

**BOARD MEMBERS**

Philip Horan, Chair  
Eugenia Larmore, Vice-Chair  
James Ainsworth  
Bobbi Lazzarone  
Jim Richards

Alternate: Jamie Krahne

**DEPUTY DISTRICT ATTORNEY**

Jennifer Gustafson  
Michael Large

**COUNTY CLERK**

Nancy Parent

**AGENDA  
WASHOE COUNTY BOARD OF EQUALIZATION**

**COMMISSION CHAMBERS  
1001 E. 9<sup>TH</sup> STREET, BUILDING A, RENO, NEVADA**

**FEBRUARY 22, 2019  
9:00 A.M.**

**NOTE:** Items on the agenda may be taken out of order; combined with other items; removed from the agenda; moved to the agenda of another meeting. Items with a specific time designation will not be heard prior to the stated time, but may be heard later. The Board OF Equalization may take breaks approximately every 90 minutes.

**Accessibility:** The Washoe County Commission Chambers are accessible to the disabled. If you require special arrangements for the meeting, call the County Clerk's Office, (775) 784-7279, 24-hours prior to the meeting.

**Public Transportation:** Public transportation is available to this meeting site: RTC Routes 2, 2S, 5 and 15 serve this location. For eligible RTC ACCESS reservations call (775) 348-5438.

**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 the 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."

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. 9<sup>th</sup> Street, Bldg A, 1<sup>st</sup> Floor, Reno Nevada), by contacting the Clerk’s Board Records and Minutes Division at (775) 784-7279 or on the Clerk’s website at [https://www.washoecounty.us/clerks/brm/board\\_committees/boe/index.php](https://www.washoecounty.us/clerks/brm/board_committees/boe/index.php).

1. **CALL TO ORDER** (non-action item)
  
2. **SALUTE TO THE FLAG** (non-action item)
  
3. **ROLL CALL** (non-action item)
  
4. **PUBLIC COMMENTS** (non-action item)  
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.
  
5. **SWEARING IN** (non-action item)  
County Clerk to administer oath to Washoe County Assessor’s appraisal staff.
  
6. **WITHDRAWALS (FOR POSSIBLE ACTION)**  
Petitions withdrawn after posting of agenda.
  
7. **REQUESTS FOR CONTINUANCE (FOR POSSIBLE ACTION)**  
Review and discussion for possible action on requests for continuances.
  
8. **CONSOLIDATION OF HEARINGS (FOR POSSIBLE ACTION)**  
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.
  
9. **STIPULATIONS – REAL PROPERTY (FOR POSSIBLE ACTION)**

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

<b><u>ASSESSOR’S PARCEL NO.</u></b>	<b><u>PETITIONER</u></b>	<b><u>HEARING NO.</u></b>
141-010-37	HARVEST AT DAMONTE RANCH I LLC	19-0058
163-050-36	LATITUDE 39 LLC	19-0059
038-230-07	GAVEL LLC	19-0061

**10. RESIDENTIAL APPEALS (FOR POSSIBLE ACTION)**

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

<b>ASSESSOR'S PARCEL NO.</b>	<b>PETITIONER</b>	<b>HEARING NO.</b>
220-030-05	COLEMAN, BRETT	19-0060
232-071-09	MENYHARTH FAMILY TRUST	19-0086

**11. COMMERCIAL APPEALS (FOR POSSIBLE ACTION)**

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

<b>ASSESSOR'S PARCEL NO.</b>	<b>PETITIONER</b>	<b>HEARING NO.</b>
003-093-25	DOUGLASS TRUST, PATRICK & ANGELINE	19-0019
163-061-13	SOUTH MEADOWS PROMENADE LLC	19-0057
046-080-50	C5 INVESTMENTS LLC	19-0062
046-080-50	C5 INVESTMENTS LLC	19-0062S18

**12. VACANT LAND APPEALS (FOR POSSIBLE ACTION)**

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

<b>ASSESSOR'S PARCEL NO.</b>	<b>PETITIONER</b>	<b>HEARING NO.</b>
038-230-15	TARGET INVESTMENTS LLC	19-0063

**13. BOARD MEMBER COMMENTS (non-action item)**

This item is limited to announcements or topics/issues proposed for future agendas.

**14. PUBLIC COMMENTS (non-action item)**

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.

**15. ADJOURNMENT (non-action item)**

**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

City of Sparks, 431 Prater Way, Sparks, Nevada

Incline Village Justice Court, 865 Tahoe Blvd, Incline Village, Nevada

City of Reno, 1 East First Street, Reno, Nevada

[www.washoecounty.us](http://www.washoecounty.us)

[www.notice.nv.gov](http://www.notice.nv.gov)