

**BOARD MEMBERS**

Daren McDonald, Chair  
Eugenia Bonnenfant, Vice-Chair  
James Ainsworth  
Dennis George  
Rob Pierce

**COUNTY CLERK**

Janis Galassini

**DEPUTY DISTRICT ATTORNEY**

Herb Kaplan  
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**

**FEBRUARY 21, 2024  
9:00 A.M.**

**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.

**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.

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 20, 2024 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, Building 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 Lauren Morris at phone (775) 784-7275 or email [lmorris@washoecounty.gov](mailto:lmorris@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 AND DETERMINATION OF QUORUM** (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 – REAL PROPERTY VALUATION (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>
003-084-02	RENO TAHOE STEEL PROPERTIES LLC	24-0008R23
082-621-01	PATRICK PROPERTIES LLC	24-0010
008-511-02	1000 EAST SIXTH LLC	24-0015
226-131-04	TDC VILLAGE LLC	24-0016
510-082-54	RCG-SPARKS LLC	24-0019
163-050-04	INCLINE CAPITAL GROUP LLC	24-0031
163-061-01	INCLINE CAPITAL GROUP LLC	24-0032
001-272-36	BANK BUILDING INC/BANK OF AMERICA	24-0058
037-061-04	VALLEY BANK OF NEVADA/BANK OF AMERICA	24-0059
049-731-11	GALENA JUNCTION SC LP/BANK OF AMERICA	24-0060
086-801-13	BANK OF AMERICA	24-0061
160-220-38	ARBELBIDE LIVING TRUST/BANK OF AMERICA	24-0062
510-381-04	VERNE SIMON TRUST/BANK OF AMERICA	24-0063
160-040-20	EXTRA SPACE STORAGE INC	24-0072
003-103-01	GLASFLOSS INDUSTRIES INC	24-0075

**9. COMMERCIAL VACANT LAND REAL PROPERTY APPEAL (FOR POSSIBLE ACTION)**

A hearing will be conducted based upon a Petition for Review of Assessed Valuation on the following parcel:

<b>ASSESSOR'S PARCEL NO.</b>	<b>PETITIONER</b>	<b>HEARING NO.</b>
084-080-15	LOWDEN, JEFFREY	24-0066

**10. COMMERCIAL IMPROVED REAL PROPERTY 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>
038-881-08	CAI INVESTMENTS RENO-TAHOE DST/CABELA'S	24-0017
008-241-04	LORTON, GEORGE E	24-0025
020-051-01	GATOR KIETZKE LLC	24-0056
020-051-05	GATOR KIETZKE LLC	24-0057
570-120-11	AMAZON.COM SERVICES LLC/JAMES POLIYANSKIY	24-0073

**11. RESIDENTIAL SUBDIVISION REAL PROPERTY 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>
554-331-01	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069A
554-331-02	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069B
554-331-03	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069C
554-331-04	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069D
554-331-05	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069E
554-331-06	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069F
554-331-07	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069G
554-331-08	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069H
554-331-09	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069I
554-331-10	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069J
554-331-11	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069K
554-331-12	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069L
554-331-13	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069M
554-331-14	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069N
554-331-15	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069O
554-331-16	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069P
554-331-17	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069Q

<b>ASSESSOR'S PARCEL NO.</b>	<b>PETITIONER</b>	<b>HEARING NO.</b>
554-331-18	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069R
554-331-19	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069S
554-331-20	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069T
554-331-21	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069U
554-331-22	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069V
554-331-23	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069W
554-331-24	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069X
554-331-25	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069Y
554-331-26	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069Z
554-331-27	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069A1
554-331-28	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069B1
554-331-29	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069C1
554-331-30	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069D1
554-331-31	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069E1
554-331-32	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069F1
554-331-33	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069G1
554-331-34	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069H1
554-331-35	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069I1
554-331-36	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069J1
554-332-12	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069K1
554-332-13	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069L1
554-332-14	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069M1
554-332-15	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069N1
554-332-16	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069O1
554-332-17	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069P1
554-332-18	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069Q1
554-332-19	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069R1
554-332-20	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069S1
554-332-21	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069T1
554-332-22	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069U1
554-332-24	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069V1
554-332-25	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069W1
554-332-26	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069X1
554-332-27	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069Y1
554-332-28	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069Z1
554-332-29	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069A2
554-332-30	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069B2

<b>ASSESSOR'S PARCEL NO.</b>	<b>PETITIONER</b>	<b>HEARING NO.</b>
554-332-31	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069C2
554-332-32	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069D2
554-332-33	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069E2
554-332-34	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069F2
554-431-01	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069G2
554-441-01	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069H2
554-441-02	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069I2
554-441-03	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069J2
554-441-04	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069K2
554-441-05	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069L2
554-441-06	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069M2
554-441-07	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069N2
554-441-08	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069O2
554-441-09	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069P2
554-441-10	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069Q2
554-441-11	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069R2
554-441-12	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069S2
554-441-13	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069T2
554-441-14	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069U2
554-441-15	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069V2
554-441-16	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069W2
554-441-17	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069X2
554-441-18	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069Y2
554-441-19	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069Z2
554-441-20	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069A3
554-441-21	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069B3
554-441-22	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069C3
554-441-23	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069D3
554-441-24	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069E3
554-441-25	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069F3
554-441-26	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069G3
554-441-27	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069H3
554-441-28	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069I3
554-441-29	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069J3
554-441-30	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069K3
554-441-31	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069L3
554-451-01	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069M3

<b>ASSESSOR'S PARCEL NO.</b>	<b>PETITIONER</b>	<b>HEARING NO.</b>
554-451-02	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069N3
554-451-03	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069O3
554-451-04	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069P3
554-451-05	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069Q3
554-451-06	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069R3
554-451-07	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069S3
554-451-08	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069T3
554-451-09	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069U3
554-451-10	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069V3
554-451-11	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069W3
554-451-12	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069X3
554-451-13	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069Y3
554-451-14	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069Z3
554-451-15	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069A4
554-451-16	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069B4
554-451-17	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069C4
554-451-18	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069D4
554-451-19	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069E4
554-451-20	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069F4
554-451-21	CS1031 ASPEN VISTA BFR HOUSING DST	24-0069G4

**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)**