



Date of Submission: 10/25/2021

To the Washoe County Board of County Commissioners and the Carson City Board of Supervisors,

The Washoe County Registrar of Voters has confirmed that Steven Guerrazzi
(Candidate Name)

who resides at 984 Sand Iron Dr, Incline Village, NV 89451
(Residence Address, City, State, Zip)



Meets the below requirements



Does not meet the below requirements

Namely, the applicant:

Actually, as opposed to constructively, resides at the physical address listed above, which is within the boundaries of Senate District 16;

Is a registered member of the Republican Party;

Is at least 21 years of old and qualified elector pursuant to Section 1 of Article 2 of the Constitution of the State of Nevada.

The applicant does not meet the above requirements for the following reason(s):

Deanna Spikula
Deanna Spikula, Registrar of Voters

10/25/21
Date

NEVADA SENATE SEAT DISTRICT 16 APPLICATION OF INTEREST

(Note: This document and accompanying materials will become public record as part of the Carson City Board of Supervisors November 4, 2021 meeting, the Washoe County Board of County Commissioners November 9, 2021 meeting, and the Joint Carson City Board of Supervisors and Washoe County Board of County Commissioners meeting on November 10, 2021.)

Only complete applications will be forwarded for consideration.

General Information

Applicant Name: Steven A. Guerrazzi

Physical Address: 984 Sand Iron Dr.

City: Incline Village

Zip Code: 89451

Mailing Address: 984 Sand Iron Dr.

Best Contact Phone Number: 707-337-4582

Email Address: 511steveg@gmail.com



I certify, by signing below, the following:

☒ That I actually, as opposed to constructively, reside at the physical address listed above, which is **WITHIN THE BOUNDARIES of Senate District 16 as of September 29, 2021** and have executed the **DECLARATION OF ELIGIBILITY** which I have returned with this Application;

You can verify that you live within the boundaries of Senate District 16, by referencing this map:

https://www.leg.state.nv.us/Division/Research/Districts/Reapp/2011/Final/Senate/SEN2011_District16.pdf

☒ That I am registered as a member of the **Republican Party**;

☒ That I am **21 YEARS OLD** and a **QUALIFIED ELECTOR** pursuant to [Section 1 of Article 2](#) of the Constitution of the State of Nevada;

☒ That there is no legal condition, status or other matter which would prevent me from taking the oath of office as a Nevada Legislator or from holding such an office.

Signature: _____

Date: _____

10-25-2021

Additional Information

Along with this application, you may attach information regarding your background and education such as a letter of interest, a resume, or a statement of qualifications. *(For example, you may include information about political activities, community work, and memberships in various organizations. Please DO NOT include letters of recommendation from third parties – they will not be considered.)*

SUBMITTING APPLICATION

Your completed application may be submitted by email to SD16applications@washoecounty.gov or delivered in person to the Washoe County Administrative Complex, County Manager's Office, 2nd Floor, 1001 East 9th Street, Reno, NV 89512 on or before **Noon, October 28th, 2021.**

For the purpose of applying to fill the vacancy in the office of a Legislator in the following legislative district, Senate District 16, I, the undersigned Steven A. Guerrazzi do swear or affirm under penalty of perjury that I actually, as opposed to constructively, reside at 984 Sand Iron Dr., in the City of Incline Village, County of Washoe, State of Nevada; that, as required by _____, my actual, as opposed to constructive, residence in that legislative district began on a date at least 30 days immediately preceding the date established pursuant to NRS 218A.262 for the close of filing of applications to fill the vacancy; that my telephone number is (707) 337-4582, and the address at which I receive mail, if different than my residence, is 984 Sand Iron Dr.; that I am registered as a member of the Republican Party; that I am a qualified elector pursuant to Section 1 of Article 2 of the Constitution of the State of Nevada; that if I have ever been convicted of treason or a felony, my civil rights have been restored; that I will otherwise qualify for the office if appointed thereto, including, but not limited to, complying with any limitation prescribed by the Constitution of this State concerning the number of years or terms for which a person may hold the office; that I understand that knowingly and willfully filing a declaration of eligibility which contains a false statement is a crime punishable as a gross misdemeanor; and that, as required by _____, I will have been an actual, as opposed to constructive, citizen resident of this State for 1 year immediately preceding the date of my appointment and that, during such period, I will have resided at the following residence or residences:

984 Sand Iron Dr.

Street Address
Incline Village

City or Town

Nevada

From 2020 To 2021

Dates of Residency

Street Address

City or Town

Nevada

From..... To.....

Dates of Residency

Street Address

City or Town

Nevada

From..... To.....

Dates of Residency

Street Address

City or Town

Nevada

From..... To.....

Dates of Residency

(Attach additional sheet or sheets of residences as necessary)

Steven A. Guerrazzi

(Name of applicant)

[Signature]

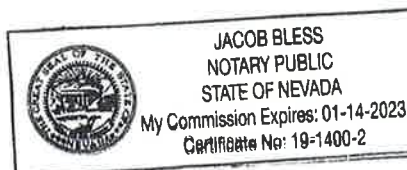
(Signature of applicant)

Subscribed and sworn to before me

this 25 day of the month of October of the year 2021

[Signature]
Notary Public or other person
authorized to administer an oath

STATE OF NEVADA
COUNTY OF WASHOE



October 25, 2021

County Manager's Office
2nd Floor, 1001 East 9th Street
Reno, Nevada 89512
SD16applications@washoecounty.gov

RE: Application for State Senate Seat District 16

To whom it may concern:

I would like to be considered for the appointment to the State Senate Seat District 16 which was vacated by State Senator Ben Kieckhefer.

I am qualified because: (1) I live in Washoe County, (2) I am a qualified elector as defined in the Nevada Constitution, and (3) I own various commercial properties including property in Reno and Las Vegas.

Enclosed you will find: (1) the Nevada Senate Seat District 16 Application of Interest, (2) my personal bio, and (3) my resume.

Thank you for your consideration,



Steven Guerrazzi

984 Sand Iron Drive
Incline Village, Nevada 89451
(707) 337-4582
511steveg@gmail.com

Steven A. Guerrazzi
984 Sand Iron Dr.
Incline Village, NV 89451
707-337-4582

Personal Bio

I grew up in San Francisco and was an avid baseball player. I signed with the Los Angeles Dodgers organization out of high school in 1971 and played competitively in the program for two (2) years. During the late 1970s through the 1980s I worked at Western Airlines, a large airline headquartered in Los Angeles. When Western Airlines merged with Delta in 1986, I left the company. During that same time, I was employed by the San Francisco Fire Department for approximately ten (10) years and retired in 1988. In 1988, my wife, Jeanne, and I launched a start-up court reporting business, Chamberlin Deposition Reporting, Inc. This business grew rapidly and nationally because of my wife's experience as a court reporter and the extensive connections I cultivated. In 1996, Chamberlin Deposition Reporting, Inc. was sold to Legal Link, a Wall Street Investment Fund.

Over the past +/- 35 years, I have been involved in real estate investments, primarily multi-family and retail properties. For all of my investments I maintain a hands-on asset management role.

My investment history includes the following:

Property Type	Location	Size (approximately)	Years Owned
Apartments	Larkspur, CA	8 Units	1p0
Apartments	San Francisco, CA	4 Units	20
Apartments	San Francisco, CA	8 Units	30
Condominium	Napa, CA	1 Unit	2
Retail (Safeway Center)	Sacramento, CA	20,000 SF	5
Retail (Rite Aid)	Yuba City, CA	15,000 SF	6
Retail (Safeway Center)	Tucson, AZ	78,000 SF	7
Retail (Safeway Center)	Pueblo West, CO	55,000 SF	16
Retail (Walgreens)	Kalamazoo, MI	15,000 SF	9
Retail (CVS)	Portland, TX	11,000 SF	9
Retail (Taco Bell)	Bradenton, FL	2,800 SF	8

Retail (Walgreens)	Palmetto, FL	15,000 SF	8
Retail (Walgreens)	Las Vegas, NV	15,000 SF	1
Restaurant (Red Robin)	Reno, NV	8,000 SF	1
Retail (CVS)	Alachua, FL	11,000 SF	1

STEVEN A. GUERRAZZI

984 Sand Iron Dr. ■ Incline Village, NV ■ 89451
(707) 337-4582 ■ 511steveg@gmail.com

EDUCATION

SAN FRANCISCO STATE
Engineering, San Francisco, CA.

1973-1976

PROFESSIONAL EXPERIENCE

KIKI PROPERTIES, LLC

Managing Partner/Owner, San Francisco, CA

1995 - Present

- Manage a multimillion-dollar commercial real estate portfolio
- Purchase and sell commercial properties for the LLC

KUNA 1, LP; GST PALMETTO LLC; GST TAHOE LLC; MAZOO LLC; GST PORTLAND LLC; & TACO 70 LLC

Managing Partner/Owner, CO, FL, NV, MI, and TX

2003 - Present

- Negotiate and execute leases for commercial real estate
- Purchase and sell commercial real estate for each respective company
- Worked with lenders including insurance companies and banks
- Manage commercial real estate

CHAMBERLIN DEPOSITION REPORTING, INC.

Vice President/Co-Founder, San Francisco, CA

1988 - 1995

- Marketed the firm to attorneys, corporations, insurance companies
- Brought in the majority of clients

LA DODGERS

Player

1971 - 1973

- Played minor league baseball as a pitcher
- Traveled around the country playing baseball against some of the best players at the time

FIRE DEPARTMENT

Firefighter, San Francisco, CA

1979 - 1988

WESTERN AIRLINES

Customer Service Representative, San Francisco, CA

1978 - 1986

- Assisted customers
- Solicited cargo services to businesses

OTHER QUALIFICATIONS

- Florida Real Estate License, Florida Real Estate Commission