

WASHOE COUNTY BOARD OF EQUALIZATION

BOARD MEMBERS

James Covert, Chairperson
John Krolick, Vice Chairperson
Benjamin Green
Linda Woodland
James Brown

Alternate:
Philip Horan

COUNTY CLERK

Amy Harvey

**DEPUTY DISTRICT
ATTORNEY**

Herb Kaplan

**AGENDA
TUESDAY FEBRUARY 23, 2010**

**HEALTH DEPARTMENT CONFERENCE ROOMS A & B
WASHOE COUNTY ADMINISTRATION COMPLEX
1001 EAST NINTH STREET, RENO, NEVADA**

9:00 a.m.

THE WASHOE COUNTY HEALTH DEPARTMENT IS ACCESSIBLE TO THE DISABLED. IF YOU REQUIRE SPECIAL ARRANGEMENTS FOR THE MEETING CALL THE COUNTY MANAGER'S OFFICE, 328-2000, 24-HOURS PRIOR TO THE MEETING.

UNLESS OTHERWISE NOTED, ALL REAL PROPERTY HEARINGS ARE FOR 2010/11; PERSONAL PROPERTY AND EXEMPTION HEARINGS ARE FOR 2009/10.

ITEMS ON THE AGENDA MAY BE TAKEN IN AN ORDER OTHER THAN WHAT APPEARS ON THE AGENDA.

ALL HEARINGS BEFORE THE BOARD OF EQUALIZATION PROCEED AS FOLLOWS:

1. ASSESSOR DESCRIBES AND LOCATES THE SUBJECT PROPERTY.
2. PETITIONER(S)' (PROPERTY OWNER) PRESENTATION OF VALUE.
3. ASSESSOR'S PRESENTATION OF VALUE.
4. PETITIONER(S)' REBUTTAL.

THE BOARD MAY CONTINUE THE HEARING TO A FUTURE DATE. IN THE EVENT THAT THE BOARD TAKES ACTION ON THE PETITION, THE BOARD MAY ASK QUESTIONS AT ANY TIME. THE BOARD'S ACTION MAY CONSIST OF DENYING THE PETITION, UPHOLDING THE PETITIONER(S)' VALUE, OR DECIDING A DIFFERENT VALUE FOR THE PROPERTY.

ACTION TAKEN BY THE BOARD OF EQUALIZATION ON ANY APPEAL MAY INCLUDE ADDING THERETO OR DEDUCTING THEREFROM A SUM FROM ANY OTHER PROPERTY ASSESSED BY THE COUNTY ASSESSOR AS IS NECESSARY TO MAKE IT CONFORM TO THE TAXABLE VALUE OF THE PROPERTY ON APPEAL.

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Public Comment during the meeting will be for all matters, both on and off the agenda, and be limited to three (3) minutes per person. No public comment will be heard during individual items on the agenda. Persons are invited to submit comments in writing on the agenda items and/or attend and make comment during the designated public comment period at the Board meeting. The Chairperson and County Board of Equalization intend that their proceedings should demonstrate the highest levels of decorum, civic responsibility, efficiency and mutual respect between citizens and their government. The Board respects the right of citizens to present differing opinions and views, even criticism, but our democracy cannot function effectively in an environment of personal attacks, slander, threats of violence and willful disruption. To that end the Nevada Open Meeting Law provides the authority for the Chair of a public body to maintain the decorum and to declare a recess if needed to remove any person who is disrupting the meeting, and notice is hereby provided of the intent of this body to preserve the decorum and remove anyone who disrupts the proceedings.

*1. **ROLL CALL**

2. **SWEARING IN**

County Clerk to Administer Oath to Appraisal Staff

3. **WITHDRAWALS**

Petitions withdrawn after posting of agenda.

4. **REQUESTS FOR CONTINUANCE**

Review and discussion for possible action on requests for continuances.

5. **CONSOLIDATION OF HEARINGS**

Discussion and action for possible consolidation of hearings listed on this agenda. Consolidation to be considered when appeals assert same or similar questions of law or fact.

6. **RESIDENTIAL**

Hearings will be conducted based upon Petitions for Review of Assessed Valuation on the following parcels:

<u>ASSESSOR'S PARCEL NO.</u>	<u>PETITIONER</u>	<u>HEARING NO.</u>
055-292-25	CARLEVATO FAMILY 2003 TRUST	10-0085

7. **COMMERCIAL**

Hearings will be conducted based upon Petitions for Review of Assessed Valuation on the following parcels:

<u>ASSESSOR'S PARCEL NO.</u>	<u>PETITIONER</u>	<u>HEARING NO.</u>
042-400-05	SOJO INVESTMENTS LLC	10-0054
012-135-10	HOLCOMB-RYLAND	10-0106

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007-264-11	FARHADI-RENO LLC	10-0129A
007-264-18	FARHADI-RENO LLC	10-0129B
007-301-09	FARHADI-RENO LLC	10-0129C
007-301-20	FARHADI-RENO LLC	10-0129E
007-301-21	FARHADI-RENO LLC	10-0129F
007-362-19	FARHADI-RENO LLC	10-0129G
011-492-01	RIVERWALK DEVELOPMENT LLC	10-0168A
011-492-02	RIVERWALK DEVELOPMENT LLC	10-0168B
011-492-08	RIVERWALK DEVELOPMENT LLC	10-0168C
013-081-31	DMW PROPERTIES LLC	10-0223
014-280-10	KENNEDY FAMILY TRUST	10-0228
019-341-02	WINDSOR WEST VENTURES LLC	10-0229
019-341-03	WESTERN INSURANCE COMPANY	10-0230
019-373-08	WESTERN FINANCIAL	10-0231
400-140-06	GREAT BASIN FED CREDIT UNION	10-0276
011-183-13	50 WEST LIBERTY LLC	10-0325A
011-183-15	50 WEST LIBERTY LLC	10-0325B
011-171-05	RENO OFFICE INVESTORS LLC	10-0326A
011-171-06	RENO OFFICE INVESTORS LLC	10-0326B
011-078-05	PARK CENTER TOWER LLC	10-0328
042-222-18	METHOD ART CORPORATION	10-0342
148-010-55	MONTREUX GOLF CLUB LTD	10-0370A
148-010-56	MONTREUX GOLF CLUB LTD	10-0370B
148-061-65	MONTREUX GOLF CLUB LTD	10-0370C
148-010-25	MONTREUX GOLF CLUB LTD	10-0370D
148-100-02	MONTREUX GOLF CLUB LTD	10-0370E
148-010-50	MONTREUX GOLF CLUB LTD	10-0370F
148-140-11	MONTREUX GOLF CLUB LTD	10-0370G
148-222-22	MONTREUX GOLF CLUB LTD	10-0370H
011-052-35	HARRAH'S OPERATING COMPANY INC	10-0373A
011-071-09	HARRAH'S OPERATING COMPANY INC	10-0373B
011-052-32	HARRAH'S OPERATING COMPANY INC	10-0373C
011-052-33	HARRAH'S OPERATING COMPANY INC	10-0373D
011-052-36	HARRAH'S OPERATING COMPANY INC	10-0373E

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011-052-44	HARRAH'S OPERATING COMPANY INC	10-0373F
011-071-25	HARRAH'S OPERATING COMPANY INC	10-0373G
011-071-26	HARRAH'S OPERATING COMPANY INC	10-0373H
011-052-46	HARRAH'S OPERATING COMPANY INC	10-0373I
011-052-47	HARRAH'S OPERATING COMPANY INC	10-0373J
011-052-48	HARRAH'S OPERATING COMPANY INC	10-0373K
011-052-37	HARRAH'S OPERATING COMPANY INC	10-0373L
011-052-38	HARRAH'S OPERATING COMPANY INC	10-0373M
011-052-39	HARRAH'S OPERATING COMPANY INC	10-0373N
011-052-40	HARRAH'S OPERATING COMPANY INC	10-0373O
011-052-41	HARRAH'S OPERATING COMPANY INC	10-0373P
011-052-42	HARRAH'S OPERATING COMPANY INC	10-0373Q
011-052-43	HARRAH'S OPERATING COMPANY INC	10-0373R
011-052-45	HARRAH'S OPERATING COMPANY INC	10-0373S
011-370-50	HARRAH'S OPERATING COMPANY INC	10-0373T
011-061-08	101 NORTH VIRGINIA LLC	10-0375
019-352-03	B-5 HOLDINGS LLC	10-0378
050-234-49	BUILDING SOLUTIONS INC	10-0385
050-234-49	BUILDING SOLUTIONS INC	10-0385R09
528-020-06	RED HAWK LAND COMPANY LLC	10-0400
520-020-54	RED HAWK LAND COMPANY LLC	10-0401A
520-020-56	RED HAWK LAND COMPANY LLC	10-0401B
520-020-58	RED HAWK LAND COMPANY LLC	10-0401C
520-420-01	RED HAWK LAND COMPANY LLC	10-0401D
520-420-05	RED HAWK LAND COMPANY LLC	10-0401E
522-010-44	RED HAWK LAND COMPANY LLC	10-0401F
522-010-82	RED HAWK LAND COMPANY LLC	10-0401G
522-030-14	RED HAWK LAND COMPANY LLC	10-0401H
522-110-12	RED HAWK LAND COMPANY LLC	10-0401I
522-793-04	RED HAWK LAND COMPANY LLC	10-0401J
526-010-04	RED HAWK LAND COMPANY LLC	10-0401K
014-203-32	PLUMAS QUAIL LLC	10-0402
035-073-19	SUN VALLEY QUAIL LLC	10-0418
200-020-08	RENO CITY OF	10-0433
152-020-99	ASPEN SIERRA LEASING CO LTD	10-0493A

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152-020-97	ASPEN SIERRA LEASING CO LTD	10-0493B
152-390-02	ASPEN SIERRA LEASING CO LTD	10-0493C
152-390-03	ASPEN SIERRA LEASING CO LTD	10-0493D
152-443-22	ASPEN SIERRA LEASING CO LTD	10-0493E
152-471-11	ASPEN SIERRA LEASING CO LTD	10-0493F
152-611-07	ASPEN SIERRA LEASING CO LTD	10-0493G
152-850-06	ASPEN SIERRA LEASING CO LTD	10-0493H
152-880-01	ASPEN SIERRA LEASING CO LTD	10-0493I
152-582-07	ASPEN SIERRA LEASING CO LTD	10-0493J
042-021-18	LAKERIDGE CTR OFFICE COMPLEX LP	10-0525
042-221-06	CLUB LAKERIDGE LIMITED PARTNERSHIP	10-0527
049-385-03	RENO LAND HOLDINGS LLC	10-0534A
049-392-11	RENO LAND HOLDINGS LLC	10-0534B
049-392-12	RENO LAND HOLDINGS LLC	10-0534C
049-392-13	RENO LAND HOLDINGS LLC	10-0534D
024-055-12	RENO LAND HOLDINGS LLC	10-0706
023-131-19	MOANA INVESTMENTS LLC	10-0561
015-183-21	WESTERN INVESTMENT PARTNERS LP	10-0761
007-217-12	BRAR ENTERPRISES	10-0772A
007-217-13	BRAR ENTERPRISES	10-0772B
011-125-07	BRAR HOTELS INC	10-0773A
011-125-09	BRAR HOTELS INC	10-0773B
011-440-02	DT DEVELOPERS LLC	10-0779
538-120-07	WEBFOOT LLC	10-0784
530-770-04	TRIPLE J LLC	10-0785
538-120-08	HAW FAMILY TRUST, JESSE & AMBER	10-0786
007-285-13	NORTH RIVER DEVELOPMENT LLC	10-0843A
007-285-14	NORTH RIVER DEVELOPMENT LLC	10-0843B
007-285-20	NORTH RIVER DEVELOPMENT LLC	10-0843C
007-285-21	NORTH RIVER DEVELOPMENT LLC	10-0843D
007-251-31	CATHOLIC HEALTHCARE	10-0880
007-202-24	CATHOLIC HEALTHCARE WEST INC	10-0891
011-172-14	US BANCORP	10-0906

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*8. **BOARD MEMBER COMMENTS:** This item is limited to announcements or topics/issues proposed for future agendas.

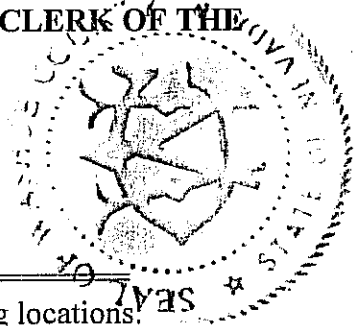
*9. **PUBLIC COMMENTS.** Comment heard under this item will be limited to three (3) minutes per person and may pertain to matters both on and off the Board agenda. Comments are to be made to the Board as a whole.

10. **ADJOURNMENT**

* INDICATES NON-ACTION ITEMS

THIS AGENDA IS AN OFFICIAL AGENDA OF THE WASHOE COUNTY BOARD OF EQUALIZATION POSTED BY THE WASHOE COUNTY CLERK AS CLERK OF THE BOARD OF EQUALIZATION.

If seal affixed here



Pursuant to NRS 241.020, this Agenda has been posted at the following locations:
County Clerk's Office, Washoe County Courthouse, 75 Court Street, Reno, Nevada
Washoe County Administration Complex, 1001 East 9th Street, Reno, Nevada
Washoe County Central Library, 301 South Center Street, Reno, Nevada
Sparks Justice Court, 630 East Greenbrae Drive, Sparks, Nevada
Incline Village Justice Court, 865 Tahoe Blvd, Incline Village, Nevada
Incline Village Branch Library, 845 Alder Ave., Incline Village, Nevada
www.washoecounty.us

AFFIDAVIT OF POSTING

WASHOE COUNTY BOARD OF EQUALIZATION

COUNTY OF WASHOE }
 }ss
STATE OF NEVADA }

I, **JAIIME DELLERA**, being first duly sworn, depose and say that on February 17, 2010, I posted the Agenda for the February 23, 2010 meeting of the Washoe County Board of Equalization by faxing or delivering said agenda, with a cover sheet including posting instructions, to the following posting locations. Said agenda was also posted at the Washoe County Health Department and on the website at www.washoecounty.us/clerks on February 17, 2010.

Washoe County Courthouse
Public Bulletin Board
Attn: Admin Team
Fax # 775-328-3582

Washoe County Assessor's Office
Admin Complex
1001 East Ninth Street
Fax# 775-328-2252

Sparks Justice Court
630 Greenbrae Drive
Sparks, NV
Fax # 775-352-3004

Incline Village Justice Court
865 Tahoe Blvd.
Incline Village, NV
Fax # 775-832-4162

Washoe County Main Library
301 South Center Street
Reno, NV
Fax # 775-327-8393

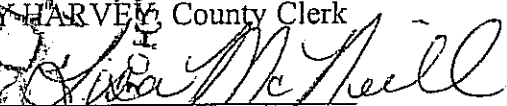
Washoe County Library
Incline Village Branch
845 Alder Avenue
Incline Village, NV
Fax # 775-832-4180



JAIIME DELLERA

Subscribed and sworn to before me this
_____ day of February, 2010.

AMY HARVEY, County Clerk



Deputy Clerk

