

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

WEDNESDAY, FEBRUARY 18, 2015

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.”

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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. 9th Street, Bldg A, 1st Floor, Reno Nevada) or by contacting Jaime Deller, (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>
164-450-01	KLINE HOTEL PARTNERS	15-0018A
164-450-03	KLINE HOTEL PARTNERS	15-0018B
025-372-07	JC PENNEY PROPERTIES INC	15-0073
015-220-45	SYUFY ENTERPRISES	15-0084
019-351-08	YOUNG, PERRY	15-0085
020-361-30	HENSELMAN, DAVID L & MARILY M	15-0086
140-010-25	DISTRIBUTION FUNDING INC	15-0132A
402-020-29	PENINSULA SPARKS LLC	15-0141
088-241-08	BRE/NV INDUSTRIAL PROP LLC	15-0146
516-380-34	B H LOS ALTOS LLC	15-0148A
516-380-35	B H LOS ALTOS LLC	15-0148B
516-380-38	B H LOS ALTOS LLC	15-0148C
516-380-39	B H LOS ALTOS LLC	15-0148D
516-380-40	B H LOS ALTOS LLC	15-0148E

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516-380-49	B H LOS ALTOS LLC	15-0148F
516-380-50	B H LOS ALTOS LLC	15-0148G
516-380-51	B H LOS ALTOS LLC	15-0148H
516-380-52	B H LOS ALTOS LLC	15-0148I
516-380-53	B H LOS ALTOS LLC	15-0148J
516-380-54	B H LOS ALTOS LLC	15-0148K
013-234-14	US BANK NA	15-0151

7. 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>
142-011-10	VILLAGE AT ARROWCREEK PARKWAY LLC	15-0129

8. 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>
163-120-08	WINCO FOODS LLC	15-0032
510-085-09	COSTCO WHOLESALE CORPORATION	15-0053
090-051-01	R R DONNELLEY & SONS COMPANY	15-0066A
025-561-18	RAHLVES & RAHLVES INC	15-0122
025-561-19	MT BAKER LLC	15-0123
033-221-25	KC PROPCO LLC	15-0124
041-244-03	HILLCREST PACIFIC BAKERY INC	15-0126
140-213-16	RYDER-DUDA VENTURES LTD	15-0127
140-213-20	R C WILLEY HOME FURNISHINGS	15-0128
037-271-66	BRE/PAC NEVADA LLC	15-0144

9. 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>
090-051-16	R R DONNELLEY & SONS COMPANY	15-0066B
090-051-22	R R DONNELLEY & SONS COMPANY	15-0066C
090-051-24	R R DONNELLEY & SONS COMPANY	15-0066D

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10. ROLL CHANGE REQUESTS – RCR NO. 7 – Renaissance at Montreux

DECREASE – consideration of and action to approve or deny RCR No. 7 – Renaissance at Montreux (RCR 7-1 THROUGH 7-45)

<u>ASSESSOR'S PARCEL NO.</u>	<u>PROPERTY OWNER</u>	<u>RCR NO.</u>
148-252-01	REINKE TRUST, ROGER R	7-1
148-252-02	6000 CARTIER LLC	7-2
148-253-01	MCCLOSKEY FAMILY TRUST, MICHAEL L & KATHRYN L	7-3
148-253-02	MCKENZIE, MARK	7-4
148-253-03	KAPLAN LIVING TRUST, DONALD	7-5
148-253-04	KUNG-WINZENRIED TRUST	7-6
148-253-05	SCHULTZ REITER LIVING TRUST	7-7
148-254-01	JOHNSON, ROBERT L	7-8
148-254-02	VILLA TRUST, CHRISTOPHER J & VERONICA	7-9
148-254-03	FRICKE LIVING TRUST, HOWARD R	7-10
148-254-04	ZEFF, PETER M & RASIKA N	7-11
148-255-01	JOHNSON KARI ANNE LLC	7-12
148-255-02	BARNES SAMBUCCO LLC	7-13
148-255-03	DAOUST LIVING TRUST	7-14
148-255-04	EWING FAMILY TRUST, BRANDON & NICOLE	7-15
148-255-05	HARTMAN FAMILY TRUST	7-16
148-255-06	PINE NUT HOSPITALITIES LLC	7-17
148-341-01	SCHROLL, MARCIA P	7-18
148-341-02	GROB, DAVID & STEPHANIE	7-19
148-341-03	CROWTHER FAMILY 2009 TRUST	7-20
148-342-01	CIMINI FAMILY TRUST	7-21
148-342-02	DRURY FAMILY TRUST	7-22
148-342-03	HENDERSON FAMILY LIVING TRUST	7-23
148-342-04	KIEFER, DENNIS R & PATRICIA A	7-24
148-342-05	MIKULECKY FAMILY TRUST, S-R	7-25
148-342-06	HUMMEL LIVING TRUST, PETER R K	7-26
148-342-07	SAWYER, JEFFREY V & DIANA L	7-27
148-342-08	FARLEY, JAMES A & NATALIE C	7-28
148-343-01	NORDEEN LIVING TRUST	7-29
148-343-02	DAVIS/BECHERER LIVING TRUST	7-30
148-343-03	ANASTASSATOS TRUST, DENNIS & MARGOT	7-31

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148-343-04	DRAKULICH FAMILY TRUST	7-32
148-343-05	O'KEEFE, DENNIS M & KAREN K	7-33
148-343-06	KATZOFF, STUART M	7-34
148-343-07	GARTNER, PAUL K & CHERI L	7-35
148-343-08	HARRIS/ELLIS 2014 TRUST	7-36
148-343-09	CHRISTY, SCOTT A	7-37
148-343-10	BORST LIVING TRUST, GEORGE T & REIKO F	7-38
148-343-11	NYE FAMILY TRUST	7-39
148-343-12	REED FAMILY TRUST	7-40
148-343-13	BURKS FAMILY TRUST	7-41
148-343-14	16880 DELACROIX LLC	7-42
148-343-15	SMEAD TRUST, DEREK J	7-43
148-343-16	WADSWORTH TRUST, SANDRA L	7-44
148-343-17	KING FAMILY LIVING TRUST	7-45

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

*12. **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.

13. **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**

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
www.notice.nv.gov

