

**BOARD MEMBERS**

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

**COUNTY CLERK**

Janis Galassini

**DEPUTY DISTRICT ATTORNEY**

Jennifer Gustafson  
Trenton Ross

**ALTERNATE BOARD MEMBER**

Bobbi Lazzarone

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

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

**FEBRUARY 24, 2023**

**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 23, 2023 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).

WASHOE COUNTY BOARD OF EQUALIZATION AGENDA – FEBRUARY 24, 2023

**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. **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>
001-154-12	LINCOLN ZEPHYR POINTE LP	23-0117E22
004-072-22	WHITTELL POINTE PRESERVATION LP	23-0118AE22
004-072-32	WHITTELL POINTE PRESERVATION LP	23-0118BE22
019-360-22	SOUTHWEST VILLAGE PRESERVATION LP	23-0119AE22
019-360-23	SOUTHWEST VILLAGE PRESERVATION LP	23-0119BE22

8. **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>
087-382-02	LIFESTYLE HOMES TND LLC	23-0073A
087-010-41	LIFESTYLE HOMES TND LLC	23-0073B

**9. RESIDENTIAL SINGLE FAMILY RESIDENCE 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>
152-402-06	DELEGAL TRUST	23-0015

**10. 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>
087-021-23	EDERRA HILLS LLC	23-0072

**11. COMMERCIAL 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>
556-721-03	WVC COMMERCIAL LLC	23-0012R22
556-721-03	WVC COMMERCIAL LLC	23-0012
034-405-06	CLEAN HARBORS ENVIRONMENTAL SERVICES INC	23-0122
037-031-04	SCHEELS ALL SPORTS INC	23-0123

**12. RESIDENTIAL APARTMENTS 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>
037-390-06	LCG WATERFRONT LLC	23-0114
032-182-16	C STREET LOFTS LLC	23-0115A
032-182-17	C STREET LOFTS LLC	23-0115B

**13. MIXED USE (RESIDENTIAL & COMMERCIAL) 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>
037-381-01	LANDCAP SPARKS IV LLC	23-0116BR22
037-381-02	LANDCAP SPARKS IV LLC	23-0116CR22
037-381-03	LANDCAP SPARKS IV LLC	23-0116DR22
037-381-04	LANDCAP SPARKS IV LLC	23-0116ER22
037-381-05	LANDCAP SPARKS IV LLC	23-0116FR22
037-381-06	LANDCAP SPARKS IV LLC	23-0116GR22
037-381-07	LANDCAP SPARKS IV LLC	23-0116HR22
037-382-01	LANDCAP SPARKS IV LLC	23-0116IR22
037-382-02	LANDCAP SPARKS IV LLC	23-0116JR22
037-382-03	LANDCAP SPARKS IV LLC	23-0116KR22
037-382-04	LANDCAP SPARKS IV LLC	23-0116LR22
037-382-05	LANDCAP SPARKS IV LLC	23-0116MR22
037-382-06	LANDCAP SPARKS IV LLC	23-0116NR22
037-382-07	LANDCAP SPARKS IV LLC	23-0116OR22
037-382-08	LANDCAP SPARKS IV LLC	23-0116PR22
037-380-02	LANDCAP SPARKS IV LLC	23-0116A
037-381-01	LANDCAP SPARKS IV LLC	23-0116B
037-381-02	LANDCAP SPARKS IV LLC	23-0116C
037-381-03	LANDCAP SPARKS IV LLC	23-0116D
037-381-04	LANDCAP SPARKS IV LLC	23-0116E
037-381-05	LANDCAP SPARKS IV LLC	23-0116F
037-381-06	LANDCAP SPARKS IV LLC	23-0116G
037-381-07	LANDCAP SPARKS IV LLC	23-0116H
037-382-01	LANDCAP SPARKS IV LLC	23-0116I
037-382-02	LANDCAP SPARKS IV LLC	23-0116J
037-382-03	LANDCAP SPARKS IV LLC	23-0116K
037-382-04	LANDCAP SPARKS IV LLC	23-0116L
037-382-05	LANDCAP SPARKS IV LLC	23-0116M
037-382-06	LANDCAP SPARKS IV LLC	23-0116N
037-382-07	LANDCAP SPARKS IV LLC	23-0116O
037-382-08	LANDCAP SPARKS IV LLC	23-0116P
037-383-01	LANDCAP SPARKS IV LLC	23-0116Q
037-383-02	LANDCAP SPARKS IV LLC	23-0116R
037-383-03	LANDCAP SPARKS IV LLC	23-0116S

<b>ASSESSOR'S PARCEL NO.</b>	<b>PETITIONER</b>	<b>HEARING NO.</b>
037-383-04	LANDCAP SPARKS IV LLC	23-0116T
037-383-05	LANDCAP SPARKS IV LLC	23-0116U
037-383-06	LANDCAP SPARKS IV LLC	23-0116V
037-383-07	LANDCAP SPARKS IV LLC	23-0116W
037-383-08	LANDCAP SPARKS IV LLC	23-0116X
037-383-09	LANDCAP SPARKS IV LLC	23-0116Y

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

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

**15. 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.

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