

# WASHOE COUNTY BOARD OF EQUALIZATION

## BOARD MEMBERS

James Covert, Chairman  
John Krolick, Vice Chairman  
James L. Brown  
Philip Horan  
Gary Kizziah

Alternate: Neeroo Manning

## COUNTY CLERK

Amy Harvey

## DEPUTY DISTRICT

### ATTORNEY

Leslie H. Admirand  
Peter C. Simeoni

## AGENDA

FRIDAY, FEBRUARY 8, 2013

9:00 A.M.

WASHOE COUNTY COMMISSION CHAMBERS  
1001 E. 9<sup>TH</sup> 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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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. SWEARING IN**  
County Clerk to Administer Oath to Appraisal Staff

**4. WITHDRAWALS**  
Petitions withdrawn after posting of agenda.

**5. REQUESTS FOR CONTINUANCE**  
Review and discussion for possible action on requests for continuances.

**6. 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.

**7. 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>
150-090-07	PURDY, JAMES	13-0090
552-261-10	LEMMON VALLEY LAND COMPANY INC	13-0091
090-150-28	SIERRA SAGE APARTMENTS LLC	13-0093A
090-150-29	SIERRA SAGE APARTMENTS LLC	13-0093B
552-261-07	LEMMON VALLEY LAND COMPANY INC	13-0095A
552-261-09	LEMMON VALLEY LAND COMPANY INC	13-0095B
560-020-13	SILVER LAKE APARTMENTS LLC	13-0097A
560-020-14	SILVER LAKE APARTMENTS LLC	13-0097B
013-401-19	JOHN C STEPHENS III TRUST	13-0179A
013-401-21	JOHN C STEPHENS III TRUST	13-0179B
013-401-24	JOHN C STEPHENS III TRUST	13-0179C
013-401-25	JOHN C STEPHENS III TRUST	13-0179D
013-401-27	JOHN C STEPHENS III TRUST	13-0179E
011-042-12	ROSS MANOR LLC	13-0196
514-340-06	CANYON VISTA APARTMENTS INC	13-0222
514-340-17	GLACIER/COLONNADE CORP	13-0223

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**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>
032-302-11	INVESTCO PROPERTIES LLC	13-0107
012-161-33	WASHOE PROFESSIONAL CENTER INC	13-0164
140-213-34	LN DAMONTE RANCH TOWN CTR LLC	13-0238

**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>
550-020-18	SWD-NVL LLC	13-0139

**\*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

NOTE: The Chambers is 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.

**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**

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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 9<sup>th</sup> Street, Reno, Nevada (Clerk)  
Washoe County Administration Complex, 1001 East 9<sup>th</sup> Street, Reno, Nevada (Assessor)  
Washoe County Central Library, 301 South Center Street, Reno, Nevada  
Sparks Justice Court, 1675 E. Prater Way, Suite 107, 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)



