



Date: Tuesday, April 30, 2024
Time: 9:00 AM
Location: Hearing Room, 1st Floor, 200 West Oak Street, Fort Collins

CONSENT AGENDA

Agreements

1. Intergovernmental Agreement between Larimer County Natural Resources and the Larimer County Weed District

Submitted By: Casey Cisneros, LC Dept. Natural Resources

DESCRIPTION: Larimer County Dept. Natural Resources has requested a lease for a portion of the Expansion located at The Ranch Complex, in the amount of \$600,000 from the LC Weed District.

TERM: January 1st, 2024 – December 31st, 2043

NAMED PARTIES: Larimer County Dept. Natural Resources, Larimer County Weed District, Larimer County Board of County Commissioners

TOTAL DOLLAR AMOUNT: \$600,000

Appointments

1. Recommended Appointment to the US-34 Transportation Management Organization Board

NAMED PARTIES: Kristin Stephens

Submitted By: Melissa Farr, Commissioners' Office

DESCRIPTION: Appoint Kristin Stephens to represent Larimer County on the Board of Directors for the US-34 Transportation Management Organization.

Letters of Support

1. US 287 Corridor Safety Improvements Letter of Support

SUBJECT MATTER: Support for US 287 Corridor Safety Improvements Discretionary Grant Application - MPDG 2025/26

Submitted By: Mark Peterson, Engineering Department

DESCRIPTION: The US 287 Corridor Safety Improvements Project will deliver essential safety improvements across key rural segments of the US 287 corridor to reduce risk of fatal and severe crashes, strengthen economic development along the North Front Range, promote network resiliency on the only redundant north-south route west of Interstate 25 (I-25), and improve transportation safety and reliability.

Liquor Licenses

1. Liquor License Renewal-Werthwhile LLC dba Inlet Bay Marina

Inlet Bay Marina

LOCATION: Fort Collins, Colorado

NAMED PARTIES: Larimer County and Jesse Werth

LICENSE TYPE: Fermented Malt Beverage on/off Premise

REQUEST: Approval & Issuance

2. Liquor License Renewal – Zgolf Food & Beverage Services LLC dba Wedgewood Wedding & Banquet Center

Wedgewood Wedding & Banquet Center

LOCATION: Laporte, Colorado

NAMED PARTIES: Larimer County and Bryan Crocker-Goad

LICENSE TYPE: Tavern

REQUEST: Approval and Issuance

3. Liquor License Special Event Permit 6%-Colorado Medieval Festival dba Creepy Walk in the Woods Creepy Walk in The Woods

LOCATION: Loveland, Colorado

NAMED PARTIES: Larimer County and Kathleen Wild

LICENSE TYPE: Special Event Liquor Permit 6%

REQUEST: Approval & Issuance

Miscellaneous

1. Findings and Order

Horsetooth Tavern, LLC d/b/a Horsetooth Tavern

LOCATION: 4791 W. County Road 38 E, Fort Collins, 80526

NAMED PARTIES: Dawn Isaacs

LICENSE TYPE: Hotel and Restaurant License

REQUEST: Approval and Issuance

2. Firstbank Stipulation as to Tax Year 2023 Value

Submitted By: Jessica Ryan, County Attorney's Office

DESCRIPTION: Larimer County/ **Firstbank** Docket No. **2023BAA1470**

3. Moriah Investments LLC Stipulation as to Tax Year 2023 Value

Submitted By: Jessica Ryan, County Attorney's Office

DESCRIPTION: Larimer County/ **Moriah Investments LLC** Docket No. **2023BAA1540**

4. Associates Investments LLC Stipulation as to Tax Year 2023 Value

Submitted By: Jessica Ryan, County Attorney's Office

DESCRIPTION: Larimer County/ **Associates Investments LLC** Docket No. **2023BAA1549**

5. Lebrun Robert S AKA/Robert Lebrun Rice Robert Timothy AKA Tim Rice Stipulation as to Tax Year 2023 Value

Submitted By: Jessica Ryan, County Attorney's Office

DESCRIPTION: Larimer County/ **Lebrun Robert S AKA/Robert Lebrun Rice Robert Timothy AKA Tim Rice**
Docket No. **2023BAA1536**

6. A and W of Colorado LLC Stipulation as to Tax Year 2023 Value

Submitted By: Jessica Ryan, County Attorney's Office

DESCRIPTION: Larimer County/ **A and W of Colorado LLC** Docket No. **2023BAA2040**

7. Cindustrial Six LLC Stipulation as to Tax Year 2023 Value

Submitted By: Jessica Ryan, County Attorney's Office

DESCRIPTION: Larimer County/ **Cindustrial Six LLC** Docket No. **2023BAA1449**

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.

File Attachments for Item:

1. Intergovernmental Agreement between Larimer County Natural Resources and the Larimer County Weed District

Submitted By: Casey Cisneros, LC Dept. Natural Resources

DESCRIPTION: Larimer County Dept. Natural Resources has requested a lease for a portion of the Expansion located at The Ranch Complex, in the amount of \$600,000 from the LC Weed District.

TERM: January 1st, 2024 – December 31st, 2043

NAMED PARTIES: Larimer County Dept. Natural Resources, Larimer County Weed District, Larimer County Board of County Commissioners

TOTAL DOLLAR AMOUNT: \$600,000

**INTERGOVERNMENTAL AGREEMENT BETWEEN
THE LARIMER COUNTY DEPARTMENT OF NATURAL RESOURCES
&
THE LARIMER COUNTY WEED DISTRICT**

This Agreement is made and entered into this 1st day of January 2024
by and between the Larimer County Department of Natural Resources (hereinafter, DNR),
and the Larimer County Weed District (hereinafter, Weed District).

I. PURPOSE

- a. Larimer County is a political subdivision of the State of Colorado duly organized and existing in accordance with Colorado law; the Larimer County Department of Natural Resources is a department with the Larimer County governance structure that houses the Larimer County Weed District. The Larimer County Weed District was formed in 1967 and operates pursuant to C.R.S. section 35-5-101 *et seq.*
- b. Pursuant to C.R.S. section 29-1-203(1), the DNR and the Weed District are authorized to cooperate with one another to provide any function or service lawfully authorized to each and are therefore each authorized under C.R.S. section 29-1-203(1) to enter into this Agreement.
- c. Larimer County is the owner of a building on The Ranch property, as shown in Exhibit A (the Expansion), which was expanded through a capital improvement project undertaken by the Weed District. The Weed District currently owns **69.38%** of the Expansion of the building shown in Exhibit A.
- d. DNR seeks to lease from the Weed District the portion of the Expansion shown in Exhibit B.
- e. Both DNR and the Weed District agree to enter into this Agreement for the lease of a portion of the Expansion.

II. CURRENT OWNERSHIP OF THE EXPANSION

- a. Currently, the Expansion is owned as follows:
 - i. Larimer County owns **4.62%** of the Expansion (currently occupied by DNR).
 - ii. The Weed District owns **69.38%** of the Expansion.
 - iii. Larimer County owns another **26%** of the Expansion (currently occupied by Parks & Open Land).

III. LEASE TERMS

The Weed District hereby grants to DNR, and DNR hereby takes and accepts from the Weed District, a lease for a portion of the Expansion.

- a. **Lease Term.** The term of this Agreement shall commence on January 1, 2024, and, unless terminated as herein provided for, shall end on December 31, 2043.
- b. **Lease Area.** DNR hereby grants to Weed District an exclusive lease to use the following areas at all times during the Term of this Agreement:
 - i. The area depicted in Exhibit B.

- c. **Rent.** The total Rent for the Lease Term shall be: \$600,000.00.
- i. **Yearly Installments.** The Rent is payable in yearly installments of \$30,000.00.
- ii. **Rent Due Date.** Rent installments shall be due no later than December 31 of the current Agreement year. The Yearly Installments shall be due as follows:

TIME PERIOD	YEARLY INSTALLMENT DUE DATE
January 1, 2024 – December 31, 2024	December 31, 2024
January 1, 2025 – December 31, 2025	December 31, 2025
January 1, 2026 – December 31, 2026	December 31, 2026
January 1, 2027 – December 31, 2027	December 31, 2027
January 1, 2028 – December 31, 2028	December 31, 2028
January 1, 2029 – December 31, 2029	December 31, 2029
January 1, 2030 – December 31, 2030	December 31, 2030
January 1, 2031 – December 31, 2031	December 31, 2031
January 1, 2032 – December 31, 2032	December 31, 2032
January 1, 2033 – December 31, 2033	December 31, 2033
January 1, 2034 – December 31, 2034	December 31, 2034
January 1, 2035 – December 31, 2035	December 31, 2035
January 1, 2036 – December 31, 2036	December 31, 2036
January 1, 2037 – December 31, 2037	December 31, 2037
January 1, 2038 – December 31, 2038	December 31, 2038
January 1, 2039 – December 31, 2039	December 31, 2039
January 1, 2040 – December 31, 2040	December 31, 2040
January 1, 2041 – December 31, 2041	December 31, 2041
January 1, 2042 – December 31, 2042	December 31, 2042
January 1, 2043 – December 31, 2043	December 31, 2043

- d. **Option to Pay Early.** DNR reserves the right to pre-pay any amount of the total Rent amount, up to and including the total Rent.

- i. **Option to Purchase Lease Area.** Upon payment of the total Rent amount (\$600,000.00), DNR shall have the right to purchase **26.38%** of the Expansion from the Weed District. Notwithstanding any early pre-payment, this option expires on January 1, 2045. The purchase price shall be \$1.00. If exercised, and upon execution of the purchase, the Expansion shall be owned as follows:
 - 1. The Weed District will own **43%** of the Expansion.
 - 2. Larimer County will own **57%** of the Expansion (26.38% from the exercise of the purchase option and 30.62% that was previously owned by Larimer County) .
 - a. If the option to purchase is exercised, the purchase shall be memorialized in a tenancy agreement between Larimer County and the Weed District. The tenancy agreement shall specify that it pertains **ONLY** to the Expansion building itself and grants no title nor right to the underlying land or the building that the Expansion is attached to.
 - b. If the option to purchase is exercised, and following the execution of a tenancy agreement, if the Expansion and the attached building are sold, The Weed District shall receive 43% of the value of the Expansion.
 - 3. **Larimer County's Right to Purchase the Lease Area.** Larimer County may, at any time, purchase the Lease Area. If Larimer County elects to purchase the Lease Area prior to the option to purchase being exercised, the purchase amount agreed upon by the parties shall include any outstanding rent amounts.
- ii. **Early Termination Upon Payment of the Total Rent Amount.** This Agreement will terminate early if DNR completes the payment of the total Rent for the Lease Term (\$600,000.00) AND exercises its option to purchase the lease area, as described above.
- e. **Modifications or Extensions.** No modifications or extensions of this Agreement shall be binding unless in writing, signed by the Parties hereto.
- f. **Care & Maintenance of Leased Area – Responsibility of The Ranch.** Pursuant to section 4 of the agreement dated October 4, 2022, between Larimer County's The Ranch Fairgrounds and Event Complex and the Department of Natural Resources, The Ranch shall maintain responsibility for the maintenance of the Expansion. This agreement is attached as Exhibit C.
- g. **Default.** If either Party defaults in the keeping of any of the terms, covenants, or conditions of this Agreement, the other Party shall have all rights and remedies at law, in addition to any rights and remedies provided hereunder.

In witness whereof, the Parties have executed this amendment as of the date shown above.

**BOARD OF COMMISSIONERS OF LARIMER COUNTY, COLORADO
AS THE DEPARTMENT OF NATURAL RESOURCES**

ATTEST:

BY: _____

BY: _____

TITLE: _____

TITLE: _____

**BOARD OF COMMISSIONERS OF LARIMER COUNTY, COLORADO
AS THE WEED DISTRICT PURUSANT TO C.R.S. SECTION 35-5-104(4)**

ATTEST:

BY: _____

BY: _____

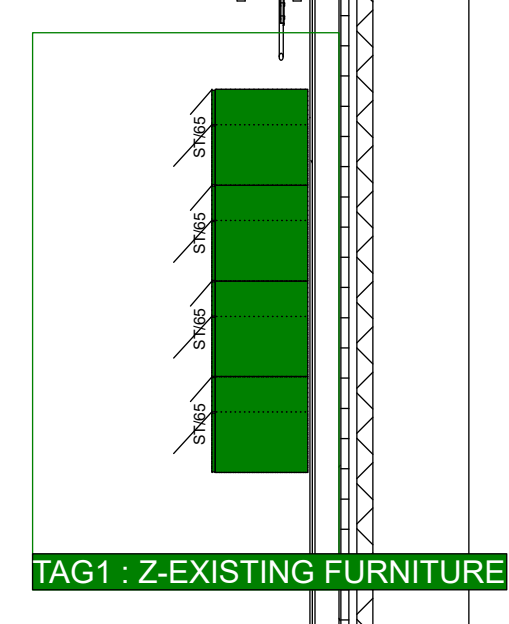
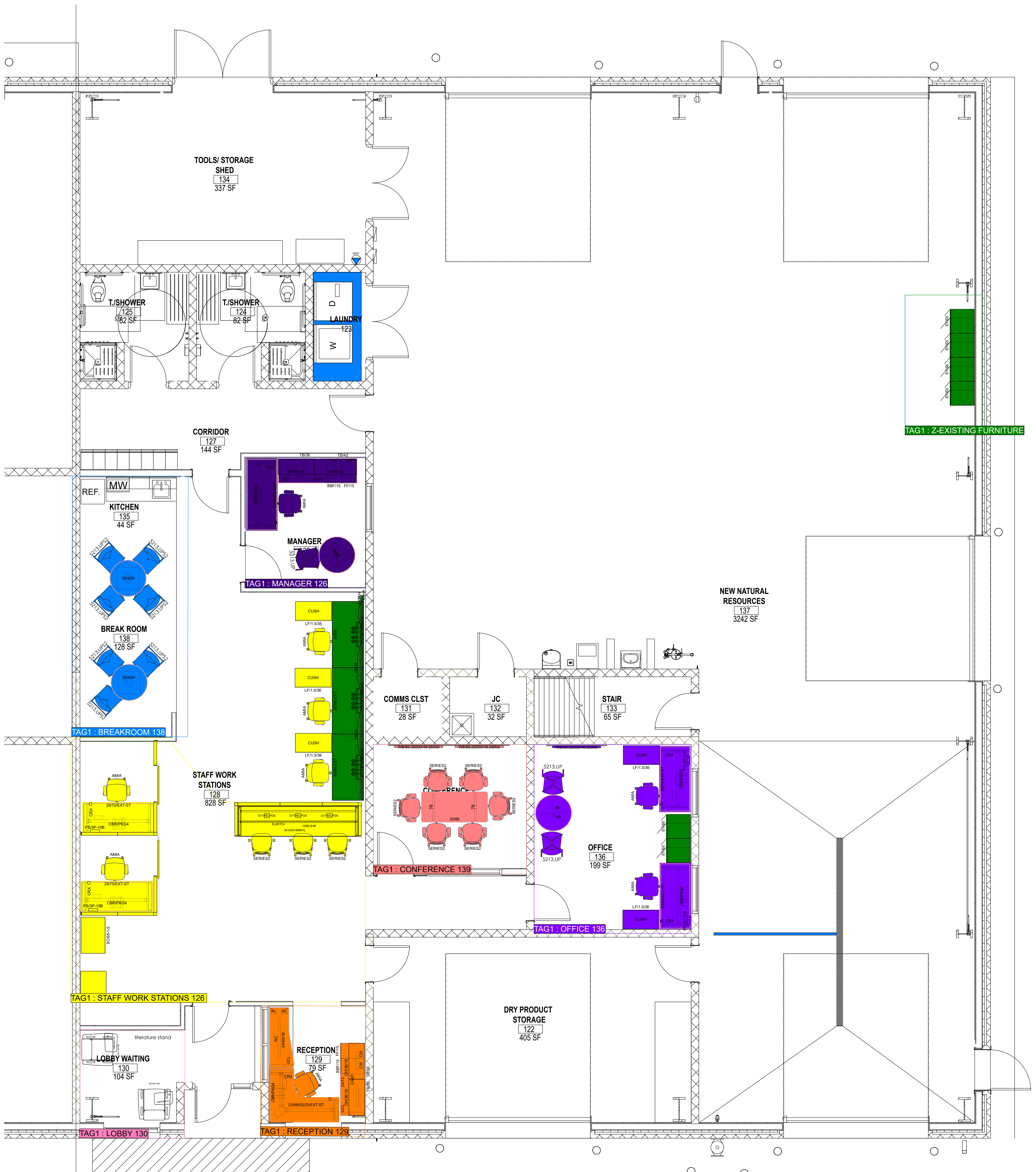
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TITLE: _____

APPROVED AS TO FORM:

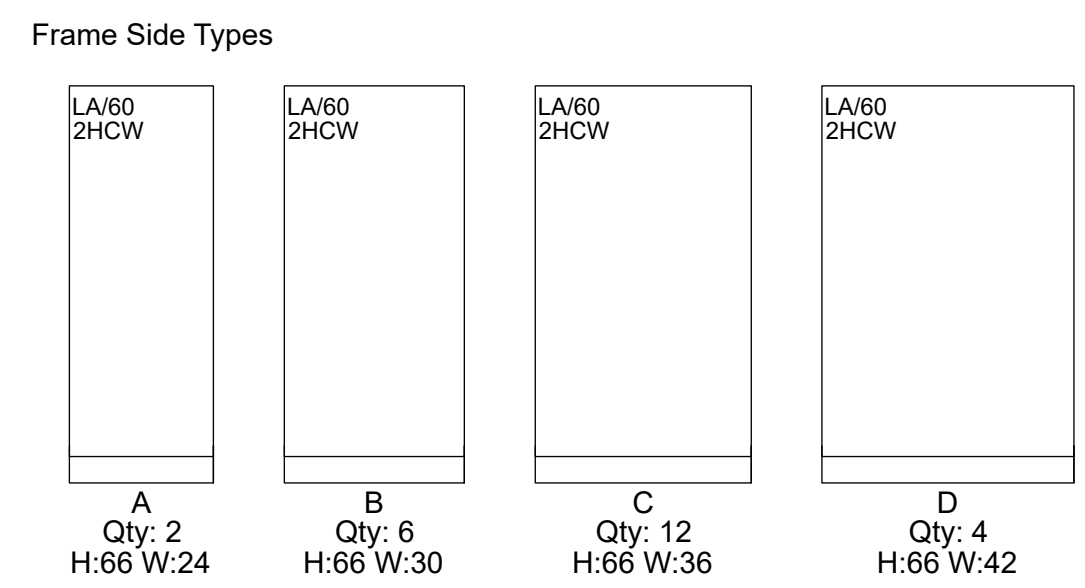
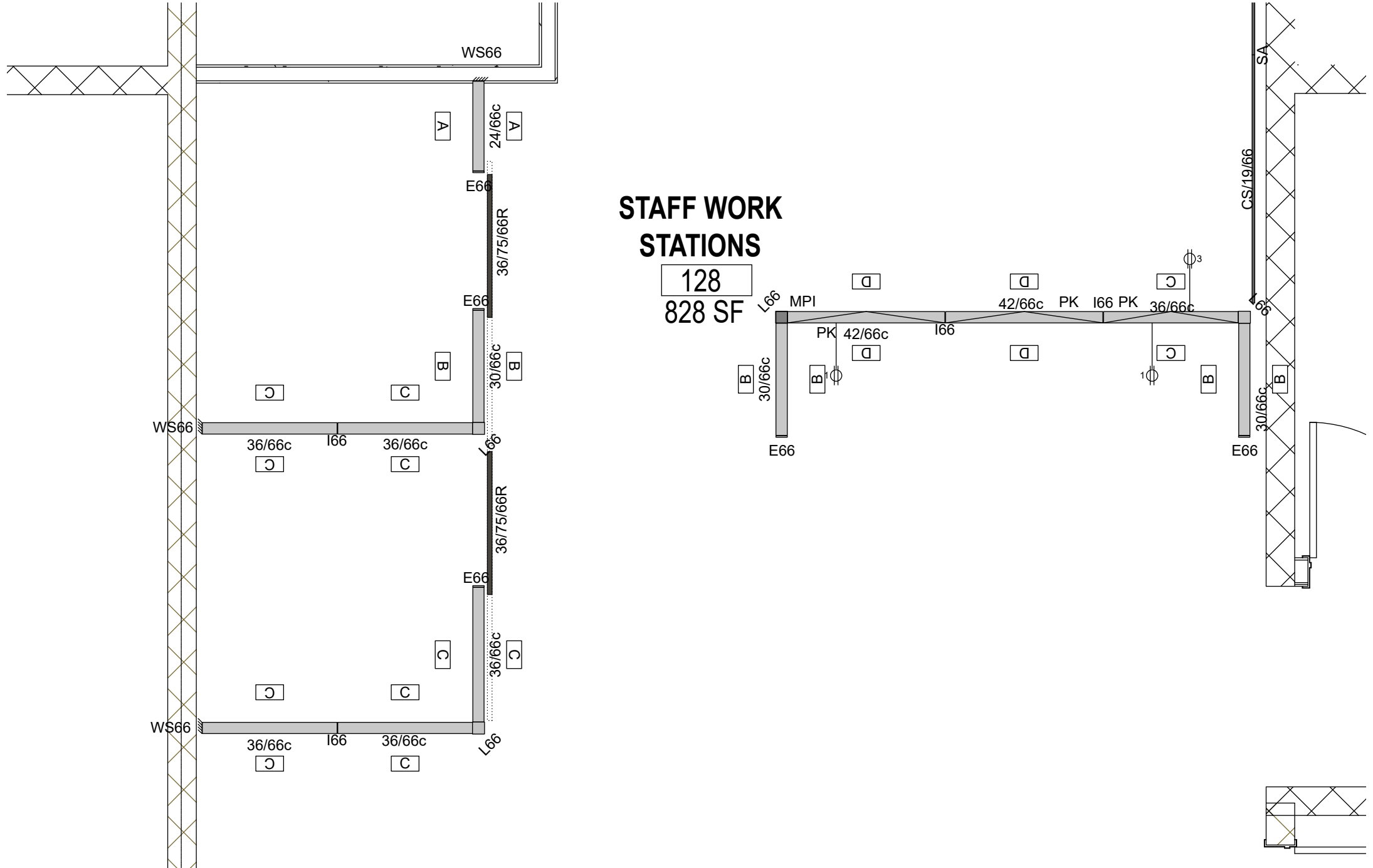


Assistant County Attorney
Christine M. Luckasen



NEW NATURAL RESOURCES
137
3242 SF

TAG1		
Color	Tag	Description
Blue	BREAKROOM 138	
Red	CONFERENCE 139	
Pink	LOBBY 130	
Purple	MANAGER 126	
Orange	OFFICE 136	
Yellow	RECEPTION 129	
Green	STAFF WORK STATIONS 126	
Dark Green	Z-EXISTING FURNITURE	



**PRELIMINARY -
NOT FOR
CONSTRUCTION**

**THE RANCH - MAINTENANCE
BUILDING EXPANSION**
5450 Arena Circle, Loveland, Colorado
CONSTRUCTION DOCUMENTS PROGRESS

NO.	DATE:	TITLE/PURPOSE:
7/28/21		SCHEMATIC DESIGN
9/08/21		50% DESIGN DEVELOPMENT
9/29/21		100% DESIGN DEVELOPMENT
11/19/21		PROGRESS SET
12/8/21		PROGRESS SET
1/27/22		95% QA-QC SET

SCALE: 3/16" = 1'-0"

ISSUE DATE: 01-27-2022

DRAWN BY: Author

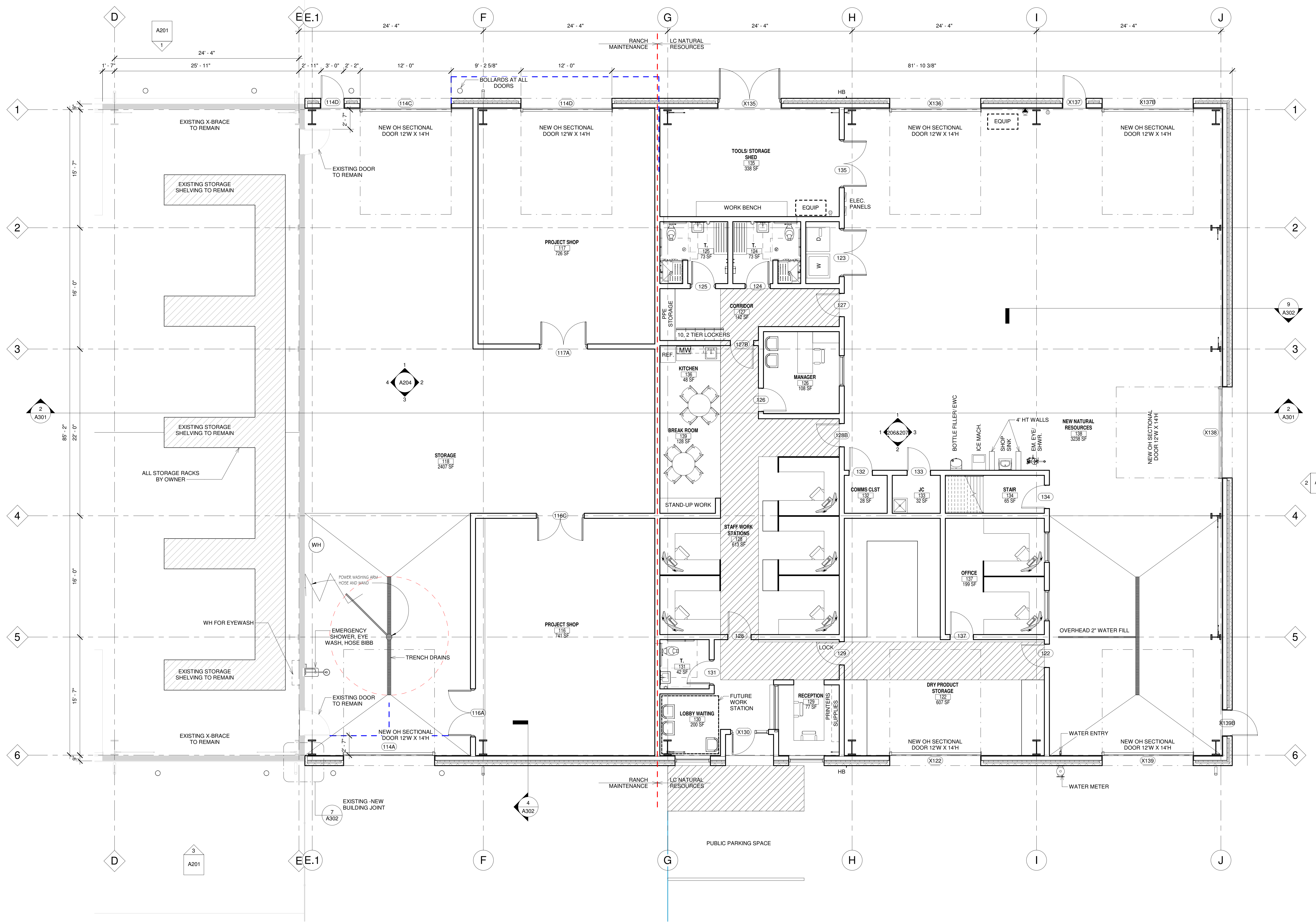
REV'D BY: Checker

PROJECT #: 21014.04

TITLE: PARTIAL FLOOR PLANS-
EXPANSION

SHEET #:

A103



1 FIRST FLOOR -NEW EXPANSION
3/16" = 1'-0"

**PRELIMINARY -
NOT FOR
CONSTRUCTION**

**THE RANCH - MAINTENANCE
BUILDING EXPANSION**
5450 Arena Circle, Loveland, Colorado
CONSTRUCTION DOCUMENTS PROGRESS

NO.	DATE:	TITLE/PURPOSE:
7/28/21		SCHEMATIC DESIGN
9/08/21		50% DESIGN DEVELOPMENT
9/29/21		100% DESIGN DEVELOPMENT
11/19/21		PROGRESS SET
12/8/21		PROGRESS SET
1/27/22		95% QA-QC SET

SCALE: As indicated

ISSUE DATE: 01-27-2022

DRAWN BY: Author

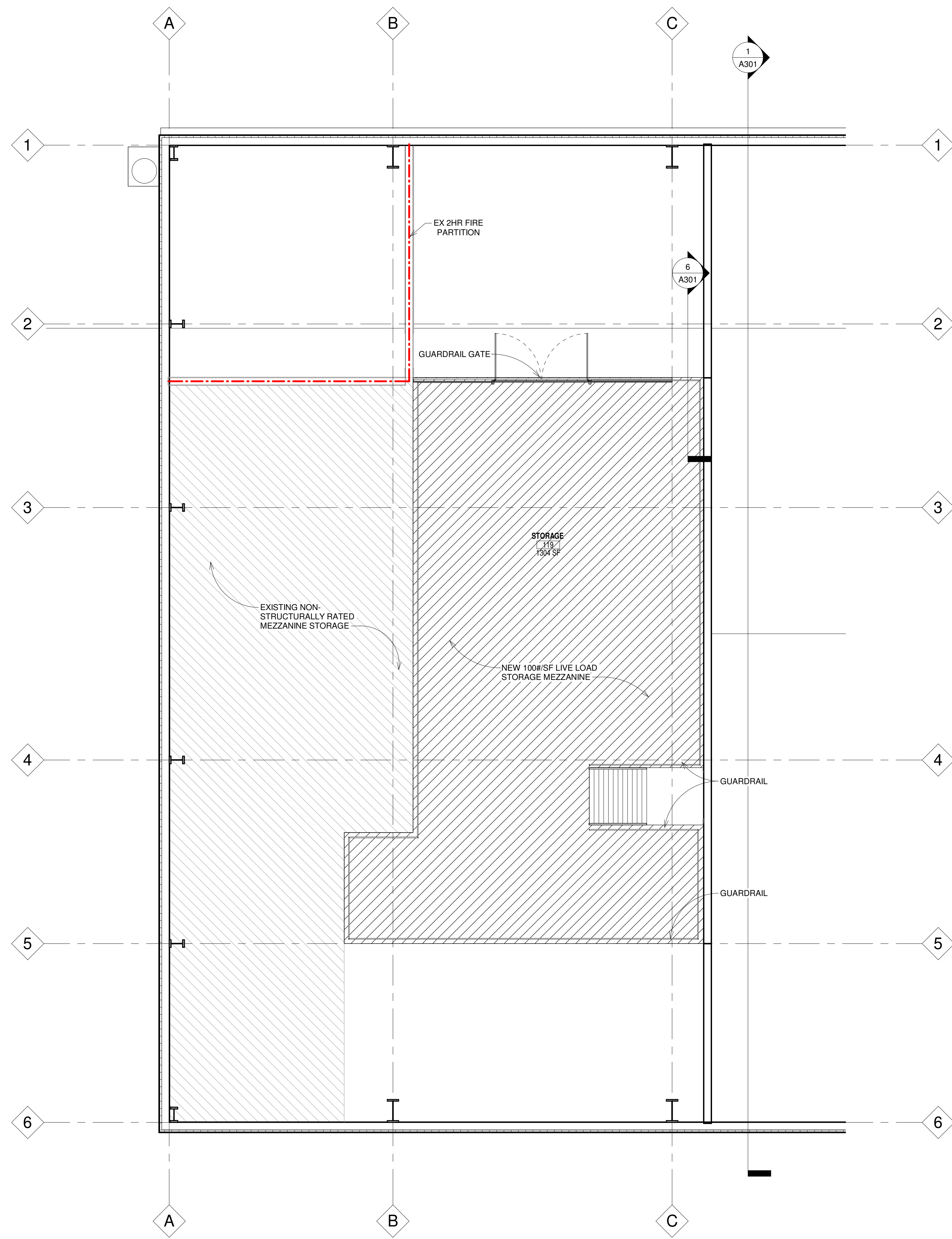
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PROJECT #: 21014.04

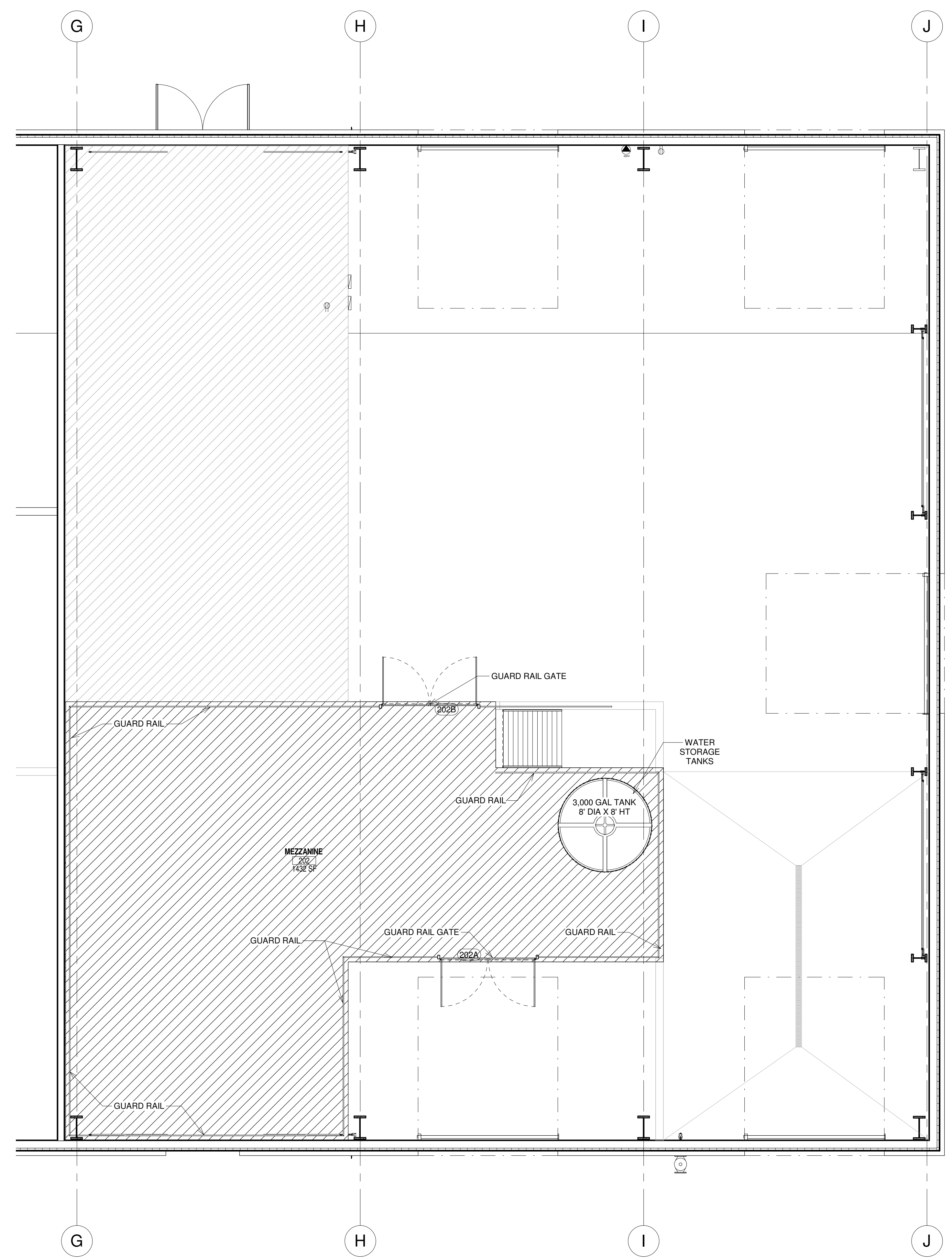
TITLE: STORAGE MEZZANINE PLAN

SHEET #:

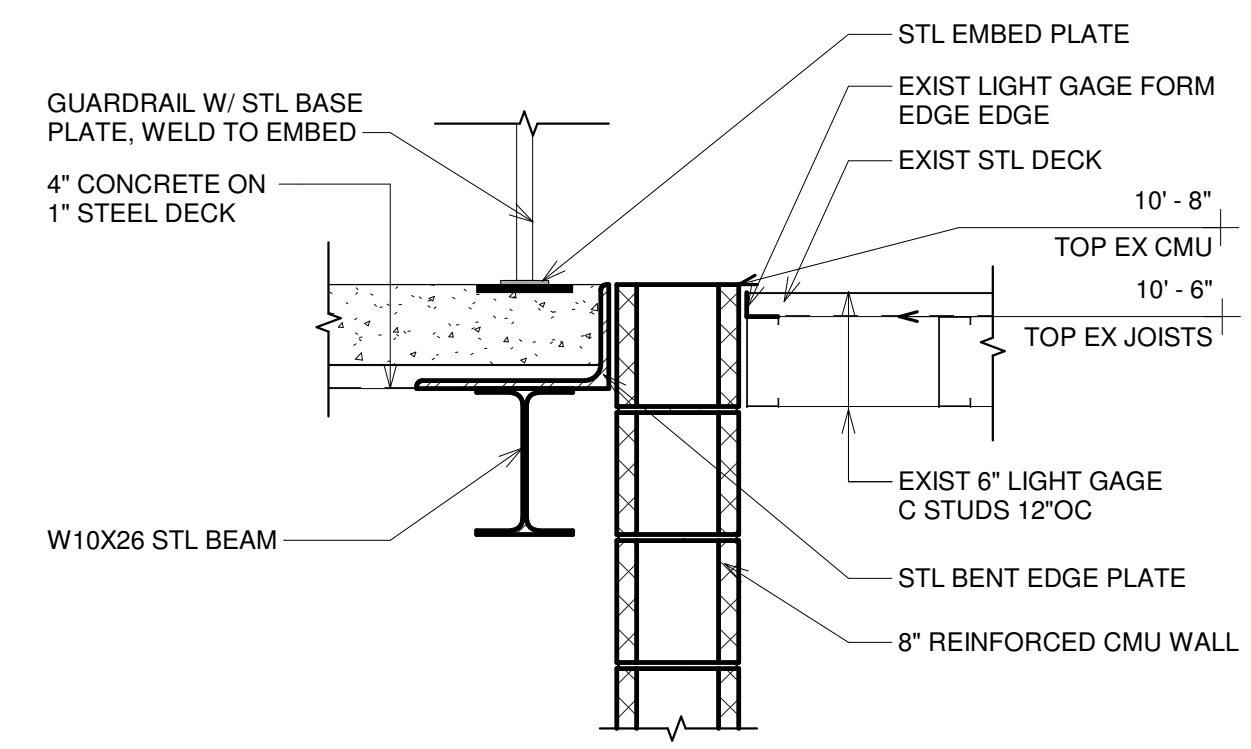
A104



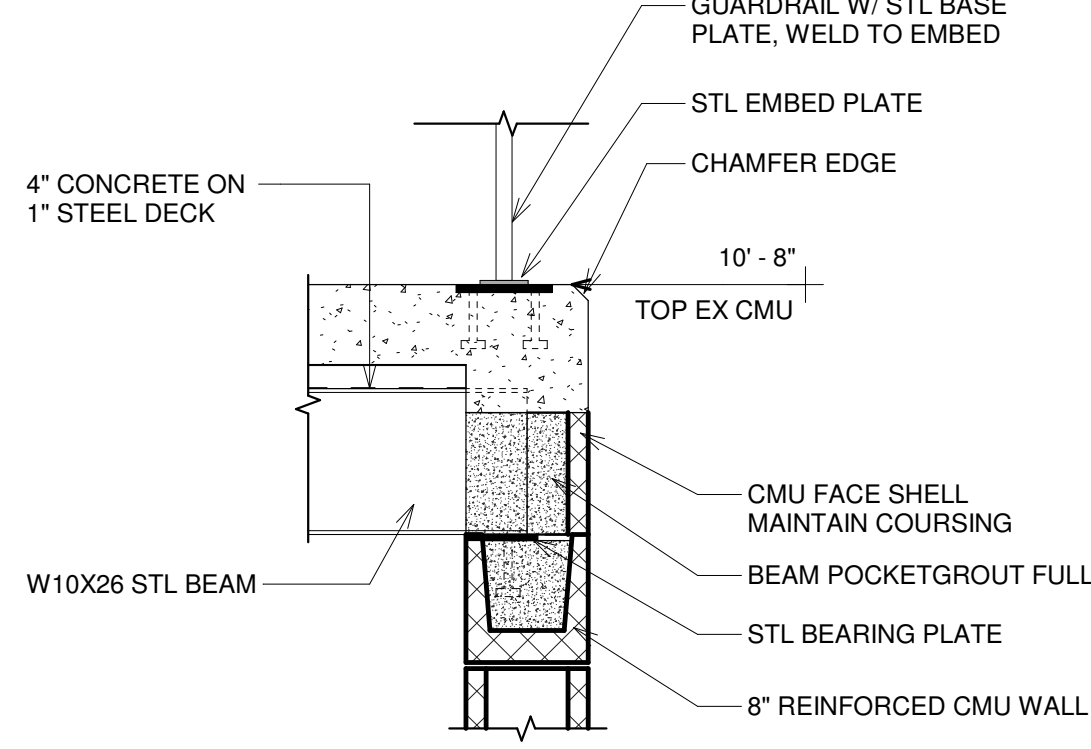
1 STORAGE MEZZANINE PLAN-WEST
3/16" = 1'-0"



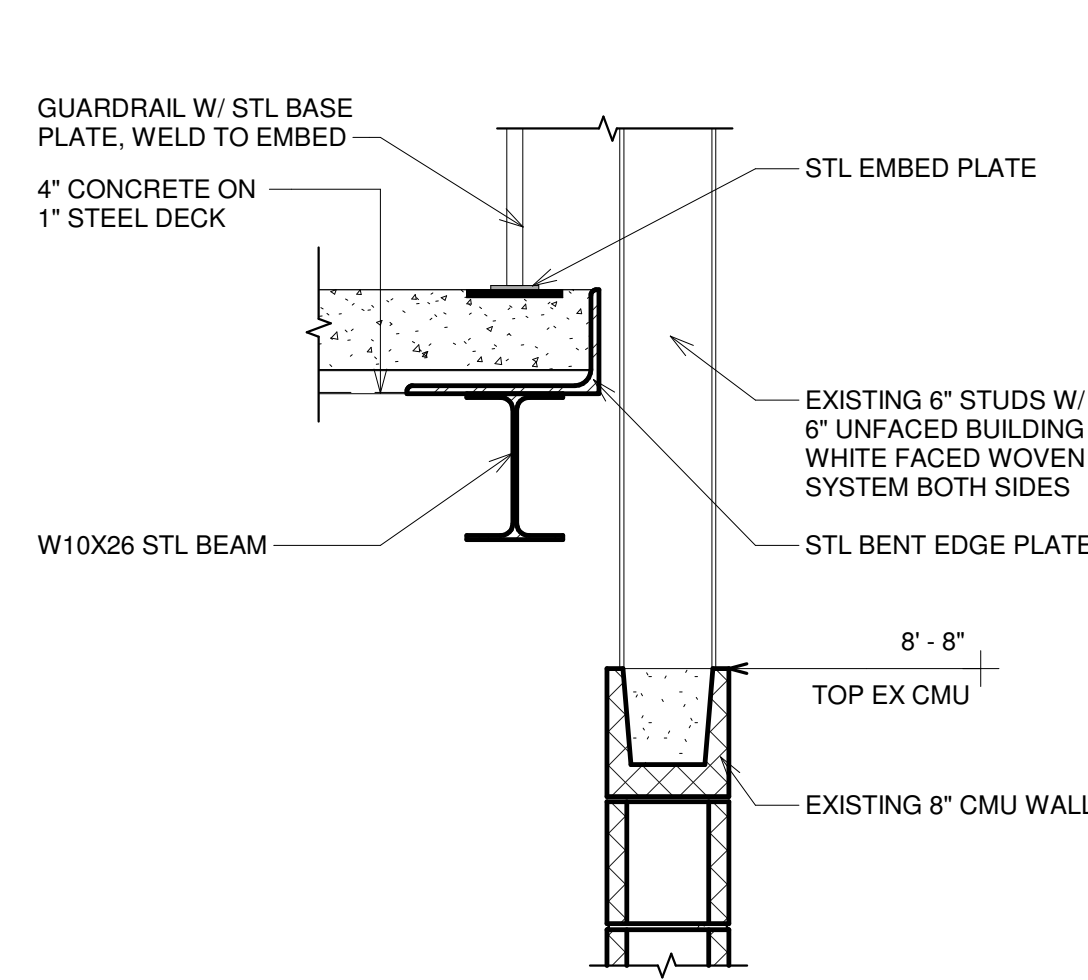
2 STORAGE MEZZANINE PLAN-WEST
3/16" = 1'-0"



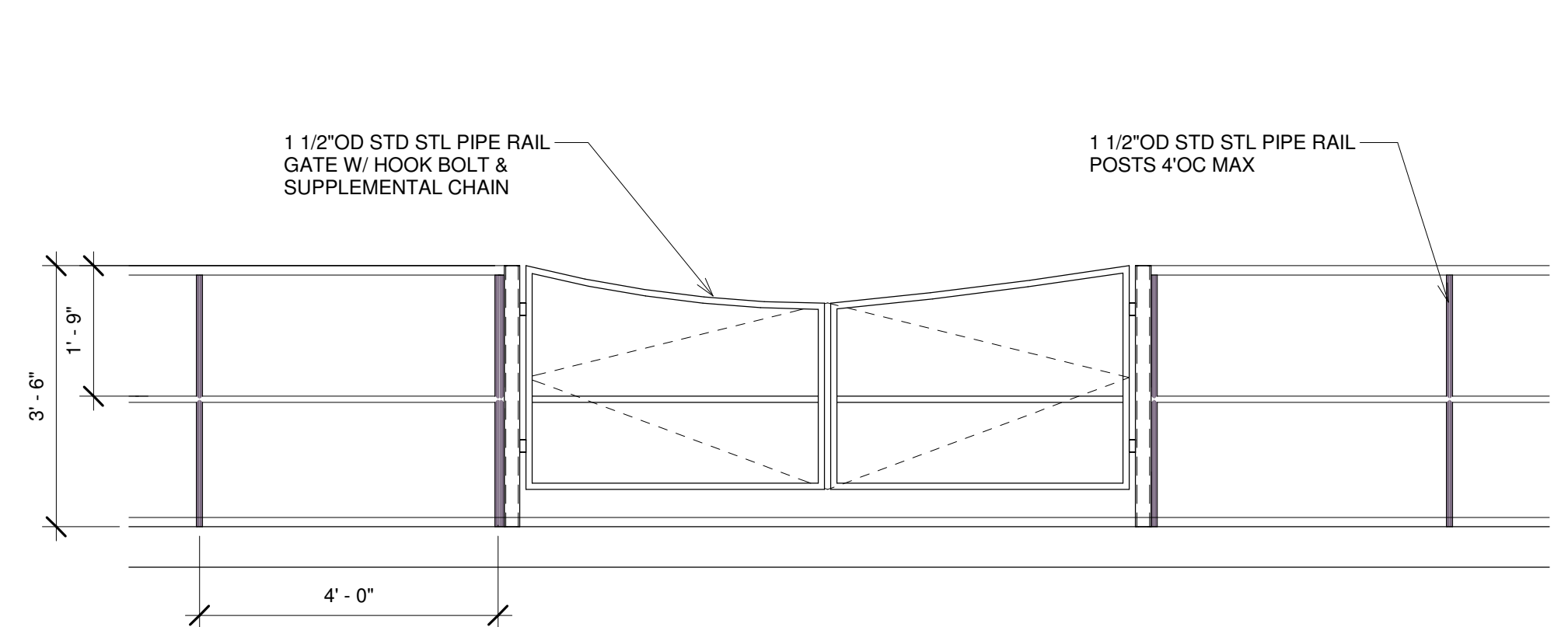
3 MEZZANINE FLOOR EDGE
1" = 1'-0"



4 MEZZANINE FLOOR EDGE
1" = 1'-0"



5 Detail 1
1" = 1'-0"



6 GUARDRAIL ELEVATION
1/2" = 1'-0"

LARIMER COUNTY | THE RANCH EVENTS COMPLEX

P.O. Box 1190, Fort Collins, Colorado 80522-1190, 970.498.7010, Larimer.org

Subject: Larimer County's The Ranch Fairgrounds and Event Complex and Department of Natural Resources Shared Services Agreement
Effective Period: Until Superseded
Review Period: Annually
Date: October 4, 2022

Agreement Sections:

1. Purpose
2. Definitions
3. Ownership / Billing / Terms
4. Shared Services
5. Contacts
6. Exhibit A - Program Layout
7. Exhibit B – Site Map DNR_TR – Shared Services

1 Purpose

- 1.1 Larimer County's The Ranch Fairgrounds and Events Complex (The Ranch) and Department of Natural Resource (DNR) intend to co-locate The Ranch Event Operations and DNR Land Stewardship Program into a single facility, concurrent with the expansion of the existing maintenance building located at The Ranch. The Land Stewardship Program which includes the County's Weed District, Enterprise and Open Space vegetation management work groups, intends to move and combine offices, shops, indoor storage, and outdoor parking/equipment storage space with The Ranch's Operations work group in a shared maintenance building in Q1 2024 after substantial completion of construction (see exhibit A - Program Layout). The Ranch and DNR Land Stewardship Program both act similar to enterprise fund accounts and as such intend to cover costs each program generates. DNR Land Stewardship Program will provide the following services and provisions found in section 4.1 Shared Services. The Ranch will maintain the property and provide the following services found in section 4.2 Shared Services.

2 Definitions

- 2.1 **The Ranch** – Larimer County The Ranch Fairgrounds and Events Complex
- 2.2 **DNR Land Stewardship Program** – Larimer County Department of Natural Resource Land Stewardship Program
- 2.3 **Maintenance Building** – Located at The Ranch at 5450 and 5460 Arena Circle Loveland, CO 80538
- 2.4 **DNR** – Department of Natural Resources
- 2.5 **Facilities** – Larimer County Facilities Department
- 2.6 **CAM** – Common Area Maintenance



3 Ownership / Billing / Terms

3.1 Ownership

- 3.1.1 The attributable square footage of the Maintenance Building paid for by The Ranch including any assets identified as The Ranch's property, parking/outdoor areas, and all fixed assets are property of The Ranch.
- 3.1.2 All office equipment up to and including cubicles, chairs, white boards, filing cabinets, and desks are property of and will be maintained by Facilities Department.
- 3.1.3 The attributable square footage of the Maintenance Building and parking/outdoor areas paid for by DNR including any assets identified as the DNR's property are property of the DNR.

3.2 Billing

- 3.2.1 CAM, Capital, and Overhead Costs: All capital building improvements, software and computer hardware corresponding to maintaining of spaces, irrigation, and work flow, landscaping, snow removal, road sweeping, grading, site improvements and repair, Fleet equipment and fuel associated with snow removal and landscaping, housekeeping, janitorial supplies, repairs, maintenance, and any other costs associated with the DNR's attributable portion of the Maintenance Building and grounds location will be billed monthly by The Ranch with an included 5% administrative fee.
- 3.2.2 Utilities: All metered utilities directly related to The Ranch and DNR programmed areas will be paid for directly by each respective department. See exhibit A for program areas.

3.3 Term and Notice

- 3.3.1 The term of this agreement shall be in place for the life expectancy of the Maintenance Building and the agreement can only be vacated if both parties agree in writing with 18 months' notice.
- 3.3.2 In the event that DNR is requested to vacate the Maintenance Building, the Ranch or other party that occupies the space will repay DNR for their proportional real property value of the Maintenance Building and associated assets.

4 Shared Services

- 4.1 The DNR Land Stewardship Program will provide the following services:
 - 4.1.1 Technical expertise around vegetation management including best practices for herbicide use, pruning, etc.
 - 4.1.2 Herbicide storage and product at cost prior to mark-ups billed directly to The Ranch.
 - 4.1.3 Labor to perform up to two (2) herbicide applications to the non-irrigated native grass during the growing season, with The Ranch to cover herbicide to do such treatment at cost. See exhibit B for service locations. After this annual allotment of applications have been met, the Ranch will pay for any additional services based on the current enterprise rate schedule.
 - 4.1.4 Labor to perform one (1) annual application of non-selective pre-emergent herbicide to gravel parking lots, with The Ranch to cover herbicide to do such treatment at cost. See exhibit B for service locations. After this annual allotment of applications have been met, the Ranch will pay for any additional services based on the current enterprise rate schedule.
- 4.2 The Ranch will maintain the Maintenance Building and grounds and provide the following services:
 - 4.2.1 Housekeeping and janitorial services after normal business hours three (3) days a week occurrence of all office, restrooms, showers, meeting rooms, and kitchenette areas.
 - 4.2.2 Repairs and maintenance of all mechanical, electrical, lighting, overhead doors, roofing, and plumbing equipment and fixtures.
 - 4.2.3 Repairs and maintenance of all paved, gravel, fencing, and outdoor areas.
 - 4.2.4 Snow removal and street sweeping of all outdoor areas.
 - 4.2.5 Landscape services of all sod, dryland grass, shrubs, and trees.
 - 4.2.6 Management and upkeep of all capital equipment and purchases.
 - 4.2.7 Additional overflow parking of no more than 20 vehicle spaces in the location of Turf Parking Lot Z as seen in exhibit B. If additional overflow parking spaces are required DNR will make advance written request of use from The Ranch and approval must be given in writing.

5 Contacts

5.1 The Ranch:

- 5.1.1 Todd Juergens, TR Interim Director juergent@co.larimer.co.us
- 5.1.2 Mark Tinklenberg, Senior Operations Manager tinklenm@co.larimer.co.us
- 5.1.3 Scott Weber, The Ranch Facilities Manager sweber@larimer.org
- 5.1.4 Don Duke, Operations Maintenance Lead dukedo@co.larimer.co.us

5.2 Department of Natural Resources:

- 5.2.1 Daylan Figgs, DNR Director figgsdw@co.larimer.co.us
- 5.2.2 Meegan Flenniken, Land Acquisition, Planning & Resource Division Manager mflenniken@larimer.org
- 5.2.3 Casey Cisneros, Land Stewardship Manager cisnerct@co.larimer.co.us

Larimer County The Ranch Fairgrounds and Events Complex
TR Director

Signature: Todd Juergens
Date: _____

Digitally signed by Todd Juergens
DN: C=US,
E=juergent@larimer.org, OU=The
Ranch Director, CN=Todd Juergens
Date: 2022.10.04 07:42:41-06'00'

Larimer County Department of Natural Resources
DNR Director

Signature: Daylan Figgs
Date: 10/4/2022

Larimer County Community Planning, Infrastructure and Resources
CPIR Director

Signature: Don Duke
Date: 12/19/22

File Attachment for Item:

1. Recommended Appointment to the US-34 Transportation Management Organization Board

NAMED PARTIES: Kristin Stephens

Submitted By: Melissa Farr, Commissioners' Office

DESCRIPTION: Appoint Kristin Stephens to represent Larimer County on the Board of Directors for the US-34 Transportation Management Organization.

File Attachments for Item:

1. US 287 Corridor Safety Improvements Letter of Support

SUBJECT MATTER: Support for US 287 Corridor Safety Improvements Discretionary Grant Application - MPDG 2025/26

Submitted By: Mark Peterson, Engineering Department

DESCRIPTION: The US 287 Corridor Safety Improvements Project will deliver essential safety improvements across key rural segments of the US 287 corridor to reduce risk of fatal and severe crashes, strengthen economic development along the North Front Range, promote network resiliency on the only redundant north-south route west of Interstate 25 (I-25), and improve transportation safety and reliability.

April 30, 2024

The Honorable Pete Buttigieg
US Department of Transportation
1200 New Jersey Ave, SE
Washington, DC 20590

RE: Support for US 287 Corridor Safety Improvements Discretionary Grant Application - MPDG 2025/26

Dear Secretary Buttigieg:

The Larimer County Board of County Commissioners is writing to express our strong support for the Colorado Department of Transportation (CDOT) and the US Highway 287 Corridor Safety Improvements Project (“The Project”). The Project will deliver essential safety improvements across key rural segments of the US 287 corridor to reduce risk of fatal and severe crashes, strengthen economic development along the North Front Range, promote network resiliency on the only redundant north-south route west of Interstate 25 (I-25), and improve transportation safety and reliability between two of Colorado’s state universities and the University of Wyoming.

The Project strategically applies a collective approach to improving several of the highest-need rural stretches of US 287 as it runs from the Colorado-Wyoming border to the City of Lafayette, interconnecting several urban centers along the North Front Range. US 287 is included on the state’s Freight Plan as a designated Highway Freight Corridor, supports the economic vitality of several cities and towns in the region, and serves students, commuters, tourists, and residents traveling and living along US 287.

Over the past several years, CDOT has conducted multiple safety studies along the corridor. The results identified varied safety concerns along the corridor including crossover crashes, head-on collisions, sideswipes, overturns and wildlife collisions. The urgent need for these safety improvements continues to escalate; in February 2024, a tragic accident on US 287 took the lives of three students from the University of Wyoming.

The project will target the greatest needs of the corridor to invest in high-impact improvements, including safety and passing lanes in key areas; three intersection improvements that will add acceleration and deceleration lanes and signing and striping improvements; standardized shoulder widths; wildlife fencing and crossings; slope flattening; adding concrete median barriers; rumble strips; and targeted bulb-outs at unsignalized intersections to aid in emergency vehicle mobility and access.



These updates will strengthen the corridor as a whole and will promote safety and connectivity throughout the North Front Range. We wholeheartedly support this project and request USDOT to prioritize Infra and Rural grant funding for this worthy proposal.

Sincerely,

John Kefalas, Chair

File Attachments for Item:

1. Liquor License Renewal-Werthwhile LLC dba Inlet Bay Marina

Inlet Bay Marina

LOCATION: Fort Collins, Colorado

NAMED PARTIES: Larimer County and Jesse Werth

LICENSE TYPE: Fermented Malt Beverage on/off Premise

REQUEST: Approval & Issuance

THIS LICENSE MUST BE POSTED IN PUBLIC VIEW AT ALL TIMES



ALCOHOLIC BEVERAGE LICENSE

This license is issued subject to all the terms and conditions of the Regulations of the Liquor Enforcement Division of the Department of Revenue and the Statutes of the State of Colorado, and is subject to revocation, suspension or non-renewal, and upon these terms is so accepted by the licensee.

License Number: 24-70485-0000

Issued To: Werthwhile LLC

Business Name: Inlet Bay Marina

Location: 4314 S Shoreline Dr
Fort Collins CO 80526-482

Mailing Address: 3336 S Lemay Ave
Fort Collins
CO 80525

Type of License: Fermented Malt Beverage On/Off
Premises

Date Paid: 4/16/2024

Expiration Date: 04/11/2025

Tina Harris
Larimer County Clerk and Recorder

By _____
Deputy Clerk

Board of County Commissioners

Questions concerning this license should be addressed to:
Larimer County Clerk's Office
P.O. Box 1280
Fort Collins CO 80522
(970) 498-7860

File Attachments for Item:

**2. Liquor License Renewal – Zgolf Food & Beverage Services LLC dba Wedgewood
Wedding & Banquet Center**

Wedgewood Wedding & Banquet Center

LOCATION: Laporte, Colorado

NAMED PARTIES: Larimer County and Bryan Crocker-Goad

LICENSE TYPE: Tavern

REQUEST: Approval and Issuance

THIS LICENSE MUST BE POSTED IN PUBLIC VIEW AT ALL TIMES



ALCOHOLIC BEVERAGE LICENSE

This license is issued subject to all the terms and conditions of the Regulations of the Liquor Enforcement Division of the Department of Revenue and the Statutes of the State of Colorado, and is subject to revocation, suspension or non-renewal, and upon these terms is so accepted by the licensee.

License Number: 03-04400

Issued To: Zgolf Food & Beverage Services LLC

Business Name: Wedgewood Wedding & Banquet Center

Location: 3212 N Overland Trail
Laporte CO 80535

Mailing Address: 43385 Business Park Dr Ste 220
Temecula
CA 92590

Type of License: Tavern

Date Paid: 4/17/2024

Expiration Date: 6/17/2025

Tina Harris
Larimer County Clerk and Recorder

By _____
Deputy Clerk

Board of County Commissioners

Questions concerning this license should be addressed to:
Larimer County Clerk's Office
P.O. Box 1280
Fort Collins CO 80522
(970) 498-7860

File Attachments for Item:

3. Liquor License Special Event Permit 6%-Colorado Medieval Festival dba Creepy Walk in the Woods

Creepy Walk in The Woods

LOCATION: Loveland, Colorado

NAMED PARTIES: Larimer County and Kathleen Wild

LICENSE TYPE: Special Event Liquor Permit 6%

REQUEST: Approval & Issuance



ALCOHOLIC BEVERAGE LICENSE

This license is issued subject to all the terms and conditions of the Regulations of the Liquor Enforcement Division of the Department of Revenue and the Statutes of the State of Colorado, and is subject to revocation, suspension or non-renewal, and upon these terms is so accepted by the licensee.

License Number: SP2024-007

Issued To: Colorado Medieval Festival

Business Name: Creepy Walk in the Woods

Location: 1750 Savage Rd
Loveland 80538

Mailing Address: 1750 Savage Road
Loveland
CO 80538

Type of License: Special Event Permit 6%

Event Date: 06/06/2024
7:00 am-11:59 pm

Larimer County Deputy Clerk

Board of County Commissioners

Questions concerning this license should be addressed to:
Larimer County Clerk's Office
P.O. Box 1280
Fort Collins CO 80522
(970) 498-7860



ALCOHOLIC BEVERAGE LICENSE

This license is issued subject to all the terms and conditions of the Regulations of the Liquor Enforcement Division of the Department of Revenue and the Statutes of the State of Colorado, and is subject to revocation, suspension or non-renewal, and upon these terms is so accepted by the licensee.

License Number: SP2024-008

Issued To: Colorado Medieval Festival

Business Name: Creepy Walk in the Woods

Location: 1750 Savage Rd
Loveland 80538

Mailing Address: 1750 Savage Road
Loveland
CO 80538

Type of License: Special Event Permit 6%

Event Date: 06/07/2024
12 am-11:59 pm

Larimer County Deputy Clerk

Board of County Commissioners

Questions concerning this license should be addressed to:

Larimer County Clerk's Office

P.O. Box 1280

Fort Collins CO 80522

(970) 498-7860



ALCOHOLIC BEVERAGE LICENSE

This license is issued subject to all the terms and conditions of the Regulations of the Liquor Enforcement Division of the Department of Revenue and the Statutes of the State of Colorado, and is subject to revocation, suspension or non-renewal, and upon these terms is so accepted by the licensee.

License Number: SP2024-009

Issued To: Colorado Medieval Festival

Business Name: Creepy Walk in the Woods

Location: 1750 Savage Rd
Loveland 80538

Mailing Address: 1750 Savage Road
Loveland
CO 80538

Type of License: Special Event Permit 6%

Event Date: 06/08/2024
12am-11:59 pm

Larimer County Deputy Clerk

Board of County Commissioners

Questions concerning this license should be addressed to:

Larimer County Clerk's Office

P.O. Box 1280

Fort Collins CO 80522

(970) 498-7860



ALCOHOLIC BEVERAGE LICENSE

This license is issued subject to all the terms and conditions of the Regulations of the Liquor Enforcement Division of the Department of Revenue and the Statutes of the State of Colorado, and is subject to revocation, suspension or non-renewal, and upon these terms is so accepted by the licensee.

License Number: SP2024-010

Issued To: Colorado Medieval Festival

Business Name: Creepy Walk in the Woods

Location: 1750 Savage Rd
Loveland 80538

Mailing Address: 1750 Savage Road
Loveland
CO 80538

Type of License: Special Event Permit 6%

Event Date: 06/09/2024
12am-6:31 pm

Larimer County Deputy Clerk

Board of County Commissioners

Questions concerning this license should be addressed to:

Larimer County Clerk's Office

P.O. Box 1280

Fort Collins CO 80522

(970) 498-7860

File Attachments for Item:

1. Findings and Order

Horsetooth Tavern, LLC d/b/a Horsetooth Tavern

LOCATION: 4791 W. County Road 38 E, Fort Collins, 80526

NAMED PARTIES: Dawn Isaacs

LICENSE TYPE: Hotel and Restaurant License

REQUEST: Approval and Issuance

FINDINGS AND ORDER

IN THE MATTER OF:

Horsetooth Tavern, LLC doing business as Horsetooth Tavern
4791 W. County Road 38E
Fort Collins, Colorado 80526

THIS MATTER came before the Larimer County Board of County Commissioners, sitting as the Local Liquor Authority, for a public hearing April 17, 2024, on the application of Horsetooth Tavern, LLC dba Horsetooth Tavern for a Hotel and Restaurant Liquor License. The Board, having reviewed the application, heard the testimony, and reviewed the exhibits makes the following Findings and Order:

FINDINGS

1. Notice of the hearing was published on April 3, 2024 in the Fort Collins Coloradoan newspaper as evidenced by the Affidavit of Publication (Exhibit “A”).
2. Notice was posted in a conspicuous place (Glass front door facing entrance) on the premises at 4791 W. County Road 38E, Fort Collins, Colorado 80526 at least ten (10) days prior to the hearing as evidenced by photographs and testimony. Photos and testimony demonstrate the posting was up on March 21, 2024 through April 16, 2024. (Exhibit “C”)
3. A petition was circulated among residents of the neighborhood (Exhibit “D”). All 207 individuals contacted were in support of the petition. No individuals contacted opposed the application.
4. The Board heard testimony from the following witness: Dawn Isaacs, the sole member/owner of Horsetooth Tavern, LLC. Ms. Isaacs testified that she previously had a liquor license at this location, but the business closed December 31, 2022. Near this location the only other liquor establishment is a gas station that sells alcohol for off-premises consumption. There is a brewery being built across the street, but it has not yet opened. The premises will be open from 11:00 a.m. – 11:00 p.m. and may stay open later on weekends depending on how busy it is. In the future the business may consider opening earlier for breakfast once established. Food will be prepared onsite. Health Department License is pending. Ms. Isaacs anticipates at least 40% of sales to be from non-alcohol products.
5. Ms. Isaacs testified that she will be completing the TIPS program and intends to have her employees participate as well. Employees have not yet been hired as they are waiting until closer to opening, but she anticipates having approximately 15 employees. Some

employees may be under the age of 21 but will primarily be bussing. Some under 21 employees will serve alcohol – her son is 20 and she anticipates he will serve – but all servers under the age of 21 will be appropriately supervised by employees over the age of 21 years.

6. The Board received into evidence and reviewed the following documents: Application with attachments, Affidavit of Publication (Exhibit A), diagram of the premises (Exhibit B), photograph of posting of notice of hearing (Exhibit C) and Petition (Exhibit D).

7. The Board having considered all of the evidence finds that the application should be granted. The applicant has met all additional statutory requirements for the license and the Board finds that the reasonable requirements of the neighborhood and the desires of the adult inhabitants support the granting of the license.

ORDER

Based upon the testimony and evidence presented at the hearing, the Board hereby grants the application for a Hotel and Restaurant liquor license to Horsetooth Tavern, LLC dba Horsetooth Tavern in accordance with C.R.S. § 44-3-301 *et seq.*

AS ORDERED by the Board on April 17, 2024

BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF LARIMER

ATTEST:

Deputy Clerk of the Board

By: _____
Chair

DATE: 4/18/2024
APPROVED AS TO FORM:



DEPUTY COUNTY ATTORNEY

File Attachments for Item:

2. Firstbank Stipulation as to Tax Year 2023 Value

Submitted By: Jessica Ryan, County Attorney's Office

DESCRIPTION: Larimer County/ **Firstbank** Docket No. **2023BAA1470**

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 2023BAA1470
County Schedule Number: R1652862 and R0397156

STIPULATION (As to Tax Year 2023 Actual Value)

FIRSTBANK

Petitioner
vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2023 tax year valuation of the R1652862 only. The value for R0397156 shall remain the same. Petitioner(s) and Respondent jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:
Legal: LOT 1, BLK 1, HARLOW ADDITION AMND PLAT #1, LOV (20120077161); LESS ROW EASEMENT PER 20230007224 OF 196 SF

2. The subject property is classified as a COMMERCIAL property.

3. The County Assessor assigned the following actual value to the subject property on the Notice of Determination:

Land	\$	600,600
Improvements	\$	<u>1,112,000</u>
Total	\$	1,712,600

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

:

Land	\$	600,600
Improvements	\$	<u>1,112,000</u>
Total	\$	1,712,600

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2023.

Land	\$	600,600
Improvements	\$	986,250
Total	\$	<u>1,586,850</u>

6. The valuations, as established above, shall be binding only with respect to tax year 2023.

7. Brief narrative as to why the reduction was made:
Reviewed market and income approaches and additional weight given to the income approach.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 5/20/2024 be vacated.

DATED this 17th day of April, 2024

Pradeep Raja

Petitioner(s) Representative
Address:

Pradeep Raja

Ryan, LLC

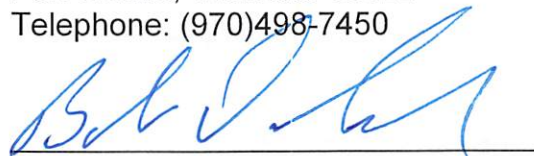
pradeep.raja@ryan.com

CHAIR
LARIMER COUNTY BOARD OF EQUALIZATION

ATTEST:

Deputy Clerk

Address:
LARIMER COUNTY ATTORNEY
224 Canyon Avenue Suite 200
Post Office Box 1606
Fort Collins, Colorado 80522
Telephone: (970)498-7450



BOB OVERBECK
LARIMER COUNTY ASSESSOR

Address:
Post Office Box 1190
Fort Collins, Colorado 80522
Telephone: (970)498-7050

File Attachments for Item:

3. Moriah Investments LLC Stipulation as to Tax Year 2023 Value

Submitted By: Jessica Ryan, County Attorney's Office

DESCRIPTION: Larimer County/ **Moriah Investments LLC** Docket No. **2023BAA1540**

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 2023BAA1540.
County Schedule Number(s): R1597920

STIPULATION (As to Tax Years 2023 Actual Value)

MORIAH INVESTMENTS LLC

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2023 tax year valuation of the subject property. Petitioner(s) and Respondent jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:
Legal:

LOT 12A, HARMONY VILLAGE PUD REPLAT NO.1 2000039918

2. The subject property is classified as a Commercial property.
3. The County Assessor assigned the following actual value to the subject property on the Notice of Determination:

Land	\$	651,222
Improvements	\$	<u>1,759,878</u>
Total	\$	2,411,100

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

:

Land	\$	651,222
Improvements	\$	<u>1,759,878</u>
Total	\$	2,411,100

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax years 2023.

Land	\$	651,222
Improvements	\$	1,598,778
Total	\$	<u>2,250,000</u>

6. The valuations, as established above, shall be binding only with respect to tax years 2023.

7. Brief narrative as to why the reduction was made:

Market and Income analysis justified a reduced value for the subject property.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 5/24/2024 be vacated.

DATED this 4th day of April 2024



Petitioner(s) Representative
Address:

Jim Bick Jr #54697
Law Offices of James P Bick Jr. PC
18040 Edison Avenue
Chesterfield, MO 63005
636-733-5493

CHAIR

LARIMER COUNTY BOARD OF EQUALIZATION

ATTEST:

Deputy Clerk

Address:
LARIMER COUNTY ATTORNEY
224 Canyon Avenue Suite 200
Post Office Box 1606
Fort Collins, Colorado 80522
Telephone: (970)498-7450



BOB OVERBEEK
LARIMER COUNTY ASSESSOR - Deputy

Address:
Post Office Box 1190
Fort Collins, Colorado 80522
Telephone: (970)498-7050

File Attachments for Item:

4. Associates Investments LLC Stipulation as to Tax Year 2023 Value

Submitted By: Jessica Ryan, County Attorney's Office

DESCRIPTION: Larimer County/ **Associates Investments LLC** Docket No. **2023BAA1549**

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 2023BAA1549
County Schedule Number(s): R1598277

STIPULATION (As to Tax Years 2023 Actual Value)

ASSOCIATES INVESTMENTS LLC

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2023 tax year valuation of the subject property. Petitioner(s) and Respondent jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:
Legal:

UNIT 26, HARMONY VALLEY CONDOS, FTC 2000044120

2. The subject property is classified as a Commercial property.
3. The County Assessor assigned the following actual value to the subject property on the Notice of Determination:

Land	\$	110,565
Improvements	\$	<u>1,888,335</u>
Total	\$	1,998,900

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Land	\$	110,565
Improvements	\$	<u>1,888,335</u>
Total	\$	1,998,900

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax years 2023.

Land	\$	110,565
Improvements	\$	1,729,435
Total	\$	<u>1,840,000</u>

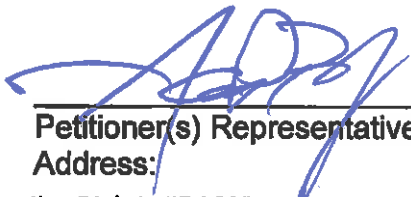
6. The valuations, as established above, shall be binding only with respect to tax years 2023.

7. Brief narrative as to why the reduction was made:

Market and Income analysis justified a reduced value for the subject property.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 5/24/2024 be vacated.

DATED this 4th day of April 2024



Petitioner(s) Representative
Address:
Jim Bick Jr #54697
Law Offices of James P Bick Jr. PC
18040 Edison Avenue
Chesterfield, MO 63005
636-733-5493

CHAIR
LARIMER COUNTY BOARD OF EQUALIZATION

ATTEST:

Deputy Clerk

Address:
LARIMER COUNTY ATTORNEY
224 Canyon Avenue Suite 200
Post Office Box 1606
Fort Collins, Colorado 80522
Telephone: (970)498-7450



~~BOS OVERSEER~~ Yara Zokale
LARIMER COUNTY ASSESSOR-Deputy

Address:
Post Office Box 1190
Fort Collins, Colorado 80522
Telephone: (970)498-7050

File Attachments for Item:

5. Lebrun Robert S AKA/Robert Lebrun Rice Robert Timothy AKA Tim Rice Stipulation as to Tax Year 2023 Value

Submitted By: Jessica Ryan, County Attorney's Office

DESCRIPTION: Larimer County/ **Lebrun Robert S AKA/Robert Lebrun Rice Robert Timothy AKA Tim Rice** Docket No. **2023BAA1536**

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 2023BAA1536.
County Schedule Number(s): R1604315

STIPULATION (As to Tax Years 2023 Actual Value)

LEBRUN ROBERT S AKA/ROBERT LEBRUN RICE ROBERT TIMOTHY AKA TIM RICE

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2023 tax year valuation of the subject property. Petitioner(s) and Respondent jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:
Legal:

PT LOT 1, RIVERSIDE CENTRE, FTC WH BEG MOST WRLY COR SD RIVERSIDE CENTR; TH N 28 08'
10" E 224.60 FT TO MOST NRLY COR; TH S 61 07' 10" E 121 FT ALG NERLY LN; S 28 52' 50" W 219.63
FT TO PT SWRLY LN; TH N 63 31' 20" W 118.19 FT TPOB

2. The subject property is classified as a Commercial property.
3. The County Assessor assigned the following actual value to the subject property on the Notice of Determination:

Land	\$	106,220
Improvements	\$	1,181,780
Total	\$	<u>1,288,000</u>

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Land	\$	106,220
Improvements	\$	1,181,780
Total	\$	<u>1,288,000</u>

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax years 2023.

Land	\$	106,220
Improvements	\$	943,780
Total	\$	<u>1,050,000</u>


6. The valuations, as established above, shall be binding only with respect to tax years 2023.

7. Brief narrative as to why the reduction was made:

Market and Income analysis justified a reduced value for the subject property.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 5/24/2024 be vacated.

DATED this 4th day of April 2024



Petitioner(s) Representative
Address:

Jim Bick Jr #54697
Law Offices of James P Bick Jr, PC
18040 Edison Avenue
Chesterfield, MO 63005
636-733-5493

CHAIR
LARIMER COUNTY BOARD OF EQUALIZATION

ATTEST:

Deputy Clerk

Address:
LARIMER COUNTY ATTORNEY
224 Canyon Avenue Suite 200
Post Office Box 1606
Fort Collins, Colorado 80522
Telephone: (970)498-7450



~~Bob Overbeck~~ Yara Lokait
LARIMER COUNTY ASSESSOR-Deputy

Address:
Post Office Box 1190
Fort Collins, Colorado 80522
Telephone: (970)498-7050

File Attachments for Item:

6. A and W of Colorado LLC Stipulation as to Tax Year 2023 Value

Submitted By: Jessica Ryan, County Attorney's Office

DESCRIPTION: Larimer County/ **A and W of Colorado LLC** Docket No. **2023BAA2040**

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 2023BAA2040.
County Schedule Number: R0478822

STIPULATION (As to Tax Year 2023 Actual Value)

A AND W OF COLORADO LLC

vs.

LARIMER COUNTY BOARD OF COUNTY COMMISSIONERS,
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2023 tax year valuation of the subject property. Petitioner(s) and Respondent jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

Legal:

LOTS 8 THRU 11, BLK 2, BELLS, BER

2. The subject property is classified as a Commercial/Residential property.
3. The County Assessor assigned the following actual value to the subject property on the Notice of Determination:

	<u>Actual</u>
Commercial Land	\$ 58,000
Commercial Improvements	\$ 891,700
Residential Land	\$ 22,500
Residential Improvements	\$ 346,700
Total	\$ 1,318,900

4. After a timely appeal to the Board of County Commissioners, the Board of County Commissioners valued the subject property as follows:

	<u>Actual</u>
Commercial Land	\$ 58,000
Commercial Improvements	\$ 891,700
Residential Land	\$ 22,500
Residential Improvements	\$ 346,700
Total	\$ 1,318,900

5. After further review and negotiation, the Petitioner(s) and the Board of County Commissioners agree to the following actual value for tax year 2023.

		Actual
Commercial Land	\$	58,000
Commercial Improvements	\$	510,080
Residential Land	\$	22,500
Residential Improvements	\$	198,420
Total	\$	789,000


6. The valuations, as established above, shall be binding only with respect to tax year 2023.

7. Brief narrative as to why the reduction was made:

Agent for the petitioner provided expenses from 2021 and 2022, as well as fee appraisal completed for this BAA case. Determined final value based on provided information, typical income, and market sales within the timeframe.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals 3/29/2024 be vacated.

DATED this 26th day of March 2024



Jonathan (Apr 10, 2024 15:52 MDT)

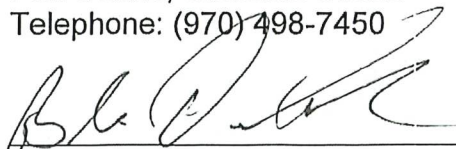
Petitioner(s) Representative
Address:
Frascona, Joiner, Goodman and Greenstein, P.C.
4750 Table Mesa Drive
Boulder, CO 80305
303-494-3000

CHAIR
LARIMER COUNTY BOARD OF EQUALIZATION

ATTEST:

Deputy Clerk

Address:
LARIMER COUNTY ATTORNEY
224 Canyon Avenue Suite 200
Post Office Box 1606
Fort Collins, Colorado 80522
Telephone: (970) 498-7450



BOB OVERBECK
LARIMER COUNTY ASSESSOR

Address:
Post Office Box 1190
Fort Collins, Colorado 80522
Telephone: (970) 498-7050

File Attachments for Item:

7. Cindustrial Six LLC Stipulation as to Tax Year 2023 Value

Submitted By: Jessica Ryan, County Attorney's Office

DESCRIPTION: Larimer County/ **Cindustrial Six LLC** Docket No. **2023BAA1449**

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 2023BAA1449
County Schedule Number : R1672180

STIPULATION (As to Tax Year 2023 Actual Value)

CINDUSTRIAL SIX LLC

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2023 tax year valuation of the subject property. Petitioner(s) and Respondent jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:
Legal:
Lot 2, Block 1, SAVANNA FIFTH SUB, LOV (20200015564)
2. The subject property is classified as a Commercial property.
3. The County Assessor assigned the following actual value to the subject property on the Notice of Determination:

Land	\$	1,430,000
Improvements	\$	<u>14,070,000</u>
Total	\$	15,500,000

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Land	\$	1,430,000
Improvements	\$	<u>14,070,000</u>
Total	\$	15,500,000

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2023.

Land	\$	1,430,000
Improvements	\$	13,070,000
Total	\$	<u>14,500,000</u>

6. The valuations, as established above, shall be binding only with respect to tax year 2023.

7. Brief narrative as to why the reduction was made:

After review of the Actual Income Approach, the value was reduced.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 5/7/2024 be vacated.

DATED this 8th day of April 2024



Kim Ward

Petitioner(s) Representative

Address:

Ryan LLC

1999 Broadway, Ste 4100

Denver, Co 80202

(303) 872-9361

CHAIR

LARIMER COUNTY BOARD OF EQUALIZATION

ATTEST:

Deputy Clerk

Address:

LARIMER COUNTY ATTORNEY
224 Canyon Avenue Suite 200
Post Office Box 1606
Fort Collins, Colorado 80522
Telephone: (970)498-7450


BOB OVERBECK

LARIMER COUNTY ASSESSOR

Address:

Post Office Box 1190
Fort Collins, Colorado 80522
Telephone: (970)498-7050