

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
FRIDAY FEBRUARY 18, 2011**

**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 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.

WASHOE COUNTY BOARD OF EQUALIZATION
AGENDA – FEBRUARY 18, 2011
PAGE 2

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. **CONSIDERATION OF REQUEST TO REOPEN HEARINGS**

Consideration and possible action with regard to request to reopen hearings noticed for and conducted on January 31, 2011 for Reptile Ridge Properties, Parcel Nos. 017-360-25, 017-360-24, 017-360-22, and 017-360-21, and hearing noticed and conducted on February 1, 2011, for Rodney Campbell, Parcel No. 078-221-13.

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>
083-830-69	KILEY RANCH LLC	11-0314E
083-830-73	KILEY RANCH LLC	11-0314F

WASHOE COUNTY BOARD OF EQUALIZATION
AGENDA – FEBRUARY 18, 2011
PAGE 3

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>
011-051-01	DRW FITZGERALD REAL PROP LLC	11-0110
011-051-02	FITZGERALD OLD RENO LLC	11-0111
011-051-10	SIERRA & VIRGINIA PROPERTY LLC	11-0113
011-051-11	SIERRA & VIRGINIA PROPERTY LLC	11-0114
011-051-23	SIERRA & VIRGINIA PROPERTY LLC	11-0115
011-051-24	SIERRA & VIRGINIA PROPERTY LLC	11-0116
011-051-19	BYINGTON BUILDING LLC	11-0146
007-202-24	CATHOLIC HEALTHCARE WEST INC	11-0182
014-251-07	NEVADA INVESTMENTS 5 LLC	11-0208
083-830-67	ZOZAC LAND COMPANY LLC	11-0320
011-052-32	HARRAHS OPERATING COMPANY INC	11-0546A
011-052-33	HARRAHS OPERATING COMPANY INC	11-0546B
011-052-35	HARRAHS OPERATING COMPANY INC	11-0546C
011-052-36	HARRAHS OPERATING COMPANY INC	11-0546D
011-052-44	HARRAHS OPERATING COMPANY INC	11-0546E
011-071-09	HARRAHS OPERATING COMPANY INC	11-0546F
011-071-25	HARRAHS OPERATING COMPANY INC	11-0546G
011-071-26	HARRAHS OPERATING COMPANY INC	11-0546H
011-052-37	RENO CROSSROADS LLC	11-0546I
011-052-38	RENO CROSSROADS LLC	11-0546J
011-052-39	RENO CROSSROADS LLC	11-0546K
011-052-40	RENO CROSSROADS LLC	11-0546L
011-052-41	RENO CROSSROADS LLC	11-0546M
011-052-42	RENO CROSSROADS LLC	11-0546N
011-052-43	RENO CROSSROADS LLC	11-0546O
011-052-45	RENO CROSSROADS LLC	11-0546P
011-052-46	RENO CROSSROADS LLC	11-0546Q
011-052-47	RENO CROSSROADS LLC	11-0546R
011-052-48	RENO CROSSROADS LLC	11-0546S
142-330-07	RENO RETAIL COMPANY LLC	11-0612
123-031-01	CANPARTNERS REALTY HOLDING CO, IV CAL-NEVA LLC	11-0613

WASHOE COUNTY BOARD OF EQUALIZATION
AGENDA – FEBRUARY 18, 2011
PAGE 4

123-044-06	CANPARTNERS REALTY HOLDING CO, IV CAL-NEVA LLC	11-0630
142-390-01	RENO RETAIL COMPANY LLC	11-0632
510-481-06	HOME DEPOT USA INC	11-0633
032-182-17	NORTHERN NV ASSET HOLDINGS LLC	11-0635B
032-184-31	NORTHERN NV ASSET HOLDINGS LLC	11-0635C
032-191-17	NORTHERN NV ASSET HOLDINGS LLC	11-0635D
037-030-48	SPARKS LEGENDS DEVELOPMENT INC	11-0637A
037-030-53	SPARKS LEGENDS DEVELOPMENT INC	11-0637B
037-030-54	SPARKS LEGENDS DEVELOPMENT INC	11-0637C
037-030-55	SPARKS LEGENDS DEVELOPMENT INC	11-0637D
037-030-70	SPARKS LEGENDS DEVELOPMENT INC	11-0637E
037-030-74	SPARKS LEGENDS DEVELOPMENT INC	11-0637F
037-030-77	SPARKS LEGENDS DEVELOPMENT INC	11-0637G
037-030-83	SPARKS LEGENDS DEVELOPMENT INC	11-0637H
037-030-87	SPARKS LEGENDS DEVELOPMENT INC	11-0637I
037-400-04	SPARKS LEGENDS DEVELOPMENT INC	11-0637J
037-400-07	SPARKS LEGENDS DEVELOPMENT INC	11-0637K
037-400-08	SPARKS LEGENDS DEVELOPMENT INC	11-0637L
037-400-09	SPARKS LEGENDS DEVELOPMENT INC	11-0637M
037-400-10	SPARKS LEGENDS DEVELOPMENT INC	11-0637N
037-400-11	SPARKS LEGENDS DEVELOPMENT INC	11-0637O
037-400-12	SPARKS LEGENDS DEVELOPMENT INC	11-0637P
037-411-01	SPARKS LEGENDS DEVELOPMENT INC	11-0637Q
037-411-03	SPARKS LEGENDS DEVELOPMENT INC	11-0637R
037-411-04	SPARKS LEGENDS DEVELOPMENT INC	11-0637S
037-412-01	SPARKS LEGENDS DEVELOPMENT INC	11-0637T
037-421-01	SPARKS LEGENDS DEVELOPMENT INC	11-0637U
037-421-02	SPARKS LEGENDS DEVELOPMENT INC	11-0637V
037-421-03	SPARKS LEGENDS DEVELOPMENT INC	11-0637W
037-421-04	SPARKS LEGENDS DEVELOPMENT INC	11-0637X
007-285-21	NORTH RIVER DEVELOPMENT LLC	11-0651D

WASHOE COUNTY BOARD OF EQUALIZATION
AGENDA – FEBRUARY 18, 2011
PAGE 5

8. VACANT / OTHER

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>
083-024-01	LAZY FIVE COMPANY et al	11-0308A
083-024-02	LAZY FIVE COMPANY et al	11-0308B
083-024-03	LAZY FIVE COMPANY et al	11-0308C
083-023-25	LAZY FIVE COMPANY	11-0310A
083-023-29	LAZY FIVE COMPANY	11-0310B
083-023-31	LAZY FIVE COMPANY	11-0310C
083-024-14	LAZY FIVE COMPANY	11-0310D
083-741-04	LAZY FIVE COMPANY	11-0310E
083-741-06	LAZY FIVE COMPANY	11-0310F
083-830-45	KILEY RANCH LLC et al	11-0312A
083-830-56	KILEY RANCH LLC et al	11-0312B
083-024-10	KILEY RANCH LLC	11-0314A
083-024-15	KILEY RANCH LLC	11-0314B
083-024-16	KILEY RANCH LLC	11-0314C
083-830-59	KILEY RANCH LLC	11-0314D
510-071-19	KILEY RANCH LLC	11-0314G
510-071-20	KILEY RANCH LLC	11-0314H
083-023-18	LAZY FIVE COMPANY	11-0316
510-071-34	ZOZAC LAND COMPANY LLC	11-0318
510-071-29	KILEY RANCH LLC	11-0321
510-591-04	KILEY RANCH NORTH MANT CORP	11-0322
516-511-02	NEVADA AGENCIES INC	11-0323
011-370-50	RENO CROSSROADS LLC	11-0546T
049-384-03	RENO RETAIL COMPANY LLC	11-0608
011-193-08	AMR PROPERTIES LTD	11-0617A
011-193-09	AMR PROPERTIES LTD	11-0617B
011-193-10	AMR PROPERTIES LTD	11-0617C
011-193-11	AMR PROPERTIES LTD	11-0617D
123-031-09	CANPARTNERS REALTY HOLDING CO, IV CAL-NEVA LLC	11-0631
032-182-16	NORTHERN NV ASSET HOLDINGS LLC	11-0635A
032-202-33	NORTHERN NV ASSET HOLDINGS LLC	11-0635E

WASHOE COUNTY BOARD OF EQUALIZATION
AGENDA – FEBRUARY 18, 2011
PAGE 6

032-184-28	NORTHERN NV ASSET HOLDINGS LLC	11-0635F
032-184-29	NORTHERN NV ASSET HOLDINGS LLC	11-0635G
007-285-13	NORTH RIVER DEVELOPMENT LLC	11-0651A
007-285-14	NORTH RIVER DEVELOPMENT LLC	11-0651B
007-285-20	NORTH RIVER DEVELOPMENT LLC	11-0651C

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

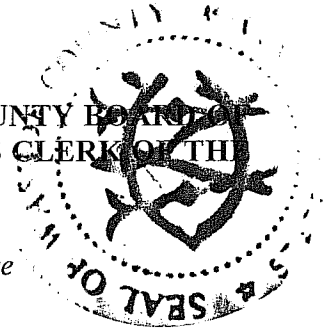
***10. PUBLIC COMMENTS.** Comment heard under this item will be limited to three (3) minutes per person and may pertain to matters both on and off the Board agenda. Comments are to be made to the Board as a whole.

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



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 9th Street, Reno, Nevada (Manager's Office)
Washoe County Administration Complex, 1001 East 9th Street, Reno, Nevada (Assessor's Office)
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

