**WASHOE COUNTY BOARD OF EQUALIZATION**

**BOARD MEMBERS**  
James Covert, Chairman  
John Kroliek, Vice Chairman  
James L. Brown  
Philip Horan  
Gary Kizziah

**COUNTY CLERK**  
Nancy Parent

**DEPUTY DISTRICT ATTORNEY**  
Leslie H. Admirand  
Peter C. Simeoni

**AGENDA**

**THURSDAY, FEBRUARY 20, 2014**  
**9:00 A.M.**

**WASHOE COUNTY COMMISSION CHAMBERS**  
**1001 E. 9TH STREET, BUILDING A**  
**RENO, NEVADA**

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**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.

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**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.”
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:

<table>
<thead>
<tr>
<th>ASSESSOR’S PARCEL NO.</th>
<th>PETITIONER</th>
<th>HEARING NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>013-462-14</td>
<td>PLUMB LANE PLAZA ASSOCIATES</td>
<td>14-0094</td>
</tr>
<tr>
<td>042-222-26</td>
<td>LAKERIDGE POINTE ASSOCIATES</td>
<td>14-0095</td>
</tr>
<tr>
<td>025-372-07</td>
<td>JCPENNEY PROPERTIES INC</td>
<td>14-0275</td>
</tr>
<tr>
<td>510-482-08</td>
<td>SPARKS RETAIL ASSOCIATES LLC</td>
<td>14-0279</td>
</tr>
</tbody>
</table>

6. RESIDENTIAL

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

<table>
<thead>
<tr>
<th>ASSESSOR’S PARCEL NO.</th>
<th>PETITIONER</th>
<th>HEARING NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>085-151-53</td>
<td>THOMAS, LEONARD &amp; OLGA</td>
<td>14-0020</td>
</tr>
<tr>
<td>006-041-04</td>
<td>FIRST VALLEY HOLDINGS LLC</td>
<td>14-0082</td>
</tr>
<tr>
<td>085-780-31</td>
<td>FIRST VALLEY HOLDINGS LLC</td>
<td>14-0084</td>
</tr>
<tr>
<td>085-390-50</td>
<td>FIRST VALLEY HOLDINGS LLC</td>
<td>14-0085A</td>
</tr>
<tr>
<td>085-390-52</td>
<td>FIRST VALLEY HOLDINGS LLC</td>
<td>14-0085B</td>
</tr>
<tr>
<td>085-390-53</td>
<td>FIRST VALLEY HOLDINGS LLC</td>
<td>14-0085C</td>
</tr>
<tr>
<td>085-390-54</td>
<td>FIRST VALLEY HOLDINGS LLC</td>
<td>14-0085D</td>
</tr>
</tbody>
</table>
7. **COMMERCIAL**

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

<table>
<thead>
<tr>
<th>ASSESSOR'S PARCEL NO.</th>
<th>PETITIONER</th>
<th>HEARING NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>037-030-71</td>
<td>LOWE'S HOME CENTERS LLC</td>
<td>14-0112</td>
</tr>
<tr>
<td>040-951-08</td>
<td>LOWE'S HOME CENTERS LLC</td>
<td>14-0113</td>
</tr>
<tr>
<td>021-890-06</td>
<td>QUAIL POINT BUSINESS PARK LLC</td>
<td>14-0178</td>
</tr>
<tr>
<td>025-470-20</td>
<td>RP3 LLC (PLAZA VEGAS GROUP)</td>
<td>14-0179</td>
</tr>
<tr>
<td>034-091-03</td>
<td>1320-1350 FREEPORT LLC</td>
<td>14-0180</td>
</tr>
<tr>
<td>035-073-19</td>
<td>SUN VALLEY QUAIL LLC</td>
<td>14-0181</td>
</tr>
<tr>
<td>040-920-34</td>
<td>RUSSIOWN, GEORGE</td>
<td>14-0182</td>
</tr>
<tr>
<td>200-600-05</td>
<td>RBC NORTHWEST II LLC</td>
<td>14-0183</td>
</tr>
<tr>
<td>200-600-19</td>
<td>6300 MAE ANNE LLC</td>
<td>14-0184</td>
</tr>
</tbody>
</table>

8. **VACANT LAND**

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

<table>
<thead>
<tr>
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<th>PETITIONER</th>
<th>HEARING NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>085-453-29</td>
<td>FIRST VALLEY HOLDINGS LLC</td>
<td>14-0083</td>
</tr>
<tr>
<td>045-541-06</td>
<td>WILKES FAMILY TRUST</td>
<td>14-0194</td>
</tr>
</tbody>
</table>
9. **AGGREGATES, QUARRIES, ETC.**

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

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<th>PETITIONER</th>
<th>HEARING NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>083-011-15</td>
<td>GIUDICI, KRISTI</td>
<td>14-0087</td>
</tr>
</tbody>
</table>

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

*11. **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.

12. **ADJOURNMENT**

* **INDICATES NON-ACTION ITEMS**

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AFFIDAVIT OF POSTING
WASHOE COUNTY BOARD OF EQUALIZATION

COUNTY OF WASHOE } ss
STATE OF NEVADA }

I, JAIME DELLELA, being first duly sworn, depose and say that on February 13, 2014, I posted the Agenda for the February 20, 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

City of Sparks
431 E. Prater Way,
Sparks, NV
Email: tgardner@cityofsparks.us
cbrooks@cityofsparks.us

Washoe County Main Library
301 South Center Street
Reno, NV
Email: Library – Posting Group

Washoe County Assessor’s Office
Admin Complex
1001 East Ninth Street
Email: twilkins@washoeCounty.us
Email: coddson@washoeCounty.us

Washoe County Clerk’s Office
Admin Complex (Chambers)
1001 East Ninth Street
Email: csmith@washoeCounty.us

Incline Village Justice Court
865 Tahoe Blvd.
Incline Village, NV
Fax # 775-832-4162

Washoe County Library
Incline Village Branch
845 Alder Avenue
Incline Village, NV
775-832-4180

Subscribed and sworn to before me this 13th day of February, 2014.

NANCY PARENT, County Clerk
by Deputy Clerk

JAIME DELLELA