

# WASHOE COUNTY BOARD OF EQUALIZATION

## BOARD MEMBERS

James Covert, Chairman  
Philip Horan, Vice-Chairman  
James L. Brown  
Benjamin Green  
James Ainsworth

Alternate: Eugenia Larmore

## COUNTY CLERK

Nancy Parent

## DEPUTY DISTRICT

### ATTORNEY

Leslie H. Admirand  
Jen Gustafson  
Michael Large

## AGENDA

TUESDAY, FEBRUARY 17, 2015

9:00 A.M.

## WASHOE COUNTY COMMISSION CHAMBERS

1001 E. 9<sup>TH</sup> 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.”

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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. 9<sup>th</sup> Street, Bldg A, 1<sup>st</sup> Floor, Reno Nevada) or by contacting Jaime Delleria, (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. 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. 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>
038-250-02	SECOND CREEK LLC MAHOGANY CANYON SERIES	15-0009
011-014-15	SECOND CREEK LLC 888 SERIES	15-0010
042-470-01	PRUDENZA LLC	15-0082A
042-470-02	PRUDENZA LLC	15-0082B
038-200-11	QUILICI INVESTMENTS LLC	15-0101C
016-763-02	RENO VISTA PARTNERS	15-0113A
016-764-14	RENO VISTA PARTNERS	15-0113B
016-764-15	RENO VISTA PARTNERS	15-0113C
016-762-28	RENO PARTNERS	15-0113D
016-762-29	RENO PARTNERS	15-0113E
012-051-26	RENO NEWSPAPERS INC	15-0138

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**7. 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>
041-640-01	FOULK TRUST, JANICE C	15-0057
050-303-08	MULLIN FAMILY TRUST	15-0058
232-210-18	DITCHEV, DIMO D & DORA V	15-0062
050-303-09	CEGLIA, A WILLIAM & RANEE L	15-0081
009-132-37	MATHEWSON, ROBERT A	15-0137

**8. MULTI-FAMILY**

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>
013-014-06	MORAN ST SENIORS LLC	15-0045
013-111-11	REINDEER HOLDINGS LLC	15-0090A
013-111-12	REINDEER HOLDINGS LLC	15-0090B

**9. 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>
090-051-07	HVR MANUFACTURING COMPANY	15-0021
004-073-10	UNIVERSITY VILLAGE CENTER LLC	15-0088
516-224-01	SPANISH SPRINGS MEDICAL LLC	15-0089
003-122-24	NORTHPORT LLC	15-0135
025-374-06	LBA REALTY FUND II WBP II LLC	15-0142
040-972-12	RENO HOSPITALITY LLC	15-0145
008-511-02	JOHN Q HAMMONS HOTELS LP	15-0147E
024-150-25	ROTER INVESTMENTS OF NEVADA	15-0149A

**10. 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>
009-132-36	MATHEWSON, ROBERT A	15-0136

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008-195-23	HAMMONS REVOCABLE TRUST, JOHN Q	15-0147A
008-331-13	HAMMONS REVOCABLE TRUST, JOHN Q	15-0147B
008-343-04	HAMMONS REVOCABLE TRUST, JOHN Q	15-0147C
008-343-08	HAMMONS REVOCABLE TRUST, JOHN Q	15-0147D
024-150-26	ROTER INVESTMENTS OF NEVADA	15-0149B

**11. ROLL CHANGE REQUEST - RESIDENTIAL**

**DECREASE** – For consideration of and action to approve or deny on RCR Numbers 1287N15, 1288N15 and 1300N15.

<u>ASSESSOR'S PARCEL NO.</u>	<u>PROPERTY OWNER</u>	<u>RCR NO.</u>
016-592-13	HUFFMAN, EVERETT	1287N15
016-592-12	LEAL, KELLIE M	1288N15
040-640-10	MOORE LIVING TRUST, DALYNNE R	1300N15

**12. ROLL CHANGE REQUESTS – RCR NO. 4 – Rancho Haven**

**DECREASE** – consideration of and action to approve or deny RCR No. 4 – Rancho Haven (RCR 4-1 THROUGH 4-383)

<u>ASSESSOR'S PARCEL NO.</u>	<u>PROPERTY OWNER</u>	<u>RCR NO.</u>
078-071-01	COOMBS, ROBERT H & ELIZABETH A	4-1
078-071-04	CRABTREE, RAYMOND E	4-2
078-071-05	TERRELL LIVING TRUST	4-3
078-071-06	KNIGHT, WILLIAM A & DEBRA J	4-4
078-071-07	TRUE, STEVEN B & GRACE	4-5
078-071-08	UNITED STATES OF AMERICA	4-6
078-071-09	DEJANVIER, GEORGE L & KATHY A	4-7
078-071-10	BURRESS, DANNY L & CHRISTINE D	4-8
078-071-11	EMETERIO LIVING TRUST	4-9
078-071-12	OBERREUTER FAMILY TRUST	4-10
078-071-14	GILINSKY, CARTER A & JULIE L	4-11
078-071-15	RICE, JEFFREY A & ANNE K	4-12
078-071-17	UNITED STATES OF AMERICA	4-13
078-071-22	OBERREUTER FAMILY TRUST	4-14
078-101-01	YOUNG FAMILY TRUST, ARNOLD F	4-15
078-101-02	KERNS, CHARLES A	4-16
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078-101-17	ENNISS, MARC J & MICKIE L	4-28
078-101-18	PFENNIG, EVERETTE G JR & TONYA J	4-29
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**13. ROLL CHANGE REQUESTS – RCR NO. 6 – Western Skies**

**DECREASE** – consideration of and action to approve or deny RCR No. 6 – Western Skies (RCR 6-1 THROUGH 6-33)

<u>ASSESSOR'S PARCEL NO.</u>	<u>PROPERTY OWNER</u>	<u>RCR NO.</u>
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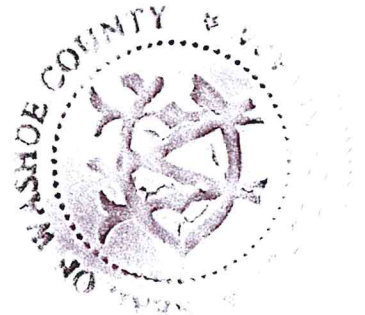
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**\*14. BOARD MEMBER COMMENTS:** This item is limited to announcements or topics/issues proposed for future agendas.

**\*15. 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.

**16. ADJOURNMENT**



**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**

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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 9<sup>th</sup> Street, Reno, Nevada (Clerk)  
Washoe County Administration Complex, 1001 East 9<sup>th</sup> 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](http://www.washoecounty.us)  
[www.notice.nv.gov](http://www.notice.nv.gov)



