

WASHOE COUNTY BOARD OF EQUALIZATION

BOARD MEMBERS

James Covert, Chairman
John Krolick, Vice Chairman
James L. Brown
Philip Horan
Gary Kizziah

COUNTY CLERK

Nancy Parent

DEPUTY DISTRICT

ATTORNEY

Leslie H. Admirand
Peter C. Simeoni

AGENDA

THURSDAY, FEBRUARY 20, 2014

9:00 A.M.

WASHOE COUNTY COMMISSION CHAMBERS

1001 E. 9TH STREET, BUILDING A

RENO, NEVADA

NOTE: Items on the agenda may be taken out of order; combined with other items; removed from the agenda; or moved to the agenda of another later meeting. Items with a specific time designation will not be heard prior to the stated time, but may be heard later. The Board may take short breaks approximately every 90 minutes.

The Washoe County Commission Chambers are accessible to the disabled. If you require special arrangements for the meeting, call the County Clerk's Office, 784-7279, 24-hours prior to the meeting.

Time Limits. Public comments are welcomed during the Public Comment periods for all matters, whether listed on the agenda or not, and are limited to three minutes per person. Persons may not allocate unused time to other speakers.

Forum Restrictions and Orderly Conduct of Business. The Board of Equalization conducts the business of Washoe County and its citizens during its meetings. The presiding officer may order the removal of any person whose statement or other conduct disrupts the orderly, efficient or safe conduct of the meeting. Warnings against disruptive comments or behavior may or may not be given prior to removal. The viewpoint of a speaker will not be restricted, but reasonable restrictions may be imposed upon the time, place and manner of speech. Irrelevant and unduly repetitious statements and personal attacks which antagonize or incite others are examples of speech that may be reasonably limited.

Responses to Public Comments. The Board of Equalization can deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. During the public comment period, speakers may address matters listed or not listed on the published agenda. The Open Meeting Law does not expressly prohibit responses to public comments by the Board. However, responses from Board to unlisted public comment topics could become deliberation on a matter without notice to the public. On the advice of legal counsel and to ensure the public has notice of all matters the Board will consider. Members may choose not to respond to public comments, except to correct factual inaccuracies, ask for County staff action or to ask that a matter be listed on a future agenda. The Board may do this either during the public comment item or during the following item: “*Board Member Comments. This item is limited to announcements or topics/issues proposed for future agendas.”

WASHOE COUNTY BOARD OF EQUALIZATION
AGENDA – FEBRUARY 20, 2014
PAGE 2

Support documentation for the items on the agenda, provided to the Washoe County Board of Equalization is available to members of the public at the Washoe County Clerk's Office (1001 E. 9th Street, Bldg A, 1st Floor, Reno Nevada) Jaime Dellera, (775) 784-7279.

All items numbered or lettered below are hereby designated **for possible action** as if the words "for possible action" were written next to each item (NRS 241.020). An item listed with asterisk (*) next to it is an item for which no action will be taken.

***1. ROLL CALL**

***2. 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.

3. WITHDRAWALS

Petitions withdrawn after posting of agenda.

4. 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.

5. STIPULATIONS

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> |
|------------------------------|------------------------------|--------------------|
| 013-462-14 | PLUMB LANE PLAZA ASSOCIATES | 14-0094 |
| 042-222-26 | LAKERIDGE POINTE ASSOCIATES | 14-0095 |
| 025-372-07 | JCPENNEY PROPERTIES INC | 14-0275 |
| 510-482-08 | SPARKS RETAIL ASSOCIATES LLC | 14-0279 |

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> |
|------------------------------|---------------------------|--------------------|
| 085-151-53 | THOMAS, LEONARD & OLGA | 14-0020 |
| 006-041-04 | FIRST VALLEY HOLDINGS LLC | 14-0082 |
| 085-780-31 | FIRST VALLEY HOLDINGS LLC | 14-0084 |
| 085-390-50 | FIRST VALLEY HOLDINGS LLC | 14-0085A |
| 085-390-52 | FIRST VALLEY HOLDINGS LLC | 14-0085B |
| 085-390-53 | FIRST VALLEY HOLDINGS LLC | 14-0085C |
| 085-390-54 | FIRST VALLEY HOLDINGS LLC | 14-0085D |

WASHOE COUNTY BOARD OF EQUALIZATION
AGENDA – FEBRUARY 20, 2014
PAGE 3

| | | |
|------------|---|----------|
| 085-390-55 | FIRST VALLEY HOLDINGS LLC | 14-0085E |
| 085-390-56 | FIRST VALLEY HOLDINGS LLC | 14-0085F |
| 085-390-57 | FIRST VALLEY HOLDINGS LLC | 14-0085G |
| 085-390-58 | FIRST VALLEY HOLDINGS LLC | 14-0085H |
| 085-390-59 | FIRST VALLEY HOLDINGS LLC | 14-0085I |
| 031-111-19 | KGPK ENTERPRISES LLC | 14-0086 |
| 522-261-07 | SIEVERT TRUST, GINNY I | 14-0088 |
| 049-724-04 | BERSCH LIVING TRUST, PATRICIA H & STEPHEN L | 14-0089 |
| 045-541-05 | WILKES FAMILY TRUST | 14-0193 |
| 508-094-12 | SIERRA NEVADA HOLDING CO | 14-0207 |

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> |
|------------------------------|-------------------------------|--------------------|
| 037-030-71 | LOWE'S HOME CENTERS LLC | 14-0112 |
| 040-951-08 | LOWE'S HOME CENTERS LLC | 14-0113 |
| 021-890-06 | QUAIL POINT BUSINESS PARK LLC | 14-0178 |
| 025-470-20 | RP3 LLC (PLAZA VEGAS GROUP) | 14-0179 |
| 034-091-03 | 1320-1350 FREEPORT LLC | 14-0180 |
| 035-073-19 | SUN VALLEY QUAIL LLC | 14-0181 |
| 040-920-34 | RUBISSOW, GEORGE | 14-0182 |
| 200-600-05 | RBC NORTHWEST II LLC | 14-0183 |
| 200-600-19 | 6300 MAE ANNE LLC | 14-0184 |

8. VACANT LAND

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> |
|------------------------------|---------------------------|--------------------|
| 085-453-29 | FIRST VALLEY HOLDINGS LLC | 14-0083 |
| 045-541-06 | WILKES FAMILY TRUST | 14-0194 |

WASHOE COUNTY BOARD OF EQUALIZATION
AGENDA – FEBRUARY 20, 2014
PAGE 4

9. AGGREGATES, QUARRIES, ETC.

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> |
|------------------------------|-------------------|--------------------|
| 083-011-15 | GIUDICI, KRISTI | 14-0087 |

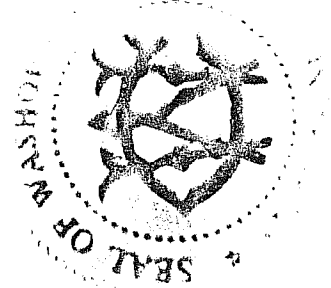
***10. BOARD MEMBER COMMENTS:** This item is limited to announcements or topics/issues proposed for future agendas.

***11. 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.

12. ADJOURNMENT

* INDICATES NON-ACTION ITEMS

NOTE: The Chambers is accessible to the disabled. If you require special arrangements for the meeting, call the County Clerk's Office, 784-7279, 24-hours prior to the meeting.



**THIS AGENDA IS AN OFFICIAL AGENDA OF THE WASHOE COUNTY
BOARD OF EQUALIZATION PREPARED AND POSTED BY THE WASHOE COUNTY
CLERK AS CLERK OF THE BOARD OF EQUALIZATION**

Pursuant to NRS 241.020, this Agenda has been posted at the following locations:
Washoe County Courthouse, 75 Court Street, Reno, Nevada
Washoe County Administration Complex, 1001 East 9th Street, Reno, Nevada (Clerk)
Washoe County Administration Complex, 1001 East 9th Street, Reno, Nevada (Assessor)
Washoe County Central Library, 301 South Center Street, Reno, Nevada
City of Sparks, 431 Prater Way, 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, ***JAIME DELLERA***, being first duly sworn, depose and say that on February 13, 2014, I posted the Agenda for the February 20, 2014 meeting of the Washoe County Board of Equalization by faxing, providing by electronic service or delivering said agenda, with a cover sheet including posting instructions, to the following posting locations. Said agenda was also posted on the website at www.washoecounty.us/clerks.

Washoe County Courthouse
Public Bulletin Board
Attn: Joey
Fax # 775-328-3206

Washoe County Clerk's Office
Admin Complex (Chambers)
1001 East Ninth Street
Email: csmith@washoecounty.us

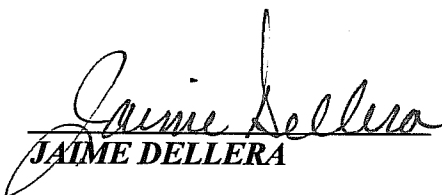
City of Sparks
431 E. Prater Way,
Sparks, NV
Email: tgardner@cityofsparks.us
cbrooks@cityofsparks.us

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

Washoe County Main Library
301 South Center Street
Reno, NV
Email: Library – Posting Group

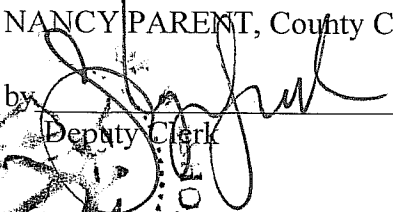
Washoe County Library
Incline Village Branch
845 Alder Avenue
Incline Village, NV
775-832-4180

Washoe County Assessor's Office
Admin Complex
1001 East Ninth Street
Email: twilkins@washoecounty.us
Email: cdodson@washoecounty.us


JAIME DELLERA

Subscribed and sworn to before me this
13th day of February, 2014.

NANCY PARENT, County Clerk

by 
Deputy Clerk

