

WASHOE COUNTY BOARD OF EQUALIZATION

BOARD MEMBERS

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

COUNTY CLERK

Nancy Parent

DEPUTY DISTRICT ATTORNEY

Leslie H. Admirand
Peter C. Simeoni

AGENDA

**MONDAY, FEBRUARY 24, 2014
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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Support documentation for the items on the agenda, provided to the Washoe County Board of Equalization is available to members of the public at the Washoe County Clerk’s Office (1001 E. 9th Street, Bldg A, 1st Floor, Reno Nevada) Jaime Deller, (775) 784-7279.

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. 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. 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>
024-054-07	REDFIELD PROMENADE LP	14-0236A
027-520-06	SPARKS MERCANTILE LP	14-0237
031-201-29	CMLT 2008 - LS1 LIVING 1600 LLC	14-0294

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>
156-091-06	HUDSON, STACEY A F & SAMANTHA R	14-0221A

7. 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>
007-202-16	MPT OF RENO LLC	14-0141

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8. COMMERCIAL - DUPLICATE PETITIONS

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>
528-321-04	DONAHUE SCHREIBER REALTY GRP LP et al	14-0091C
528-321-04	DONAHUE SCHREIBER REALTY GRP LP	14-0110
528-321-06	DONAHUE SCHREIBER REALTY GRP LP et al	14-0091E
528-321-06	DONAHUE SCHREIBER REALTY GRP LP	14-0111

9. 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>
528-321-02	DONAHUE SCHREIBER REALTY GRP LP et al	14-0091A
528-321-03	DONAHUE SCHREIBER REALTY GRP LP et al	14-0091B
528-321-05	DONAHUE SCHREIBER REALTY GRP LP et al	14-0091D
528-322-01	DONAHUE SCHREIBER REALTY GRP LP et al	14-0092A
528-322-02	DONAHUE SCHREIBER REALTY GRP LP et al	14-0092B
528-322-03	DONAHUE SCHREIBER REALTY GRP LP et al	14-0092C
528-322-04	DONAHUE SCHREIBER REALTY GRP LP et al	14-0092D
010-234-21	BERGMANN, ROGER A TR	14-0104
010-430-18	BERTRAND LIVING TRUST, ELDEN L & VIRGINIA D et al	14-0105
027-520-01	SPARKS MERCANTILE LP	14-0106
049-731-10	GALENA JUNCTION LLC	14-0107
202-052-09	MCQUEEN CROSSINGS SC LP	14-0108
202-052-15	MCQUEEN CROSSINGS SC LP	14-0109
007-202-21	MPT OF RENO LLC	14-0143
007-202-23	MPT OF RENO LLC	14-0144
007-202-24	MPT OF RENO LLC	14-0145
007-244-13	MPT OF RENO LLC	14-0146
007-245-02	MPT OF RENO LLC	14-0147
007-245-12	MPT OF RENO LLC	14-0148
007-245-15	MPT OF RENO LLC	14-0149
007-251-29	MPT OF RENO LLC	14-0150
007-251-30	MPT OF RENO LLC	14-0151

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007-251-31	MPT OF RENO LLC	14-0152
007-256-10	MPT OF RENO LLC	14-0160
007-522-01	MPT OF RENO LLC	14-0161
144-070-11	MPT OF RENO LLC	14-0167
012-420-06	GRAY TELEVISION OF NEVADA INC	14-0240
163-120-08	WINCO FOODS LLC	14-0242
008-511-02	JOHN Q HAMMONS HOTELS LP	14-0244
142-330-07	G&I VII RENO OPERATING LLC	14-0264B
142-390-01	G&I VII RENO OPERATING LLC	14-0264G
090-051-03	WINNER PROPERTIES LLC COLORADO	14-0297
140-010-21	PROLOGIS - MACQUARIE NEV I LLC	14-0298
140-010-25	DISTRIBUTION FUNDING INC	14-0299A

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>
568-100-08	STONEFIELD INDUSTRIAL LLC	14-0093A
568-100-09	STONEFIELD INDUSTRIAL LLC	14-0093B
007-202-17	MPT OF RENO LLC	14-0142
007-251-32	MPT OF RENO LLC	14-0153
007-252-01	MPT OF RENO LLC	14-0154
007-252-02	MPT OF RENO LLC	14-0155
007-252-03	MPT OF RENO LLC	14-0156
007-252-04	MPT OF RENO LLC	14-0157
007-252-05	MPT OF RENO LLC	14-0158
007-252-06	MPT OF RENO LLC	14-0159
007-530-09	MPT OF RENO LLC	14-0162
007-530-10	MPT OF RENO LLC	14-0163
007-530-11	MPT OF RENO LLC	14-0164
007-530-12	MPT OF RENO LLC	14-0165
007-530-14	MPT OF RENO LLC	14-0166
144-070-12	MPT OF RENO LLC	14-0168
046-060-55	WORLD PROPERTIES INC	14-0219A
046-100-03	WORLD PROPERTIES INC	14-0219B
046-100-10	WORLD PROPERTIES INC	14-0219C

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156-062-01	HUDSON, STACEY A F & SAMANTHA R	14-0221B
008-195-23	HAMMONS REVOCABLE TRUST, JOHN Q	14-0243A
008-331-13	HAMMONS REVOCABLE TRUST, JOHN Q	14-0243B
008-343-04	HAMMONS REVOCABLE TRUST, JOHN Q	14-0243C
008-343-08	HAMMONS REVOCABLE TRUST, JOHN Q	14-0243D
049-393-03	G&I VII RENO OPERATING LLC	14-0264A
142-331-02	G&I VII RENO OPERATING LLC	14-0264C
142-331-03	G&I VII RENO OPERATING LLC	14-0264D
142-332-03	G&I VII RENO OPERATING LLC	14-0264E
142-332-04	G&I VII RENO OPERATING LLC	14-0264F
142-390-02	G&I VII RENO OPERATING LLC	14-0264H
142-390-04	G&I VII RENO OPERATING LLC	14-0264I
140-010-27	DISTRIBUTION FUNDING INC	14-0299B

11. SUBDIVISION / LARGE ACREAGE PARCEL

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>
046-060-45	ST JAMES'S VILLAGE INC	14-0220A
046-132-06	ST JAMES'S VILLAGE INC	14-0220B
046-151-02	ST JAMES'S VILLAGE INC	14-0220C
154-011-01	ST JAMES'S VILLAGE INC	14-0220D
156-040-09	ST JAMES'S VILLAGE INC	14-0220E
156-040-11	ST JAMES'S VILLAGE INC	14-0220F
156-040-14	ST JAMES'S VILLAGE INC	14-0220G
156-084-18	ST JAMES'S VILLAGE INC	14-0220H
156-111-02	ST JAMES'S VILLAGE INC	14-0220I
156-111-03	ST JAMES'S VILLAGE INC	14-0220J
156-111-04	ST JAMES'S VILLAGE INC	14-0220K
156-111-23	ST JAMES'S VILLAGE INC	14-0220L
156-121-01	ST JAMES'S VILLAGE INC	14-0220M
156-121-03	ST JAMES'S VILLAGE INC	14-0220N
156-121-04	ST JAMES'S VILLAGE INC	14-0220O
156-121-06	ST JAMES'S VILLAGE INC	14-0220P
156-121-09	ST JAMES'S VILLAGE INC	14-0220Q
156-121-10	ST JAMES'S VILLAGE INC	14-0220R

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156-121-11	ST JAMES'S VILLAGE INC	14-0220S
156-121-12	ST JAMES'S VILLAGE INC	14-0220T
156-121-14	ST JAMES'S VILLAGE INC	14-0220U
156-121-15	ST JAMES'S VILLAGE INC	14-0220V
156-141-04	ST JAMES'S VILLAGE INC	14-0220W
156-040-11	ST JAMES'S VILLAGE INC	14-0220X
156-040-13	ST JAMES'S VILLAGE INC	14-0220Y

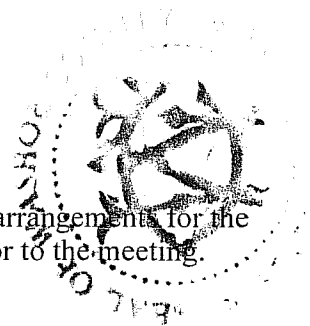
***12. BOARD MEMBER COMMENTS:** This item is limited to announcements or topics/issues proposed for future agendas.

***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

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**

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, ***JAIME DELLERA***, being first duly sworn, depose and say that on February 18, 2014, I posted the Agenda for the February 24, 2014 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


JAIME DELLERA

Subscribed and sworn to before me this
18th day of February, 2014.

NANCY PARENT, County Clerk

by 

Deputy Clerk

