

**WASHOE COUNTY BOARD OF EQUALIZATION**

**BOARD MEMBERS**

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

Alternate:  
Philip Horan, First Alternate  
Thomas Krompetz, Second Alternate

**COUNTY CLERK**

Amy Harvey

**DEPUTY DISTRICT  
ATTORNEY**

Herb Kaplan

**AGENDA  
TUESDAY FEBRUARY 8, 2011**

**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 2011/2012; PERSONAL PROPERTY AND EXEMPTION HEARINGS ARE FOR 2010/2011.

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. WITHDRAWALS**

Petitions withdrawn after posting of agenda.

**3. REQUESTS FOR CONTINUANCE**

Review and discussion for possible action on requests for continuances.

**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. 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>
008-074-05	BACM 2005-6 CARVILLE DRIVE LLC	11-0576
037-012-07	BACM 2005-6 NICHOLS BLVD LLC	11-0577

**6. 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>
037-276-01	PRIVATE RESTAURANT PROPERTIES	11-0081
037-276-01	PRIVATE RESTAURANT PROPERTIES	11-0081R10
033-316-03	LITHIA REAL ESTATE INC	11-0124
020-231-32	DEVI PROPERTIES LLC	11-0188

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055-361-05	L B ACQUISITION LLC	11-0207A
055-361-06	L B ACQUISITION LLC	11-0207B
055-361-09	L B ACQUISITION LLC	11-0207C
055-361-11	L B ACQUISITION LLC	11-0207D
055-382-08	L B ACQUISITION LLC	11-0207E
055-401-12	L B ACQUISITION LLC	11-0207F
055-411-01	L B ACQUISITION LLC	11-0207G
055-412-09	L B ACQUISITION LLC	11-0207H
055-421-11	L B ACQUISITION LLC	11-0207I
030-041-12	1299 BARING BLVD LLC	11-0210
026-182-38	M & A GABAE	11-0237
030-032-17	ESTES, GARY K	11-0241
030-032-18	ESTES, GARY K	11-0242
036-540-13	SHELLBOURNE GLOBAL LLC	11-0258A
036-540-14	SHELLBOURNE GLOBAL LLC	11-0258B
090-371-10	JBA RENO LLC	11-0259
082-492-02	PANICARO, JOY	11-0286
163-061-03	STARK, KENNETH J & EILENE C	11-0358
400-140-06	GREAT BASIN FED CREDIT UNION	11-0363
163-120-03	GREAT BASIN FED CREDIT UNION	11-0406
033-400-11	Q M CORPORATION	11-0521
004-073-10	UNIVERSITY VILLAGE CENTER LLC	11-0545B
025-561-14	DDR MDT MV RENO LLC	11-0565
402-100-16	D`ANDREA GOLF HOLDINGS LLC	11-0578A
402-100-18	D`ANDREA GOLF HOLDINGS LLC	11-0578B
402-100-48	D`ANDREA GOLF HOLDINGS LLC	11-0578C
402-100-52	D`ANDREA GOLF HOLDINGS LLC	11-0578D
402-100-53	D`ANDREA GOLF HOLDINGS LLC	11-0578E
402-100-54	D`ANDREA GOLF HOLDINGS LLC	11-0578F
042-030-03	EASTSIDE INVESTMENT CO	11-0593
042-221-06	CLUB LAKERIDGE LIMITED PTSP	11-0594
030-041-14	BURNS FAMILY LLC II	11-0620

**7. VACANT/OTHER**

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

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<u>ASSESSOR'S PARCEL NO.</u>	<u>PETITIONER</u>	<u>HEARING NO.</u>
004-073-09	UNIVERSITY VILLAGE CENTER LLC	11-0545A

**8. RESIDENTIAL**

<u>ASSESSOR'S PARCEL NO.</u>	<u>PETITIONER</u>	<u>HEARING NO.</u>
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Hearings will be conducted based upon Petitions for Review of Assessed Valuation on the following parcels:

009-703-02	NICHOLSON, R LAWRENCE & PATRICIA Y	11-0190
514-335-05	NICHOLSON, R LAWRENCE & PATRICIA Y	11-0191

**\*9. BOARD MEMBER COMMENTS:** This item is limited to announcements or topics/issues proposed for future agendas.

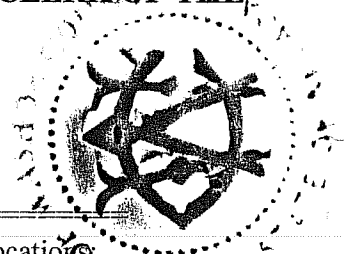
**\*10. PUBLIC COMMENTS.** Comment heard under this item will be limited to three (3) minutes per person and may pertain to matters both on and off the Board agenda. Comments are to be made to the Board as a whole.

**11. 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 (Manager's Office)  
Washoe County Administration Complex, 1001 East 9<sup>th</sup> Street, Reno, Nevada (Assessor's Office)  
Washoe County Administration Complex, 1001 East 9<sup>th</sup> Street, Reno, Nevada (Health Department)  
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](http://www.washoecounty.us)

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**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 2, 2011, I posted the Agenda for the February 8, 2011 meeting of the Washoe County Board of Equalization by faxing, providing 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](http://www.washoecounty.us/clerks) on February 2, 2011.

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

Washoe County Manager's Office  
Admin Complex (Chambers)  
1001 East Ninth Street  
Fax# 775-328-2037

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  
Email: [mlohn@washoecounty.us](mailto:mlohn@washoecounty.us)

Washoe County Library  
Incline Village Branch  
845 Alder Avenue  
Incline Village, NV  
Email: [moday@washoecounty.us](mailto:moday@washoecounty.us)

Washoe County Health Dept  
Admin Complex  
1001 East Ninth Street  
Fax # 775-328-2279

Washoe County Assessor's Office  
Admin Complex  
1001 East Ninth Street  
Email: [twilkins@washoecounty.us](mailto:twilkins@washoecounty.us)  
Email: [sdufva@washoecounty.us](mailto:sdufva@washoecounty.us)  
Email: [cdodson@washoecounty.us](mailto:cdodson@washoecounty.us)

Subscribed and sworn to before me this  
2nd day of February, 2011.

  
**JAIME DELLERA**

  
Amy HARVEY, County Clerk

  
Deputy Clerk