

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

FRIDAY, FEBRUARY 21, 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.”

WASHOE COUNTY BOARD OF EQUALIZATION
AGENDA – FEBRUARY 21, 2014
PAGE 2

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 Dellera, (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>
013-321-29	CONNOR, DALE R II & SUSAN L	14-0047
034-060-30	LOWERY ENTERPRISES	14-0064
034-070-55	NORTHWESTERN MUTUAL LIFE INS	14-0065
034-292-19	NORTHWESTERN MUTUAL LIFE INS	14-0066
032-302-11	INVESTCO PROPERTIES LLC	14-0074
011-078-05	PARK CENTER TOWER LLC	14-0114
011-171-05	RENO 200 S VIRGINIA LLC	14-0117A
140-213-34	LN DAMONTE RANCH TOWN CENTER LLC	14-0307
402-441-08	D'ANDREA MARKETPLACE SC LP	14-0308

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>
009-433-36	GALLOWAY LIVING TRUST	14-0171
512-081-10	CORONA LASENDA 2 LLC	14-0310K1

WASHOE COUNTY BOARD OF EQUALIZATION
AGENDA – FEBRUARY 21, 2014
PAGE 3

7. 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>
040-972-34	MVCC SIERRA LLC	14-0067
011-450-22	NEVADA LAND LLC	14-0115
032-232-05	GALLOWAY LIVING TRUST	14-0172A

8. 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>
163-050-22	BOULEVARD SOUTH AT RENO LLC	14-0060
163-050-23	BOULEVARD SOUTH AT RENO LLC	14-0061
032-232-06	GALLOWAY LIVING TRUST	14-0172B
032-232-07	GALLOWAY LIVING TRUST	14-0172C

9. 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>
512-132-13	CORONA LASENDA 2 LLC	14-0310A
512-132-16	CORONA LASENDA 2 LLC	14-0310B
512-162-04	CORONA LASENDA 2 LLC	14-0310C
512-162-05	CORONA LASENDA 2 LLC	14-0310D
512-162-06	CORONA LASENDA 2 LLC	14-0310E
512-171-04	CORONA LASENDA 2 LLC	14-0310F
512-171-05	CORONA LASENDA 2 LLC	14-0310G
512-171-06	CORONA LASENDA 2 LLC	14-0310H
512-171-07	CORONA LASENDA 2 LLC	14-0310I
512-171-08	CORONA LASENDA 2 LLC	14-0310J
512-171-09	CORONA LASENDA 2 LLC	14-0310K
512-171-10	CORONA LASENDA 2 LLC	14-0310L
512-171-11	CORONA LASENDA 2 LLC	14-0310M
512-172-09	CORONA LASENDA 2 LLC	14-0310N
512-172-10	CORONA LASENDA 2 LLC	14-0310O

WASHOE COUNTY BOARD OF EQUALIZATION
 AGENDA – FEBRUARY 21, 2014
 PAGE 4

512-172-11	CORONA LASENDA 2 LLC	14-0310P
512-172-12	CORONA LASENDA 2 LLC	14-0310Q
512-172-13	CORONA LASENDA 2 LLC	14-0310R
512-172-14	CORONA LASENDA 2 LLC	14-0310S
512-172-15	CORONA LASENDA 2 LLC	14-0310T
512-182-09	CORONA LASENDA 2 LLC	14-0310U
512-182-10	CORONA LASENDA 2 LLC	14-0310V
512-182-11	CORONA LASENDA 2 LLC	14-0310W
512-182-12	CORONA LASENDA 2 LLC	14-0310X
512-182-15	CORONA LASENDA 2 LLC	14-0310Y
512-201-01	CORONA LASENDA 2 LLC	14-0310Z
512-201-02	CORONA LASENDA 2 LLC	14-0310A1
512-201-03	CORONA LASENDA 2 LLC	14-0310B1
512-201-04	CORONA LASENDA 2 LLC	14-0310C1
512-201-05	CORONA LASENDA 2 LLC	14-0310D1
512-201-06	CORONA LASENDA 2 LLC	14-0310E1
512-202-01	CORONA LASENDA 2 LLC	14-0310F1
512-202-02	CORONA LASENDA 2 LLC	14-0310G1
512-202-03	CORONA LASENDA 2 LLC	14-0310H1
512-202-04	CORONA LASENDA 2 LLC	14-0310I1
512-202-05	CORONA LASENDA 2 LLC	14-0310J1
512-162-07	CORONA LASENDA 2 LLC	14-0310L1
512-162-10	CORONA LASENDA 2 LLC	14-0310M1
512-171-02	CORONA LASENDA 2 LLC	14-0310N1
512-171-03	CORONA LASENDA 2 LLC	14-0310O1
512-182-01	CORONA LASENDA 2 LLC	14-0310P1
512-182-02	CORONA LASENDA 2 LLC	14-0310Q1
512-182-07	CORONA LASENDA 2 LLC	14-0310R1
512-182-08	CORONA LASENDA 2 LLC	14-0310S1
512-182-13	CORONA LASENDA 2 LLC	14-0310T1

10. 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>
512-141-06	CORONA MIRAMONTE LLC	14-0311A

WASHOE COUNTY BOARD OF EQUALIZATION
AGENDA – FEBRUARY 21, 2014
PAGE 5

512-141-07	CORONA MIRAMONTE LLC	14-0311B
512-141-08	CORONA MIRAMONTE LLC	14-0311C
512-141-09	CORONA MIRAMONTE LLC	14-0311D
512-142-15	CORONA MIRAMONTE LLC	14-0311E
512-142-16	CORONA MIRAMONTE LLC	14-0311F
512-142-17	CORONA MIRAMONTE LLC	14-0311G
512-142-18	CORONA MIRAMONTE LLC	14-0311H
512-142-19	CORONA MIRAMONTE LLC	14-0311I
512-142-20	CORONA MIRAMONTE LLC	14-0311J
512-142-21	CORONA MIRAMONTE LLC	14-0311K
512-142-22	CORONA MIRAMONTE LLC	14-0311L
512-143-09	CORONA MIRAMONTE LLC	14-0311M
512-143-10	CORONA MIRAMONTE LLC	14-0311N
512-143-11	CORONA MIRAMONTE LLC	14-0311O
512-143-12	CORONA MIRAMONTE LLC	14-0311P
512-143-13	CORONA MIRAMONTE LLC	14-0311Q
512-143-14	CORONA MIRAMONTE LLC	14-0311R
512-143-15	CORONA MIRAMONTE LLC	14-0311S
512-143-16	CORONA MIRAMONTE LLC	14-0311T
512-143-17	CORONA MIRAMONTE LLC	14-0311U
512-171-12	CORONA MIRAMONTE LLC	14-0311V
512-171-13	CORONA MIRAMONTE LLC	14-0311W
512-171-14	CORONA MIRAMONTE LLC	14-0311X
512-171-15	CORONA MIRAMONTE LLC	14-0311Y
512-171-16	CORONA MIRAMONTE LLC	14-0311Z
512-171-17	CORONA MIRAMONTE LLC	14-0311A1
512-171-18	CORONA MIRAMONTE LLC	14-0311B1
512-171-19	CORONA MIRAMONTE LLC	14-0311C1
512-171-20	CORONA MIRAMONTE LLC	14-0311D1
512-171-21	CORONA MIRAMONTE LLC	14-0311E1
512-171-22	CORONA MIRAMONTE LLC	14-0311F1
512-171-23	CORONA MIRAMONTE LLC	14-0311G1
512-172-08	CORONA MIRAMONTE LLC	14-0311H1
512-183-01	CORONA MIRAMONTE LLC	14-0311I1
512-183-02	CORONA MIRAMONTE LLC	14-0311J1
512-183-03	CORONA MIRAMONTE LLC	14-0311K1

WASHOE COUNTY BOARD OF EQUALIZATION
AGENDA – FEBRUARY 21, 2014
PAGE 6

512-184-01	CORONA MIRAMONTE LLC	14-0311L1
512-184-02	CORONA MIRAMONTE LLC	14-0311M1
512-184-03	CORONA MIRAMONTE LLC	14-0311N1
512-184-04	CORONA MIRAMONTE LLC	14-0311O1
512-184-05	CORONA MIRAMONTE LLC	14-0311P1
512-184-06	CORONA MIRAMONTE LLC	14-0311Q1
512-184-07	CORONA MIRAMONTE LLC	14-0311R1
512-184-08	CORONA MIRAMONTE LLC	14-0311S1
512-184-09	CORONA MIRAMONTE LLC	14-0311T1
512-184-10	CORONA MIRAMONTE LLC	14-0311U1
512-184-11	CORONA MIRAMONTE LLC	14-0311V1
512-184-12	CORONA MIRAMONTE LLC	14-0311W1
512-184-13	CORONA MIRAMONTE LLC	14-0311X1
512-184-14	CORONA MIRAMONTE LLC	14-0311Y1
512-184-15	CORONA MIRAMONTE LLC	14-0311Z1
512-184-16	CORONA MIRAMONTE LLC	14-0311A2
512-184-17	CORONA MIRAMONTE LLC	14-0311B2
512-184-18	CORONA MIRAMONTE LLC	14-0311C2
512-184-19	CORONA MIRAMONTE LLC	14-0311D2
512-184-20	CORONA MIRAMONTE LLC	14-0311E2
512-184-21	CORONA MIRAMONTE LLC	14-0311F2
512-184-22	CORONA MIRAMONTE LLC	14-0311G2
512-184-23	CORONA MIRAMONTE LLC	14-0311H2
512-184-24	CORONA MIRAMONTE LLC	14-0311I2
512-184-25	CORONA MIRAMONTE LLC	14-0311J2
512-184-26	CORONA MIRAMONTE LLC	14-0311K2
512-184-27	CORONA MIRAMONTE LLC	14-0311L2
512-184-28	CORONA MIRAMONTE LLC	14-0311M2
512-191-01	CORONA MIRAMONTE LLC	14-0311N2
512-191-02	CORONA MIRAMONTE LLC	14-0311O2
512-191-03	CORONA MIRAMONTE LLC	14-0311P2
512-191-04	CORONA MIRAMONTE LLC	14-0311Q2
512-191-05	CORONA MIRAMONTE LLC	14-0311R2
512-191-06	CORONA MIRAMONTE LLC	14-0311S2
512-191-07	CORONA MIRAMONTE LLC	14-0311T2
512-191-08	CORONA MIRAMONTE LLC	14-0311U2

WASHOE COUNTY BOARD OF EQUALIZATION
AGENDA – FEBRUARY 21, 2014
PAGE 7

512-191-09	CORONA MIRAMONTE LLC	14-0311V2
512-191-10	CORONA MIRAMONTE LLC	14-0311W2
512-191-11	CORONA MIRAMONTE LLC	14-0311X2
512-192-01	CORONA MIRAMONTE LLC	14-0311Y2
512-192-02	CORONA MIRAMONTE LLC	14-0311Z2
512-192-03	CORONA MIRAMONTE LLC	14-0311A3
512-192-04	CORONA MIRAMONTE LLC	14-0311B3
512-192-05	CORONA MIRAMONTE LLC	14-0311C3
512-192-06	CORONA MIRAMONTE LLC	14-0311D3
512-192-07	CORONA MIRAMONTE LLC	14-0311E3
512-192-08	CORONA MIRAMONTE LLC	14-0311F3
512-192-09	CORONA MIRAMONTE LLC	14-0311G3
512-192-10	CORONA MIRAMONTE LLC	14-0311H3
512-192-11	CORONA MIRAMONTE LLC	14-0311I3
512-192-12	CORONA MIRAMONTE LLC	14-0311J3
512-192-13	CORONA MIRAMONTE LLC	14-0311K3
512-192-14	CORONA MIRAMONTE LLC	14-0311L3
512-192-15	CORONA MIRAMONTE LLC	14-0311M3
512-192-16	CORONA MIRAMONTE LLC	14-0311N3
512-192-17	CORONA MIRAMONTE LLC	14-0311O3
512-192-18	CORONA MIRAMONTE LLC	14-0311P3
512-192-19	CORONA MIRAMONTE LLC	14-0311Q3
512-192-20	CORONA MIRAMONTE LLC	14-0311R3
512-192-21	CORONA MIRAMONTE LLC	14-0311S3
512-192-22	CORONA MIRAMONTE LLC	14-0311T3
512-192-23	CORONA MIRAMONTE LLC	14-0311U3
512-192-24	CORONA MIRAMONTE LLC	14-0311V3
512-192-25	CORONA MIRAMONTE LLC	14-0311W3
512-192-26	CORONA MIRAMONTE LLC	14-0311X3
512-192-27	CORONA MIRAMONTE LLC	14-0311Y3
512-192-28	CORONA MIRAMONTE LLC	14-0311Z3
512-192-29	CORONA MIRAMONTE LLC	14-0311A4
512-192-30	CORONA MIRAMONTE LLC	14-0311B4
512-192-31	CORONA MIRAMONTE LLC	14-0311C4
512-192-32	CORONA MIRAMONTE LLC	14-0311D4
512-192-33	CORONA MIRAMONTE LLC	14-0311E4

WASHOE COUNTY BOARD OF EQUALIZATION
AGENDA – FEBRUARY 21, 2014
PAGE 8

512-192-34	CORONA MIRAMONTE LLC	14-0311F4
512-192-35	CORONA MIRAMONTE LLC	14-0311G4
512-182-14	CORONA MIRAMONTE LLC	14-0311H4

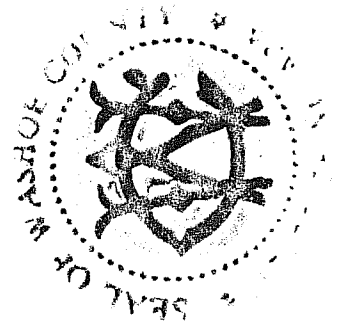
*11. **BOARD MEMBER COMMENTS:** This item is limited to announcements or topics/issues proposed for future agendas.

*12. **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.

13. **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

