(s): 2025
4. Document Title: Petition for Abatement or Refund of Taxes
Submitted by: Cathy Canedo, Assessment Specialist
Department: Office of the Assessor
Named Parties: Timnath Trail LLC
Location: 4801 Signal Tree Dr., Units Q-R, Timnath, CO 80547
Account Number: R1676002
Parcel Number: 86022-23-701
Tax Year(s): 2025

5. Document Title: Petition for Abatement or Refund of Taxes
Submitted by: Cathy Canedo, Assessment Specialist
Department: Office of the Assessor
Named Parties: 141 S. College Ave.
Location: 141 S. College Ave., Ft. Collins, CO 80524
Account Number: R0039420
Parcel Number: 97114-14-005
Tax Year(s): 2025
6. Document Title: Petition for Abatement or Refund of Taxes for Account #R1627029 Uphold the Assessor's Value of \$916,400 for tax year 2025
Submitted by: Sarah Martin, Administrative Specialist II
Department: Commissioners' Office
Named Parties: DEMOTT JOHN J
Location: See Account # and Parcel #
Account Number: R1627029
Parcel Number: 94121-23-003
Tax Year(s): 2025
7. Document Title: Petition for Abatement or Refund of Taxes for Account #R1671853 Uphold the Assessor's Value of \$610,300 for tax year 2025
Submitted by: Sarah Martin, Administrative Specialist II
Department: Commissioners' Office
Named Parties: MOORE MIRAN KIM
Location: See Account # and Parcel #
Account Number: R1671853
Parcel Number: 86263-48-004
Tax Year(s): 2025
8. Document Title: Petition for Abatement or Refund of Taxes for Account #R1646607 Uphold the Assessor's Value of \$222,900 for tax year 2024
Submitted by: Sarah Martin, Administrative Specialist II
Department: Commissioners' Office
Named Parties: BELL ARTHUR T/BETTY JO
Location: See Account # and Parcel #
Account Number: R1646607
Parcel Number: 94141-29-002
Tax Year(s): 2024
9. Document Title: Petition for Abatement or Refund of Taxes for Account #R1646608 Uphold the Assessor's Value of \$196,200 for tax year 2024
Submitted by: Sarah Martin, Administrative Specialist II
Department: Commissioners' Office
Named Parties: BELL ARTHUR T/BETTY JO
Location: See Account # and Parcel #
Account Number: R1646608
Parcel Number: 94141-29-003
Tax Year(s): 2024
10. Document Title: Petition for Abatement or Refund of Taxes for Account #R1648059 Uphold the Assessor's Value of \$4,575,000 for tax year 2023
Submitted by: Sarah Martin, Administrative Specialist II
Department: Commissioners' Office
Named Parties: NORCO TRAINING CENTER LLC
Location: See Account # and Parcel #
Account Number: R1648059
Parcel Number: 86354-38-001
Tax Year(s): 2023

11. Document Title: Petition for Abatement or Refund of Taxes for Account #R1648059 Uphold the Assessor's Value of \$4,575,000 for tax year 2024
Submitted by: Sarah Martin, Administrative Specialist II
Department: Commissioners' Office
Named Parties: NORCO TRAINING CENTER LLC
Location: See Account # and Parcel #
Account Number: R1648059
Parcel Number: 86354-38-001
Tax Year(s): 2024
12. Document Title: Petition for Abatement or Refund of Taxes for Account #R1217593 Uphold the Assessor's Value of \$525,000 for tax year 2025
Submitted by: Sarah Martin, Administrative Specialist II
Department: Commissioners' Office
Named Parties: MCMAHON JACQUELINE A
Location: See Account # and Parcel #
Account Number: R1217593
Parcel Number: 85051-11-011
Tax Year(s): 2025
13. Document Title: Petition for Abatement or Refund of Taxes for Account #R1657835 Uphold the Assessor's Value of \$513,700 for tax year 2025
Submitted by: Sarah Martin, Administrative Specialist II
Department: Commissioners' Office
Named Parties: ALEXANDER JUSTINE A/LAURIE N.
Location: See Account # and Parcel #
Account Number: R1657835
Parcel Number: 88041-100-008
Tax Year(s): 2025
14. Document Title: Petition for Abatement or Refund of Taxes for Account #R0532398 Uphold the Assessor's Value of \$130,000 for tax year 2025
Submitted by: Sarah Martin, Administrative Specialist II
Department: Commissioners' Office
Named Parties: LECKBEE TIM R./KATHLEEN M.
Location: See Account # and Parcel #
Account Number: R0532398
Parcel Number: 25344-07-024
Tax Year(s): 2025
15. Document Title: Petition for Abatement or Refund of Taxes for Account #P8287475 Uphold the Assessor's Value of \$487,280 for tax year 2024
Submitted by: Sarah Martin, Administrative Specialist II
Department: Commissioners' Office
Named Parties: WOODSPRING SUITES FORT COLLINS
Location: See Account # and Parcel #
Account Number: P8287475
Parcel Number: 87152-05-001
Tax Year(s): 2024
16. Document Title: Petition for Abatement or Refund of Taxes for Account #R1669123 Uphold the Assessor's Value of \$968,900 for tax year 2024
Submitted by: Sarah Martin, Administrative Specialist II
Department: Commissioners' Office
Named Parties: 6520 S. COLLEGE AVE., LLC
Location: See Account # and Parcel #
Account Number: R1669123
Parcel Number: 96123-22-001
Tax Year(s): 2024

17. Document Title: Petition for Abatement or Refund of Taxes for Account #R1588060 Adjust the Assessor's Value of \$885,400 to \$815,000 for tax year 2025
Submitted by: Sarah Martin, Administrative Specialist II
Department: Commissioners' Office
Named Parties: WAGNER ROBERT D JR/STEPHANIE A
Location: See Account # and Parcel #
Account Number: R1588060
Parcel Number: 86092-10-005
Tax Year(s): 2025
18. Document Title: Petition for Abatement or Refund of Taxes for Account #R1623045 Adjust the Assessor's Value of \$840,800 to \$740,000 for tax year 2025
Submitted by: Sarah Martin, Administrative Specialist II
Department: Commissioners' Office
Named Parties: GOODWIN J DWAYNE/DAPHNE M
Location: See Account # and Parcel #
Account Number: R1623045
Parcel Number: 04153-06-002
Tax Year(s): 2025
19. Document Title: Petition for Abatement or Refund of Taxes for Account #R1607392 Adjust the Assessor's Value of \$180,000 to \$75,400 for tax year 2023
Submitted by: Sarah Martin, Administrative Specialist II
Department: Commissioners' Office
Named Parties: MCDERMOTT DOUGLAS L
Location: See Account # and Parcel #
Account Number: R1607392
Parcel Number: 0806-08-002
Tax Year(s): 2023
20. Document Title: Petition for Abatement or Refund of Taxes for Account #R1607392 Adjust the Assessor's Value of \$180,000 to \$75,400 for tax year 2024
Submitted by: Sarah Martin, Administrative Specialist II
Department: Commissioners' Office
Named Parties: MCDERMOTT DOUGLAS L
Location: See Account # and Parcel #
Account Number: R1607392
Parcel Number: 0806-08-002
Tax Year(s): 2024
21. Document Title: Petition for Abatement or Refund of Taxes for Account #R1607391 Uphold the Assessor's Value of \$1,023,500 for tax year 2023
Submitted by: Sarah Martin, Administrative Specialist II
Department: Commissioners' Office
Named Parties: MCDERMOTT DOUGLAS L
Location: See Account # and Parcel #
Account Number: R1607391
Parcel Number: 08061-08-001
Tax Year(s): 2023
22. Document Title: Petition for Abatement or Refund of Taxes for Account #R1607391 Uphold the Assessor's Value of \$1,023,500 for tax year 2024
Submitted by: Sarah Martin, Administrative Specialist II
Department: Commissioners' Office
Named Parties: MCDERMOTT DOUGLAS L
Location: See Account # and Parcel #
Account Number: R1607391
Parcel Number: 08061-08-001
Tax Year(s): 2024

23. Document Title: Petition for Abatement or Refund of Taxes for Account #R1431544 Uphold the Assessor's Value of \$158,000 for tax year 2024
Submitted by: Sarah Martin, Administrative Specialist II
Department: Commissioners' Office
Named Parties: GRAHAM RACHEL/STEVE
Location: See Account # and Parcel #
Account Number: R1431544
Parcel Number: 35351-20-005
Tax Year(s): 2024

Agreements

1. Document Title: Bureau of Reclamation Grant Agreement Amendment #4: Activities at Horsetooth & Pinewood Reservoirs, Broadband Cable and Asphalt Repaving
Submitted by: Jenn Almstead
Department: Department of Natural Resources
Description: Larimer County has been awarded a grant from the Bureau of Reclamation (BOR) for \$456,350 to complete seven (7) separate projects at Horsetooth and Pinewood Reservoirs. The purpose of this amendment is to move funds from the Inlet Bay to the South Bay budget and increase the match on Larimer County's side. The amendment is requesting that BOR funds be reallocated from signage, fencing, and maps to cover trail wage expenses. While the overall budget will be increased by \$9,386.00, the BOR's portion will remain the same at \$75,000.
Term: March 12, 2024, to May 1, 2026
Named Parties: Bureau of Reclamation, Larimer County
Total Dollar Amount: \$962,621.00
2. Document Title: Front Range Fire Rescue Fire Protection District - Cooperative Agreement - Wildfire Resiliency Code Administration & Enforcement
Submitted by: Amy White, Code Compliance Sup
Department: Community Development Department
Description: Request approval of a Cooperative Agreement that designates Larimer County as the central authority for plan review, field inspections and enforcement regarding the adopted Wildfire Resiliency Code.
Term: NA
Named Parties: Larimer County and the Front Range Fire Rescue Fire Protection District
Total Dollar Amount: NA
3. Document Title: Pinewood Springs Fire Protection District - Cooperative Agreement - Wildfire Resiliency Code Administration & Enforcement
Submitted by: Amy White, Code Compliance Sup
Department: Community Development Department
Description: Approval of a Cooperative Agreement that designates Larimer County as the central authority for plan review, field inspections and enforcement regarding the adopted Wildfire Resiliency Code.
Term: NA
Named Parties: Larimer County and the Pinewood Springs Fire Protection District
Total Dollar Amount: NA
4. Document Title: Development Agreement for Hansen Conservation Development, File No. 21-LAND4184
Submitted by: Shalana Lysaght, Business Ops Supervisor
Department: Community Development Department
Description: Request approval of the Development Agreement for Hansen Conservation Development, File No. 21-LAND4184. The development is a subdivision of 35-acres into two lots, one new 11.8-acre residential lot and a 19.1-acre residual lot with a 4-acre building envelope for an existing residential use.
Term: There are no on-site or off-site infrastructure improvements associated with the Hansen Conservation Development. Therefore, no completion date is required.
Named Parties: The Board of County Commissioners of Larimer County, Colorado; Thomas and Karen Hansen.
Total Dollar Amount: There are no on-site or off-site infrastructure improvements associated with the Hansen Conservation Development. Therefore, no public improvement opinion of costs or collateral is required.

5. Document Title: General Contractor Agreement (P26-02, On-Call General Construction Services; Delehoy)
Submitted by: Jenna Cifala, Purchasing Contract Coord for David Bragg
Department: Facilities
Description: This agreement is for general construction services for a variety of construction projects within Larimer County. These services will be provided on an on-call basis.
Term: 04/01/2026-03/31/2027
Named Parties: Board of County Commissioners of Larimer County AND Delehoy Construction Inc.
Total Dollar Amount: Unknown (based upon need throughout the term)
6. Document Title: General Contractor Agreement (P26-02, On-Call General Construction Services; Adolfson & Peterson)
Submitted by: Jenna Cifala, Purchasing Contract Coord for David Bragg
Department: Facilities
Description: This agreement is for general construction services for a variety of construction projects within Larimer County. These services will be provided on an on-call basis.
Term: 04/01/2026-03/31/2027
Named Parties: Board of County Commissioners of Larimer County AND Adolfson & Peterson Construction
Total Dollar Amount: Unknown (based upon need throughout the term)
7. Document Title: Poudre Canyon Fire Protection District - Cooperative Agreement - Wildfire Resiliency Code Administration & Enforcement
Submitted by: Amy White, Code Compliance Sup
Department: Community Development Department
Description: Request approval of a Cooperative Agreement that designates Larimer County as the central authority for plan review, field inspections and enforcement.
Term: NA
Named Parties: Larimer County and Poudre Canyon Fire Protection District
Total Dollar Amount: NA
8. Document Title: Berthoud Fire Protection District - Cooperative Agreement - Wildfire Resiliency Code Administration & Enforcement
Submitted by: Amy White, Code Compliance Sup
Department: Community Development Department
Description: Request approval of a Cooperative Agreement that designates Larimer County as the central authority for plan review, field inspections and enforcement.
Term: NA
Named Parties: Larimer County and Berthoud Fire Protection District
Total Dollar Amount: NA
9. Document Title: Wellington Fire Protection District - Cooperative Agreement - Wildfire Resiliency Code Administration & Enforcement
Submitted by: Amy White, Code Compliance Sup
Department: Community Development Department
Description: Request approval of a Cooperative Agreement that designates Larimer County as the central authority for plan review, field inspections and enforcement.
Term: NA
Named Parties: Larimer County and Wellington Fire Protection District
Total Dollar Amount: NA
10. Document Title: Poudre Valley Fire Protection District - Cooperative Agreement - Wildfire Resiliency Code Administration & Enforcement
Submitted by: Amy White, Code Compliance Sup
Department: Community Development Department
Description: Request approval of a Cooperative Agreement that designates Larimer County as the central authority for plan review, field inspections and enforcement.
Term: NA
Named Parties: Larimer County and Poudre Valley Fire Protection District
Total Dollar Amount: NA

11. Document Title: Amendment To Grant Agreement Between Larimer County and The Matthews House for Operation of Youth Shelter
Submitted by: Alea Rodriguez
Department: Human and Economic Health Services
Description: Approval of Amendment 3 to extend the spending term through December 31, 2029, for operating The Landing.
Term: September 12th, 2023–December 31, 2029
Named Parties: Larimer County, The Matthews House
Total Dollar Amount: \$1,500,000.00

Liquor Licenses

1. Document Title: Liquor License Special Event Permit 6%
Submitted by: Deirdre O'Neill, Recording Ops Coordinator
Department: Clerk and Recorder
Establishment Name: Creepy Walk in the Woods
Location: Loveland, Colorado
Named Parties: Kathleen Wild
License Type: Special Event Permit 6%
Request: Issuance and Approval 06/05/2026
2. Document Title: Liquor License Special Event Permit 6 %
Submitted by: Deirdre O'Neill, Recording Ops Coordinator
Department: Clerk and Recorder
Establishment Name: Creepy Walk in the Woods
Location: Loveland, Colorado
Named Parties: Kathleen Wild
License Type: Special Event Permit 6%
Request: Approval and Issuance 06/06/2026
3. Document Title: Liquor License Special Event 6%
Submitted by: Deirdre O'Neill, Recording Ops Coordinator
Department: Clerk and Recorder
Establishment Name: Creepy Walk in the Woods
Location: Loveland, Colorado
Named Parties: Kathleen Wild
License Type: Special Event Permit 6%
Request: Approval and Issuance 06/07/2026

Miscellaneous

1. Document Title: Larimer County Legislative Positions
Submitted by: Jill Maasch, HS Division Manager
Department: Commissioners' Office
Description: Request adoption of an official position on two legislative bills and registration of those positions on the Secretary of State's website.

Resolutions

1. Document Title: Findings and Resolution Approving the Hanson Appeal
Submitted by: Denise Ruybal
Department: Community Development
Description: An appeal to allow more than one Short-Term Rental on three properties in the EV-A1 zoning district. The public hearings for this item were originally scheduled for January 26, 2026, and March 9, 2026.
Named Parties: Larimer County, Estes Duplex LLC and Opportunity Ridge LLC

2. Document Title: Resolution Excluding Property From the Tanager Public Improvement District No. 72
Submitted by: Katie Beilby
Department: Engineering
Description: Exclusion of parcel 3527404038 from the Tanager Public Improvement District, approved by the Board of County Commissioners at the Land Use Hearing on March 23, 2026.
Named Parties: David & Marilyn Brehm and Larimer County
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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.