

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

TUESDAY, FEBRUARY 19, 2013
9:00 A.M.

WASHOE COUNTY COMMISSION CHAMBERS
1001 E. 9TH 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. 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. 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>
090-051-07	HVR MANUFACTURING COMPANY	13-0062
163-062-09	WALTER A WILKINSON TRUST B	13-0194
011-078-05	PARK CENTER TOWER LLC	13-0197

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>
142-242-13	WILSON, HARRY J	13-0285

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>
007-216-31	750 N VIRGINIA ST ASSOC LLC LESSEE	13-0076
005-340-15	SHARLANDS-WALGREENS LLC	13-0075
019-373-13	VIRGINIA & MOANA LLC	13-0077

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049-360-27	ABUTILON LLC	13-0079
086-380-27	JEDEMI INVESTORS LLC et al	13-0080
402-020-22	SPW SPARKS LLC	13-0081
510-492-16	WALGREEN CO	13-0082
532-032-13	FDC EAGLE LANDING INV CO II	13-0083
025-580-02	ZAGARI, SAL S & NARIMAN et al	13-0078
011-165-17	PIONEER INN ASSOC LTD PTSP	13-0140
019-351-08	601 WEST MOANA LLC	13-0142
020-191-18	FAIR CO PROPERTIES LTD	13-0193
025-374-06	LBA REALTY FUND II-WBP III LLC	13-0275
034-152-15	RAMAR LAND CORP	13-0276
037-272-37	BRE/NV INDUSTRIAL PROPERTIES LLC	13-0277
037-278-06	BRE/NV INDUSTRIAL PROPERTIES LLC	13-0278
088-241-06	BRE/NV INDUSTRIAL PROPERTIES LLC	13-0279
088-241-08	BRE/NV INDUSTRIAL PROPERTIES LLC	13-0280
071-120-03	UNITED STATES GYPSUM CO	13-0282H
163-160-06	WILSON, HARRY J & PAULA K	13-0286
163-160-06	WILSON, HARRY J & PAULA K	13-0286R12
164-450-06	SA GROUP PROPERTIES INC	13-0287C
164-450-09	SA GROUP PROPERTIES INC	13-0287D
164-450-11	SA GROUP PROPERTIES INC	13-0287E
164-450-12	SA GROUP PROPERTIES INC	13-0287F
164-450-13	SA GROUP PROPERTIES INC	13-0287G
090-141-03	FREIGHTLINERLLC	13-0289
086-801-11	SMITHS FOOD & DRUG CENTERS INC	13-0319

9. AGGREGATES, QUARRIES, ETC.

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>
071-110-01	UNITED STATES GYPSUM CO	13-0282A
071-110-02	UNITED STATES GYPSUM CO	13-0282B
071-110-03	UNITED STATES GYPSUM CO	13-0282C
071-110-17	UNITED STATES GYPSUM CO	13-0282D
071-110-18	UNITED STATES GYPSUM CO	13-0282E
071-110-19	UNITED STATES GYPSUM CO	13-0282F

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071-120-01	UNITED STATES GYPSUM CO	13-0282G
071-120-06	UNITED STATES GYPSUM CO	13-0282I
071-120-07	UNITED STATES GYPSUM CO	13-0282J
071-120-14	UNITED STATES GYPSUM CO	13-0282K

10. 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>
164-402-02	SA GROUP PROPERTIES INC	13-0287A

11. ROLL CHANGE REQUEST - RCR NO. 1 – Wildcreek Office Condos

DECREASE – For consideration of and action to approve or deny on RCR No. 1 – Wildcreek Office Condos (RCR 1-1 THROUGH 1-45)

<u>ASSESSOR'S PARCEL NO.</u>	<u>PROPERTY OWNER</u>	<u>RCR NO.</u>
026-591-01	HUM FAMILY TRUST	1-1
026-591-02	FISHER LIVING TRUST	1-2
026-591-03	FLEMING FAMILY TRUST, GLENN E & SANDRA L	1-3
026-591-04	ANDREWS FAMILY TRUST	1-4
026-591-05	ANDREWS FAMILY TRUST	1-5
026-591-06	BOYD PHYLLIS DO LLC	1-6
026-591-07	NEVADA FARM BUREAU FEDERATION	1-7
026-591-08	NEVADA FARM BUREAU FEDERATION	1-8
026-591-09	FB FINANCIAL SERVICES CORP	1-9
026-591-12	SINCLAIR, DAVID E & MIKEY R	1-10
026-591-13	FARRIS LIVING TRUST	1-11
026-591-14	VICTOR & CORINNA 2008 TRUST	1-12
026-591-15	PETERSON LIVING TRUST	1-13
026-591-16	BRECKE, REID A & SALLY	1-14
026-591-17	FARGO ATM COLLECTIVE LLC	1-15
026-591-18	FARGO ATM COLLECTIVE LLC	1-16
026-591-19	FARGO ATM COLLECTIVE LLC	1-17
026-591-20	FARGO ATM COLLECTIVE LLC	1-18
026-591-21	KLEIN, PAUL L	1-19
026-591-22	EAGLES NEST PARTNERS INC	1-20

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026-591-23	JUNTA, CAROLYN M	1-21
026-592-01	KLEIN, PAUL L	1-22
026-592-02	ALLERGY HOUSE LLC	1-23
026-592-03	ALLERGY HOUSE LLC	1-24
026-592-04	DORKING TRUST, KENNETH L & MURIEL W	1-25
026-592-05	DORKING TRUST, KENNETH L & MURIEL W	1-26
026-592-06	OLINGHOUSE, JOHN & KARON	1-27
026-592-07	BILLINGS LAND GROUP LLC	1-28
026-592-08	BILLINGS LAND GROUP LLC	1-29
026-592-09	BILLINGS LAND GROUP LLC	1-30
026-592-10	FREISMIDL, JON	1-31
026-592-11	FREISMIDL, JON	1-32
026-592-12	GRAY FAMILY TRUST, WORLIN U	1-33
026-592-13	GRAY FAMILY TRUST, WORLIN U	1-34
026-592-14	BLOWER, RICHARD C	1-35
026-592-15	SUBLIME SALON STUDIOS LLC	1-36
026-592-16	SUBLIME SALON STUDIOS LLC	1-37
026-592-17	FORT CARSON PROPERTIES LLC	1-38
026-592-18	PADLOCK DEVELOPMENT LLC	1-39
026-592-19	PADLOCK DEVELOPMENT LLC	1-40
026-592-20	PADLOCK DEVELOPMENT LLC	1-41
026-592-24	WASHOE COUNTY	1-42
026-592-25	WASHOE COUNTY	1-43
026-592-26	SIDEWINDER INVESTMENTS LLC	1-44
026-592-27	PADLOCK INVESTMENT LTD	1-45

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

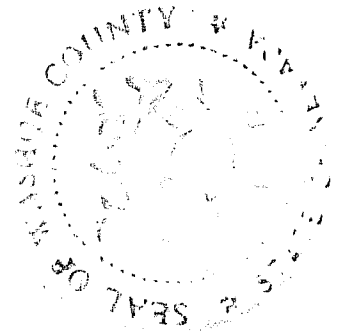
*13. **PUBLIC COMMENTS.** Comment heard under this item will be limited to three (3) minutes per person and may pertain to matters both on and off the Board agenda. Comments are to be made to the Board as a whole.

14. ADJOURNMENT

* INDICATES NON-ACTION ITEMS

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**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**

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 9th Street, Reno, Nevada (Clerk)
Washoe County Administration Complex, 1001 East 9th Street, Reno, Nevada (Assessor)
Washoe County Central Library, 301 South Center Street, Reno, Nevada
City of Sparks, 431 Prater Way, 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, **JAIIME DELLERA**, being first duly sworn, depose and say that on February 12, 2013, I posted the Agenda for the February 19, 2013 meeting of the Washoe County Board of Equalization by faxing, providing by 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.

Washoe County Courthouse
Public Bulletin Board
Attn: Joey
Fax # 775-328-3206

Washoe County Clerk's Office
Admin Complex (Chambers)
1001 East Ninth Street
Email: csmith@washoecounty.us

City of Sparks
431 E. Prater Way,
Sparks, NV
Email: tgardner@cityofsparks.us
cbrooks@cityofsparks.us

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: Library – Posting Group

Washoe County Library
Incline Village Branch
845 Alder Avenue
Incline Village, NV
775-832-4180

Washoe County Assessor's Office
Admin Complex
1001 East Ninth Street
Email: twilkins@washoecounty.us
Email: cdodson@washoecounty.us


JAIIME DELLERA

Subscribed and sworn to before me this
12th day of February, 2013.

AMY HARVEY, County Clerk

by 
Deputy Clerk

