

**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**

**WEDNESDAY FEBRUARY 24, 2010**

**WASHOE COUNTY COMMISSION CHAMBERS  
1001 EAST NINTH STREET, RENO, NEVADA**

*9:00 a.m.*

THE WASHOE COUNTY COMMISSION CHAMBERS ARE 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 2010/2011; PERSONAL PROPERTY AND EXEMPTION HEARINGS ARE FOR 2009/2010.

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.

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

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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. EXEMPTION APPEALS**

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>
007-153-19	STEP 1 INC	10-0086E09
011-450-20	NEVADA LAND LLC	10-0499E09

**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>
042-080-15	SAFFARI, ALI	10-0066
042-080-15	SAFFARI, ALI	10-0066R09
002-062-20	MURPHY, JAMES E OR JUDITH G	10-0088
141-010-01	PIONEER PARKWAY HOLDING COMPANY LLC	10-0139

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083-830-04	KILEY RANCH LLC	10-0327O
083-830-59	KILEY RANCH LLC	10-0327R
083-830-69	KILEY RANCH LLC	10-0327T
162-251-17	DOHERTY LIVING TRUST	10-0725
131-090-14	SCHWARTZ LIVING TRUST	10-0803
122-530-32	SCHWARTZ, DANIEL S & IRENE S	10-0805

**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>
037-020-67	SPARKS MARINA RV PARK LLC	10-0241

**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>
084-292-13	WALIGORA TRUST	10-0111
084-292-14	WALIGORA TRUST	10-0112
084-292-15	WALIGORA TRUST	10-0113
084-292-16	WALIGORA TRUST	10-0114
013-331-23	VASSAR SELF STORAGE	10-0164
160-084-01	STOR-TYME SELF STORAGE	10-0165
016-411-20	PIONEER PARKWAY HOLDING COMPANY LLC	10-0198
143-040-09	PIONEER PARKWAY HOLDING COMPANY LLC	10-0206
143-040-10	PIONEER PARKWAY HOLDING COMPANY LLC	10-0207
143-040-12	PIONEER PARKWAY HOLDING COMPANY LLC	10-0208
143-040-18	PIONEER PARKWAY HOLDING COMPANY LLC	10-0209
132-240-10	A.M. DAVIS MERCATILE COMPANY	10-0262A
132-240-18	A.M. DAVIS MERCATILE COMPANY	10-0262B
164-370-07	ONYX DEVELOPMENT COMPANY LLC	10-0300
083-023-18	KILEY RANCH LLC	10-0327A

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083-024-01	KILEY RANCH LLC	10-0327E
083-024-02	KILEY RANCH LLC	10-0327F
083-024-03	KILEY RANCH LLC	10-0327G
083-024-15	KILEY RANCH LLC	10-0327J
083-024-16	KILEY RANCH LLC	10-0327K
083-830-45	KILEY RANCH LLC	10-0327P
083-830-56	KILEY RANCH LLC	10-0327Q
083-830-67	KILEY RANCH LLC	10-0327S
083-830-70	KILEY RANCH LLC	10-0327U
083-830-73	KILEY RANCH LLC	10-0327V
510-071-19	KILEY RANCH LLC	10-0327W
510-071-20	KILEY RANCH LLC	10-0327X
510-071-29	KILEY RANCH LLC	10-0327Y
021-455-14	QUAIL VISTA LLC	10-0403
021-870-04	QUAIL VISTA LLC	10-0409
021-890-07	QUAIL POINT BUSINESS PARK LLC	10-0410
025-620-10	QUAIL CREEK BUSINESS PARK LLC	10-0414
033-221-24	1301 - 1321 MCCARRAN LLC	10-0415
040-880-25	QUAIL COURT LLC ETAL	10-0426
082-092-02	QUAIL RIDGE NORTH LLC	10-0439
040-941-41	QUAIL CORNERS SOUTH LLC	10-0461
040-942-02	QUAIL CORNERS SOUTH LLC	10-0462
040-942-29	QUAIL CORNERS SOUTH PHASE III LLC	10-0467
040-942-33	SIERRA ROSE DRIVE LLC	10-0468
043-332-09	QUAIL COUNTRY ESTATES LLC	10-0438
043-331-09	QUAIL COUNTRY ESTATES LLC	10-0477
042-030-03	EASTSIDE INVESTMENT CO	10-0526
017-011-02	TROPICANA STATION LLC	10-0535A
017-011-03	TROPICANA STATION LLC	10-0535B
017-011-05	TROPICANA STATION LLC	10-0535C
017-011-20	TROPICANA STATION LLC	10-0535D
017-011-21	TROPICANA STATION LLC	10-0535E
017-011-23	TROPICANA STATION LLC	10-0535F
130-050-11	K & S INVESTMENTS	10-0536
130-050-11	K & S INVESTMENTS	10-0536R09

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160-084-03	U-HAUL REAL ESTATE COMPANY	10-0553A
160-084-04	U-HAUL REAL ESTATE COMPANY	10-0553B
162-260-02	H & N PROPERTIES LLC	10-0560
150-012-07	GALENA CARWASH, GALENA MARKET	10-0562E
132-231-06	MOUNT ROSE PUBLISHING COMPANY	10-0575
044-384-10	FRANK & JULIE CADJEW REVOCABLE TRUST	10-0601
202-052-15	RALEY'S FAMILY OF FINE STORES	10-0711
202-052-09	RALEY'S FAMILY OF FINE STORES	10-0712
049-731-10	RALEY'S FAMILY OF FINE STORES	10-0715
027-520-01	RALEY'S FAMILY OF FINE STORES	10-0716
124-043-30	SCHWARTZ LIVING TRUST	10-0804
015-220-30	US BANK	10-0904
142-331-04	US BANK NA	10-0907
140-213-34	US BANK AS TENANT OF LN DAMONTE RANCH TOWN CTR LLC	10-0908
528-010-38	MOUNTAIN WEST SENIOR HOUSING	10-0917

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

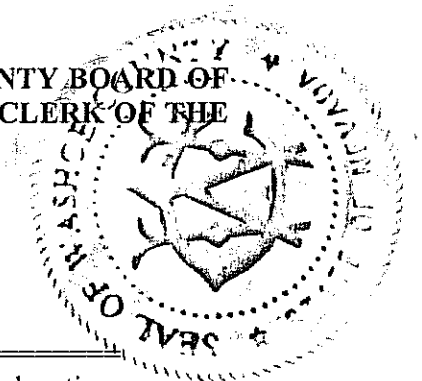
**\*11. PUBLIC COMMENTS.** Comment heard under this item will be limited to three (3) minutes per person and may pertain to matters both on and off the Board agenda. Comments are to be made to the Board as a whole.

**12. ADJOURNMENT**

\* INDICATES NON-ACTION ITEMS

**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*



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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 9<sup>th</sup> Street, Reno, Nevada  
Washoe County Central Library, 301 South Center Street, Reno, Nevada  
Sparks Justice Court, 630 East Greenbrae Drive, Sparks, Nevada

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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)

**AFFIDAVIT OF POSTING**

**WASHOE COUNTY BOARD OF EQUALIZATION**

COUNTY OF WASHOE     }  
  }ss  
STATE OF NEVADA     }

I, Jan Frazzetta, being first duly sworn, depose and say that on February 18, 2010, I posted the Agenda for the February 24, 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 County Commission Chambers and on the website at [www.washoecounty.us/clerks](http://www.washoecounty.us/clerks) on February 18, 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

Jan Frazzetta

Subscribed and sworn to before me this  
18th day of February, 2010.

AMY HARVEY, County Clerk

by Amy Sella  
Deputy Clerk

