

**BOARD MEMBERS**

Eugenia Larmore, Chair  
James Ainsworth, Vice-Chair  
Dennis George  
Bobbi Lazzarone  
Daren McDonald

**COUNTY CLERK**

Janis Galassini

**DEPUTY DISTRICT ATTORNEY**

Jennifer Gustafson  
Trenton Ross

**NOTICE OF MEETING AND AGENDA  
WASHOE COUNTY BOARD OF EQUALIZATION**

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

**and available via  
Zoom Webinar**

**FEBRUARY 4, 2022  
9:00 A.M.**

**In Person and Online Viewing:** This meeting will be held both in person in the County Commission Chambers and via Zoom webinar. All persons in the Commission Chambers are required to wear a face covering at all times. To participate via Zoom, please log into the Zoom webinar at the following link: <https://us02web.zoom.us/j/89780721298>, or you can join by typing zoom.us into your computer browser, clicking "Join a Meeting" on the Zoom website, and entering this **Meeting ID: 89780721298**. NOTE: The Zoom option will require a computer with audio and video capabilities.

Alternatively, you can join the meeting by telephone only by dialing +1-669-900-9128, entering the **Meeting ID: 89780721298** and pressing #.

**Possible Changes to Agenda and Timing:** 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 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.

**Technical Difficulties:** If the Board of Equalization experiences technical difficulties with the Zoom platform at any time during the meeting, the meeting will be placed into recess and restarted when the technical issues have been resolved.

**Public Comment:** Public comments are welcomed during the public comment periods at the beginning and end of the meeting for all matters, whether listed on the agenda or not, and are limited to three (3) minutes per person per public comment period. Additionally, public comment of three minutes per person will be heard during individually numbered items designated as "for possible action" on the agenda. Public comment during individual action items must be relevant to the particular item being considered. Anyone wishing to provide live public comment may do so in person or, if participating by Zoom, by logging into the Zoom webinar at <https://us02web.zoom.us/j/89780721298> and utilizing the "Raise Hand" feature during any public comment period. To provide public comment via telephone, press \*9 to "Raise Hand" and \*6 to mute/unmute. Persons may not allocate unused time to other speakers.

Members of the public may also submit comments by email to [clerkboard@washoecounty.gov](mailto:clerkboard@washoecounty.gov). The Board will make reasonable efforts to send all comments received by 4:00pm on February 3, 2022 by email to the Board members prior to the meeting.

**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. The Open Meeting Law does not expressly prohibit responses to public comments by the Board. However, responses from Board members to unlisted public comment topics could become deliberation on a matter without notice to the public. To avoid this situation 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 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."

**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.

**Posting of Notice and Agenda:** Pursuant to NRS 241.020(4)(b), the Agenda for the Board of Equalization has been posted at the Washoe County Administration Building (1001 E. 9<sup>th</sup> Street, Bldg. A, Reno, Nevada) and has been electronically posted at [https://www.washoecounty.gov/clerks/brm/board\\_committees/boe/index.php](https://www.washoecounty.gov/clerks/brm/board_committees/boe/index.php) and <https://notice.nv.gov>.

**How to Get Copies of Agenda and Supporting Materials:** Copies of the agenda and supporting materials for the items on the agenda, provided to the Washoe County Board of Equalization, are 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 Cathy Smith at phone (775) 784-7271 or email [csmith@washoecounty.gov](mailto:csmith@washoecounty.gov), or on the Board of Equalization's website at [https://www.washoecounty.gov/clerks/brm/board\\_committees/boe/index.php](https://www.washoecounty.gov/clerks/brm/board_committees/boe/index.php).

**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, at least 24 business 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.

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, discussion and possible action on requests for continuances.
8. **STIPULATIONS - EXEMPTIONS (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>
031-371-08	LANGON, JOHN G	22-0001E21
145-181-04	LEONARD TRUST, RICHARD & TRICIA	22-0004E21

**9. STIPULATIONS – REAL PROPERTY (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>
005-340-13	CANYONFIT LLC	22-0002R21
086-380-33	CADO LEMONADE LLC	22-0010
086-380-33	CADO LEMONADE LLC	22-0010R21
007-215-31	CCR NEWCO LLC	22-0011A
007-261-12	CCR NEWCO LLC	22-0011B
007-261-21	B & D PROPERTIES	22-0011C
007-261-23	B & D PROPERTIES	22-0011D
007-261-28	CCR NEWCO LLC	22-0011E
007-261-29	UCCELLI LIVING TRUST	22-0011F
007-262-19	CCR NEWCO LLC	22-0011G
007-262-26	CCR NEWCO LLC	22-0011H
007-523-01	CCR NEWCO LLC	22-0011I
007-292-13	ELDORADO RESORTS LLC	22-0011J
007-292-14	ELDORADO RESORTS LLC	22-0011K
007-292-26	ELDORADO RESORTS LLC	22-0011L
007-292-29	ELDORADO RESORTS LLC	22-0011M
007-292-32	ELDORADO RESORTS LLC	22-0011N
007-292-33	ELDORADO RESORTS LLC	22-0011O
007-292-34	ELDORADO RESORTS LLC	22-0011P
007-292-35	ELDORADO RESORTS LLC	22-0011Q
007-292-36	ELDORADO RESORTS LLC	22-0011R
007-294-36	C S & Y ASSOCIATES	22-0011S
007-294-38	ELDORADO RESORTS LLC	22-0011T
011-370-71	ELDORADO RESORTS LLC	22-0011U
007-291-25	CIRCUS & ELDORADO JOINT VENTURE	22-0011V
007-293-19	CIRCUS & ELDORADO JOINT VENTURE	22-0011W
007-551-01	ELDORADO RESORTS LLC	22-0011X
163-071-03	RENO TECHNOLOGY CENTER 3 LLC	22-0049
024-140-19	ROTER INVESTMENTS OF NEVADA	22-0059C
024-150-25	ROTER INVESTMENTS OF NEVADA	22-0059D

**10. ROLL CHANGE REQUEST – NEIGHBORHOOD CODE LAAU (FOR POSSIBLE ACTION)**

**DECREASE** – consideration of and action to approve or deny RCR No. 1 – Neighborhood Code LAAU (RCR 1-1 THROUGH 1-21)

<b>ASSESSOR'S PARCEL NO.</b>	<b>PROPERTY OWNER</b>	<b>RCR NO.</b>
084-090-03	SPARKS MUSTANG LLC	1-1
084-090-04	SPARKS MUSTANG LLC	1-2
084-090-05	SPARKS MUSTANG LLC	1-3
084-090-10	HENSLER FAMILY TRUST	1-4
084-090-12	SPARKS MUSTANG LLC	1-5
084-090-13	SPARKS MUSTANG LLC	1-6
084-090-15	RENO DRAIN OIL SERVICE	1-7
084-090-16	SPARKS MUSTANG LLC	1-8
084-090-28	MILLER FAMILY INVESTMENTS LLC	1-9
084-090-29	MANGAT TRUST, RASHPAL R	1-10
084-090-30	TRUCKEE CANYON PROPERTIES LTD	1-11
084-090-33	GILL LLC	1-12
084-090-34	GILL LLC	1-13
084-090-37	HIATT LAND & DEVEL CO LTD	1-14
084-090-38	TRUCKEE MEADOWS WATER AUTHORITY	1-15
084-090-41	RESUN MODSPACE INC	1-16
084-090-44	MMNV2 HOLDINGS I LLC	1-17
084-090-46	WORTHEN, RICHARD E & LORRAINE S	1-18
084-090-48	TRUCKEE CANYON PM LLC	1-19
084-191-04	NEVADA BELL	1-20
084-370-01	OLD DOMINION FREIGHT LINE INC	1-21

**11. ROLL CHANGE REQUEST - INCREASES (FOR POSSIBLE ACTION)**

**INCREASE** – Set hearing date and time for consideration and action on the Roll Change Requests (RCR) for the following parcels:

<b>ASSESSOR'S PARCEL NO.</b>	<b>PROPERTY OWNER</b>	<b>RCR NO.</b>
082-587-11	RAY, RICHARD A	2962F21
506-050-16	HOUSTON, SYERRA et al	2963F21
087-273-01	JIMENEZ-RECENDIZ, ROJELIO et al	2964F21
085-632-08	WARD, RACHEL C	3028F21

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

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

**13. 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.

**14. 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)