

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 22, 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. PARASOL TAHOE COMMUNITY FOUNDATION APPEAL

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

<u>ASSESSOR'S PARCEL NO.</u>	<u>PETITIONER</u>	<u>HEARING NO.</u>
2625050	PARASOL TAHOE COMMUNITY FOUNDATION INC	11-0270E10
2625050	PARASOL TAHOE COMMUNITY FOUNDATION INC	11-0270PP

6. 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>
033-392-02	ZEE LLC	11-0520

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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>
010-234-21	RALEY'S FAMILY OF STORES	11-0157
006-111-34	RALEY'S FAMILY OF STORES	11-0159
027-520-01	RALEY'S FAMILY OF STORES	11-0160
049-731-10	RALEY'S FAMILY OF STORES	11-0161
528-321-04	RALEY'S FAMILY OF STORES	11-0163
528-321-06	RALEY'S FAMILY OF STORES	11-0164
023-131-46	KC PROPCO LLC	11-0571A
026-031-39	NORTHTOWNE PLAZA LLC	11-0572
033-221-25	KC PROPCO LLC	11-0573
037-350-08	HARRIS FAMILY TRUST	11-0574
041-244-03	HILLCREST PACIFIC BAKERY INC	11-0575
041-243-09	PK III CAUGHLIN RANCH LLC	11-0607A
041-243-10	PK III CAUGHLIN RANCH LLC	11-0607B
041-243-11	PK III CAUGHLIN RANCH LLC	11-0607C
402-441-01	D'ANDREA MARKETPLACE SC LP	11-0638A
402-441-02	D'ANDREA MARKETPLACE SC LP	11-0638B
402-441-03	D'ANDREA MARKETPLACE SC LP	11-0638C
402-441-04	D'ANDREA MARKETPLACE SC LP	11-0638D
402-441-05	D'ANDREA MARKETPLACE SC LP	11-0638E
402-441-06	D'ANDREA MARKETPLACE SC LP	11-0638F
402-441-07	D'ANDREA MARKETPLACE SC LP	11-0638G
402-441-09	D'ANDREA MARKETPLACE SC LP	11-0638H
402-441-10	D'ANDREA MARKETPLACE SC LP	11-0638I
202-052-08	MCQUEEN CROSSINGS SC LP	11-0639A
202-052-09	MCQUEEN CROSSINGS SC LP	11-0639B
202-052-10	MCQUEEN CROSSINGS SC LP	11-0639C
202-052-12	MCQUEEN CROSSINGS SC LP	11-0639D
202-052-13	MCQUEEN CROSSINGS SC LP	11-0639E
202-052-14	MCQUEEN CROSSINGS SC LP	11-0639F
202-052-15	MCQUEEN CROSSINGS SC LP	11-0639G
027-520-02	SPARKS MERCANTILE LP	11-0640B

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027-520-03	SPARKS MERCANTILE LP	11-0640C
027-520-06	SPARKS MERCANTILE LP	11-0640D
027-520-07	SPARKS MERCANTILE LP	11-0640E
402-441-08	D`ANDREA MARKETPLACE SC LP	11-0654
013-233-14	US BANK NA	11-0656
142-331-04	US BANK NA	11-0657
015-220-30	US BANK NA	11-0661
011-172-14	U S BANCORP	11-0658
140-213-34	LN DAMONTE RANCH TOWN CTR LLC	11-0659
510-492-10	SPANISH SPRINGS SHOP CENT LLC	11-0660
039-750-10	SAFEWAY INC	11-0664
011-450-22	NEVADA LAND LLC	11-0679
011-450-20	NEVADA LAND LLC	11-0679R10

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>
049-402-01	WINTERBERG, JULIA	11-0075
049-402-01	WINTERBERG, JULIA	11-0075R10
049-402-02	BERNARD FAMILY TRUST, DONALD A & CAROLYN K	11-0154
049-402-02	BERNARD FAMILY TRUST, DONALD A & CAROLYN K	11-0154R10
023-131-47	KINDER-CARE LEARNING CTRS INC	11-0571B
027-520-08	SPARKS MERCANTILE LP	11-0640F

***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.

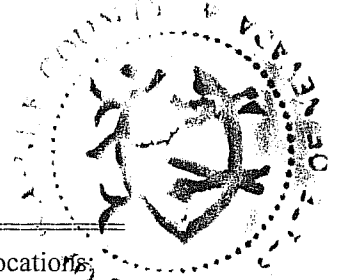
11. ADJOURNMENT

* INDICATES NON-ACTION ITEMS

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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 Administration Complex, 1001 East 9th 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

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 15, 2011, I posted the Agenda for the February 22, 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 on February 15, 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: mlohnes@washoecounty.us

Washoe County Library
Incline Village Branch
845 Alder Avenue
Incline Village, NV
Email: 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
Email: sdufva@washoecounty.us
Email: cdodson@washoecounty.us

Jaime Dellera
JAIME DELLERA

Subscribed and sworn to before me this
5th day of February, 2011.
JAMES HARVEY, County Clerk
by _____
Deputy Clerk